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HAPPY NEW YEAR 2012!

ASSESSMENT NOTICES SENT TO FRASER VALLEY PROPERTY OWNERS

BC Assessment News Release

Property Values Remain Stable for 2012

January 3, 2012—Owners of more than 187,000 properties throughout the Fraser Valley can expect to receive their 2012 Assessment Notices in the next few days.

“Most homes in the Fraser Valley have remained stable in value compared to last year’s assessment roll,” said John Green, Deputy Assessor. “Most home owners in the Fraser Valley will see minimal changes in the value of their properties.”

Overall, the Fraser Valley’s assessment roll increased from \$85.9 billion last year to \$88 billion this year. Most of this growth was due to subdivisions, rezoning and new construction.

Assessments have remained stable for most residential homes and strata properties. In addition, owners of commercial and industrial properties in the Fraser Valley will typically see changes ranging from 0% to 20%.

“Property owners who feel that their property assessment does not reflect market value as of July 1, 2011 or see incorrect information on their notice should contact our office as indicated on their notice as soon as possible in January,” said Green. “If a property owner is still concerned about their assessment after speaking to one of our appraisers, they may submit a Notice of Complaint (Appeal) by January 31, for an independent review by a Property Assessment Review Panel,” added Green.

For more information, please visit the website at www.bcassessment.ca.

Worth Reading

Breaking Out of Black and White Thinking

by John Tsilimparis, *Huffington Post*

Let’s hear it for the “grays.” A psychotherapist and writer, Tsilimparis suggests we turn from our dualistic mind-set wherein we see the world as black or white and instead rise above. The result: We become more reflective and less reactive and learn that life is full of subtle balance - meaning “grays.”

More: <http://tinyurl.com/44wgelx>



Four Ways to Get What You Want in an Active Market

The Canadian real estate market has continued to thrive even with an uncertain global economic forecast. Canadian home buyers are being driven by low interest rates and reasonable access to financing. As a result, buyers must be ready to tackle an active marketplace. Following are some tips to help you cope:

Have Your Financial Ducks in Order: Find a mortgage professional and get preapproved for a mortgage. Speaking with a mortgage professional will also allow you to make sound financial decisions by giving you the basic parameters of the monthly payment you should expect and expenses that you may not have considered when deciding to buy. This will allow you and your real estate agent to structure your search by defining what you can afford to buy.

Know What You Need in Your New Home: Every buyer is looking for unique qualities and features in his or her new home. A buyer may want three bedrooms, two bathrooms and a garage. If these are must-haves, then there is no point in looking at a two-bedroom, one-bathroom home.

Use a Real Estate Agent: Finding a real estate agent to act as a buyer’s agent will ensure your best interests are kept in mind during the home-buying process.

Be Decisive: There is a sense of urgency in many markets across the country, and buyers need to be able to act quickly. A mortgage preapproval will speed up the process. Hesitation and lengthy conditional periods may cause a buyer to lose the home he or she really wants.

In a thriving real estate market, buyers must be ready to put their best offer forward.

Find Out How Much Your Home Is Worth For FREE...

If you’re going to sell your home in the next 6—12 months, what you do right now to prepare for the sale could make a difference in the price you get for your home. Now you can get a FREE on-line evaluation of your home’s value and tips on how to prepare your home for sale.

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