

Quick Product Guide

Automated Valuation Reports PLUS Registry, Title & Property Documents



Exclusive Landcor Property Valuation Reports

Highly accurate and thoroughly tested property valuation reports, designed to help you make decisions faster.

PROPERTY VALUATOR™ (AVM)

Current Market Value Based on Recent Comparable Sales.

The Property Valuator™ provides a current market value and confidence score for an individual residential property (i.e. single-family house, strata apartment or strata townhouse) based on the recent sales of comparable properties.

ADJUSTED VALUE PROFILER™ (AVP)

Property Details & Monthly Adjusted Value with a Market Shift Percentage.

The Adjusted Value Profiler™ provides a monthly updated value that is intended to adjust the annual assessed value (*determined as of July last year*) based on sales trends of the preceding month.

PROPERTY PROFILER™

Property Details & Four Years Assessment Valuations

The Property Profiler™ provides the current year BC Assessment value.

PROPERTY VALUATOR™

Report Date: July 21, 2020
Property Address: 3429 148 St, Surrey, BC

Comparable Sales Data - SINGLE FAMILY DWELLING

Confidence Score ¹	Subject Property	Comparable 1	Comparable 2	Comparable 3
★★★★☆				
	Address: 3429 148 ST	14781 144 AVE	3426 148 ST	278 172A ST
	Sale Price: \$1,039,200	\$998,000	\$966,000	\$966,000
	Sale Date: Jun, 2020	Mar, 2020	Jun, 2020	Jun, 2020
	BC Assessment Value: \$621,000	\$627,000	\$621,000	\$513,000
	Land Improvements: \$318,000	\$310,000	\$313,000	\$432,000
	Total: \$939,000	\$937,000	\$934,000	\$945,000

Estimate of Value²: \$994,000 Total number of properties considered in this report: 14

ADJUSTED VALUE PROFILER™

Report Date: July 21, 2020
Property Address: 3429 148 St, Surrey, BC

Monthly Adjusted Value

July: \$939,000
Market Shift: 0.0%
Change from current year assessed value

Property Identification

Parcel ID (PID): 026-657-171
Roll Number: 00000005700050730
Assessment Area: Surrey-White Rock

Property Details

Lot Data	Exterior Data	Interior Data
Property Use: Residential	Uncovered Deck Area (sq ft): 197	Year Built ⁽¹⁾ : 2007
Use Type: Single Family Dwelling	Covered Deck Area (sq ft): 0	Effective Year ⁽²⁾ : 2007
Class Type: 2 Story Sfr - New Standard	Pool: No	Fire Places: 1
Lot Size: 2744.00 sq ft / 0.06 acres	Single Garage: 0	Foundation Type: Basement
ALR: No	Multiple Garage: 1	Bedrooms: 5
Co-op: No	Carport: 0	Bathroom(s): 4
Char: Curb & Gutter, Underground	Other Buildings: No	Stories: 2
Finished Area (sq ft):	Unfinished Basement (sq ft): (None)	Main Floor: 1,636
		Basement: 866
		Total: 2,502

PROPERTY PROFILER™

Report Date: July 21, 2020
Property Address: 3429 148 St, Surrey, BC

BC Assessment Value

Year:	2020	2019	2018	2017
Land:	\$507,000	\$385,000	\$546,000	\$554,000
Improvements:	\$317,000	\$328,000	\$352,000	\$318,000
Total:	\$824,000	\$913,000	\$898,000	\$872,000

Property Identification

Parcel ID (PID): 027-102-699
Roll Number: 00000005700864581
Assessment Area: Surrey-White Rock

Property Details

Lot Data	Exterior Data	Interior Data
Property Use: Residential	Uncovered Deck Area (sq ft): 69	Year Built ⁽¹⁾ : 2009
Use Type: Single Family Dwelling	Covered Deck Area (sq ft): No	Effective Year ⁽²⁾ : 2009
Class Type: 2 Story Sfr - New Standard	Pool: No	Fire Places: 1
Lot Size: 2724.00 sq ft / 0.06 acres	Single Garage: 0	Foundation Type: Basement
ALR: No	Multiple Garage: 1	Bedrooms: 4
Co-op: No	Carport: 0	Bathroom(s): 4
Char: Sanitary Sewer Available, Underground	Other Buildings: No	Stories: 2
Finished Area (sq ft):	Unfinished Basement (sq ft): 0	Main Floor: 1,554
		Basement: 818
		Total: 2,402

British Columbia Q1, 2021 Residential Sales Summary Report

January - March

Report prepared by economist WILL DUNNING. Views expressed by Will Dunning are his own and do not necessarily represent those of Landcor Data Corporation. Will Dunning operates a consulting firm that specializes in analysis of housing trends.

BC Housing Market Overview

Red Hot

Landcor's data shows that sales increased again in the first quarter of 2021. The actual sales total of 33,283 units sold for the quarter equates to 43,300 on a seasonally-adjusted basis. This is the third highest seasonally-adjusted total of the past ten quarters, surpassed only by 2009-Q4 and 2008-Q1. Sales this year were 69% higher than in year ago. Admittedly, sales a year ago were quite weak, due largely to a combination of federal and provincial policies that have impeded demand. The strong rebound in sales during the first two quarters to the start of very low interest rates, which have resulted in excellent affordability (even when combined with record high pricing), during a time when many of us are clearly experiencing our housing trends and demands that we need to make changes.

(In some charts, trend lines have been added, where I judge that they help improve understanding of trends. Where those trend lines are present, they are labeled "Pop".)

Figure 1

The most chart looks at the sales data in a different way. The population is growing (and there are more people who could potentially buy homes). The total stock of housing is expanding because of on-going construction (and there are more homes that could potentially be sold). We should expect that sales will trend upwards over time. With that in mind, Figure 2 looks at sales on a population-adjusted basis. This also shows that there has been easier of activity during the past two decades. The difference (in comparison to Figure 1) is that recent population-adjusted sales rates are considerably below the peaks that were seen a decade and a half ago. That said, the current sales rate is the best performance in over a decade, and is well above the long-term average (by 25%).

Learn more about the data services that we offer

Learn more about market trends in British Columbia

RESIDENTIAL SALES SUMMARY REPORT

FIND CURRENT & PAST ISSUES AT
<https://www.landcor.com/market-trends>



Quick Product Guide

Automated Valuation Reports PLUS Registry, Title & Property Documents



► Property Identification & Location Report (PID Lookup)

This Landcor service provides a civic address or a PID#, whichever is needed in a concise report. Input a civic address or PID number and receive a report containing:

- Address
- Roll Number
- PID Number
- Legal Description
- MHR# (Manufactured Home Registry Number)
- Assessment Location Information

► Economic Rent

This Landcor report reveals the Economic Rent for Single Family Dwellings with a Basement Suite. Information collected from the surrounding neighbourhood is used to determine the values for basement suite rentals.

► Property Tax Certificate

Price is subject to municipality fees.

A fast, convenient way to obtain municipal tax certificates electronically by entering the property Parcel Identifier (PID), Roll Number or Manufactured Home number.

► Title Search Plus

- Landcor's flexible search technology helps you find a title by civic address, legal description, roll number or PID.
- Option to add cancelled charges to the title

► Documents & Plans

Landcor's document retrieval service allows you to locate any LTSA document listed on a title as well as strata plans.

► Name Search (Individual or Company)

All the titles and/or charges registered under an individual's or company's name.

► Historic Property Valuator (AVM)

- Previous Landcor AVM values available by month and year.
- 4 years' BC Assessment values from requested start date.
- Property details, sales history, permit history, legal description, etc.
- Confirm past values for matters such as estate and separation.

► The Neighbourhood Analyser

This Landcor report contains important neighbourhood information that includes current market conditions for a chosen property type in the same neighbourhood.

► Historic Title

- Historic title with cancelled charges includes past liens, judgements and mortgages
- Find past owners of a property
- Find all past charges from any title that was registered to a property

► Rural Property Tax Certificate

The Rural Property Tax Search lets you search for property folios. These are the property tax records for all rural properties in British Columbia. Rural property tax records are maintained by the Surveyor of Taxes, and are constantly updated.

► BC Registry Services (Corporate Search)

This services provides a Registry Services document from BC Online. Search for active or historical companies.

► Mortgage Form B Document

Locate the Mortgage Form B documents by the document number found on the current title in the Charges, Liens and Interest section. This document contains borrower and lender information including mortgage details.

