

ADJUSTED VALUE PROFILER™

Report Date:

14-Jan-2020

Property Address:

3429 148 St
Surrey, BC

Monthly Adjusted Value

January: \$909,000

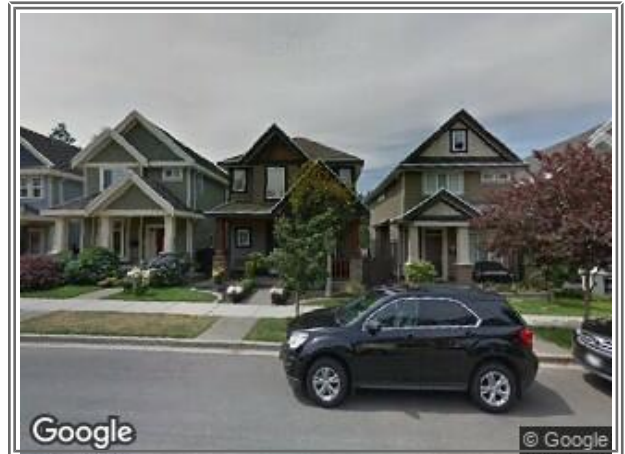
Market Shift: -3.2% ↓

Change from current year assessed value

This value is intended to update the Annual Assessed Value (determined as of July last year) with the current market trend of the jurisdiction for properties with the same property type.

BC Assessment Value

Year:	2020	2019	2018	2017
Land:	\$621,000	\$716,000	\$669,000	\$610,000
Improvements:	\$318,000	\$326,000	\$350,000	\$302,000
Total:	\$939,000	\$1,042,000	\$1,019,000	\$912,000



Property Image Date: Jul 2015

Property Identification

Property ID (PID): 026-657-171

Additional Property IDs (PIDs) can be found listed on page 3, if applicable

Roll Number: 00000005700050730

Assessment Area: Surrey-White Rock

Jurisdiction: Surrey, City of

Legal Description

Narrative: Lot 6, Plan Bcp23039, District Lot 165, Group 2, New Westminster Land District

Property Details

<u>Lot Data</u>		<u>Exterior Data</u>		<u>Interior Data</u>	
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
Lot Size:	2744.00 sq ft / 0.06 acres	Pool:	No	Fire Place:	1
ALR:	No	Single Garage:	0	Foundation Type:	Basement
Co-op:	No	Multiple Garage:	1	Bedrooms:	5
Char:	Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code	Carport:	0	Bathroom(s):	4 Pc: 3; 3 Pc: 0; 2 Pc: 1
		Other Buildings:	No	Stories:	2
				Unfinished Basement (sq ft):	0
				Finished Area (sq ft):	
				Main Floor:	1,636
				Basement:	866
				Total:	2,502

(1) Year Built: Is the original date when the property was completed and entered the assessment roll

(2) Effective Year: A subjective adjustment to the economic remaining life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example, a home with a year built of 1954 and an effective year built of 1977 means that the home was significantly updated to a condition similar to a home built 1977.

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Permit History (Since 1993)

Date	Number	Demolition Permit
04-Oct-2006	060239260	N
03-Oct-2006	060239250	N

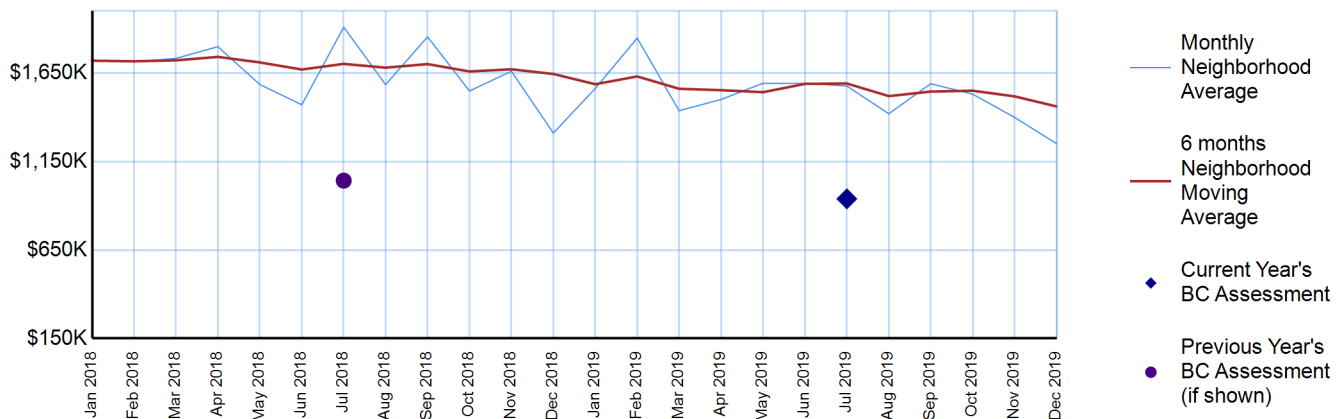
Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Date	Amount	Sale Type	Title Certification Number
16-Mar-2011	\$627,000	Improved Single Property Cash Transaction	CA1937070
24-Sep-2007	\$561,226	Improved Single Property Cash Transaction	CA577398
11-Aug-2006	\$211,666	Improved Single Property Non-Cash Transaction	BA202362
04-Apr-2006	\$0	Reject - Not Suitable For Sales Analysis	BA276073

Neighbourhood Average Sale Price Graph for SINGLE FAMILY DWELLING In OCEAN PARK/W. SUNNYSIDE

Properties in Neighbourhood : 7,503

Neighbourhood Sales (Last 6 months) : 224



The graph above shows the average monthly sales price over the last 24 months for properties of the same type in the same neighbourhood as the subject property you have selected. The trend of this average monthly price is also shown. For assessment values not shown, see top of report.

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Surrey, BC**Last 5 Sales of SINGLE FAMILY DWELLING in neighbourhood OCEAN PARK/W. SUNNYSIDE**

<u>Address</u>	<u>Sale Date</u>	<u>Price</u>	<u>Type</u>
1515 133B ST	Dec-2019	\$1,065,000	Improved Single Property Cash Transaction
1671 141B ST	Dec-2019	\$1,120,000	Improved Single Property Cash Transaction
1878 130A ST	Dec-2019	\$1,274,000	Improved Single Property Cash Transaction
14249 36A AVE	Dec-2019	\$1,250,000	Improved Single Property Cash Transaction
3158 147 ST	Dec-2019	\$1,347,000	Improved Single Property Cash Transaction

Note: Recent sales may or may not be a direct comparable to subject property.

Property Location & Surrounding Area**Additional Property IDs (PIDs) if applicable:**

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