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(S.S.E.)

February 7th, 1946.

Mr. Chose NISHIMURA,
Registration No. 03692,
TAMBO, B. C.

Dear Sir:

Re: Your Chamosas Property (Lot "A" of Section 16,
Range 5, Chamosas District, Plan 4656).

We are in receipt of your letter of the 8th ultimo from which we note that you desire to have an explanation of the disparity between the assessed (tax) and actual sale value of the above property.

Our experience is that the assessed value of properties is not always a reliable index of current market values, particularly with regard to improvements (buildings). Such assessments are made at somewhat widely spaced intervals and the condition of buildings tends to fluctuate, depending on care and upkeep. For this reason we have found it necessary to have all properties appraised by qualified appraisers.

As advised on the 2nd June, 1944, this property was one of a large number taken over by The Director, Soldier Settlement & Veterans' Land Act, the price received being based on the appraised value of each individual property. Our records show there were two dwellings on your land, the one occupied by yourself being in very fair condition, the other being only partly finished and hardly fit for habitation without considerable work being done on it. The inclusive price for the land and these buildings was \$1,031.00, as shown in the statement mailed you on the 29th January, 1945.

It is appreciated that the sale of any property is a matter of concern to the owner, but, as you are aware, the policies in regard to the management and subsequent liquidation of properties were decided on by the Government of Canada and while the problem was a difficult one for all concerned we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

Yours truly,

R. G. Bell,
Administration Department.

RGR/P.