

ADJUSTED VALUE PROFILER™

Report Date:
January 26, 2021
Property Address:
3429 148 St, Surrey, BC



Monthly Adjusted Value

January: \$1,016,000

Market Shift: -0.5% ↓

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.

Property Identification

Parcel ID (PID): 026-657-171
Additional PIDs can be found listed on the last page, if applicable.

Roll Number: 000000005700050730

Assessment Area: Surrey-White Rock

Jurisdiction: Surrey, City of

Neighbourhood: OCEAN PARK/W. SUNNYSIDE

Legal Description: Narrative: Lot 6, Plan BCP23039, District Lot 165, Group 2, New Westminster Land District



Property Image Date: Jul 2015

Property Details

Lot Data

Property Use: Residential
Use Type: Single Family Dwelling
Class Type: 2 Sty Sfd - New Standard
Lot Size: 2744.00 sq ft / 0.06 acres
ALR: No
Co-op: No
Char: Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code

Exterior Data

Uncovered Deck Area (sq ft): 197
Covered Deck Area (sq ft): N/A
Pool: No
Single Garage: 0
Multiple Garage: 1
Carport: 0
Other Buildings: No

Interior Data

Year Built⁽¹⁾: 2007
Effective Year⁽²⁾: 2007
Fire Place: 1
Foundation Type: Basement
Bedroom(s): 5
Bathroom(s): 4 Pc: 3; 3 Pc:0 ; 2 Pc: 1
Stories: 2
Unfinished Basement (sq ft): 0

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

Finished Area (sq ft):

Main Floor	1,636
Basement:	866
Total:	2,502

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BC Assessment Value

Year :	2021	2020	2019	2018
Land:	\$668,000	\$621,000	\$716,000	\$669,000
Improvements:	\$353,000	\$318,000	\$326,000	\$350,000
Total:	\$1,021,000	\$939,000	\$1,042,000	\$1,019,000

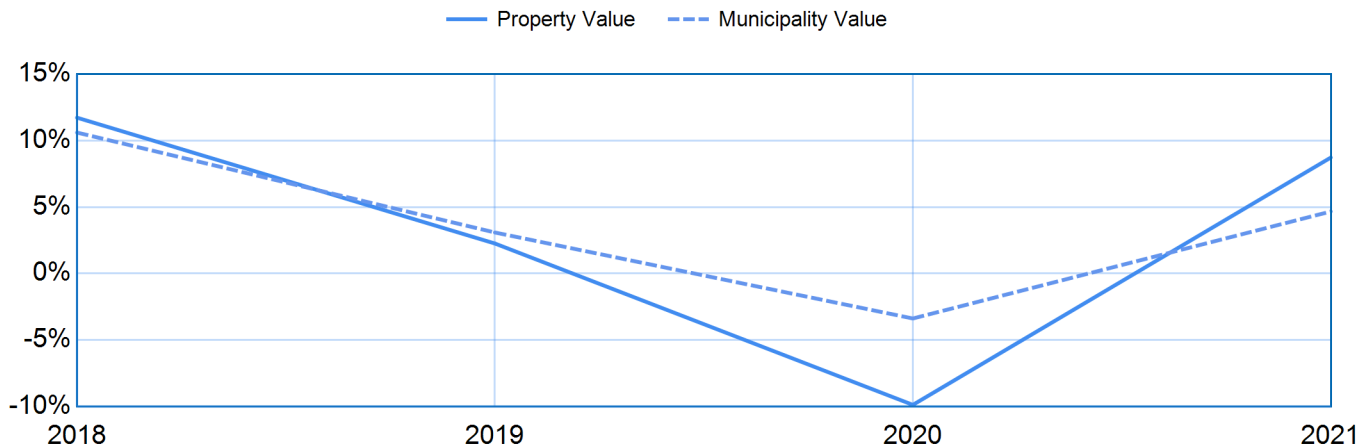
Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Oct 04, 2006	060239260	No
Oct 03, 2006	060239250	No

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

Sale Date	Amount	Sale Type	Title Certificate Number
Aug 21, 2020	\$939,000	Reject - Not Suitable For Sales Analysis	CA8376327
Mar 16, 2011	\$627,000	Improved Single Property Cash Transaction	CA1937070
Sep 24, 2007	\$561,226	Improved Single Property Cash Transaction	CA577398
Aug 11, 2006	\$211,666	Vacant Single Property Cash Transaction	BA202362
Apr 04, 2006	\$0	Reject - Not Suitable For Sales Analysis	BA276073

Annual Changes in Median Assessed Values - Single Family Dwelling



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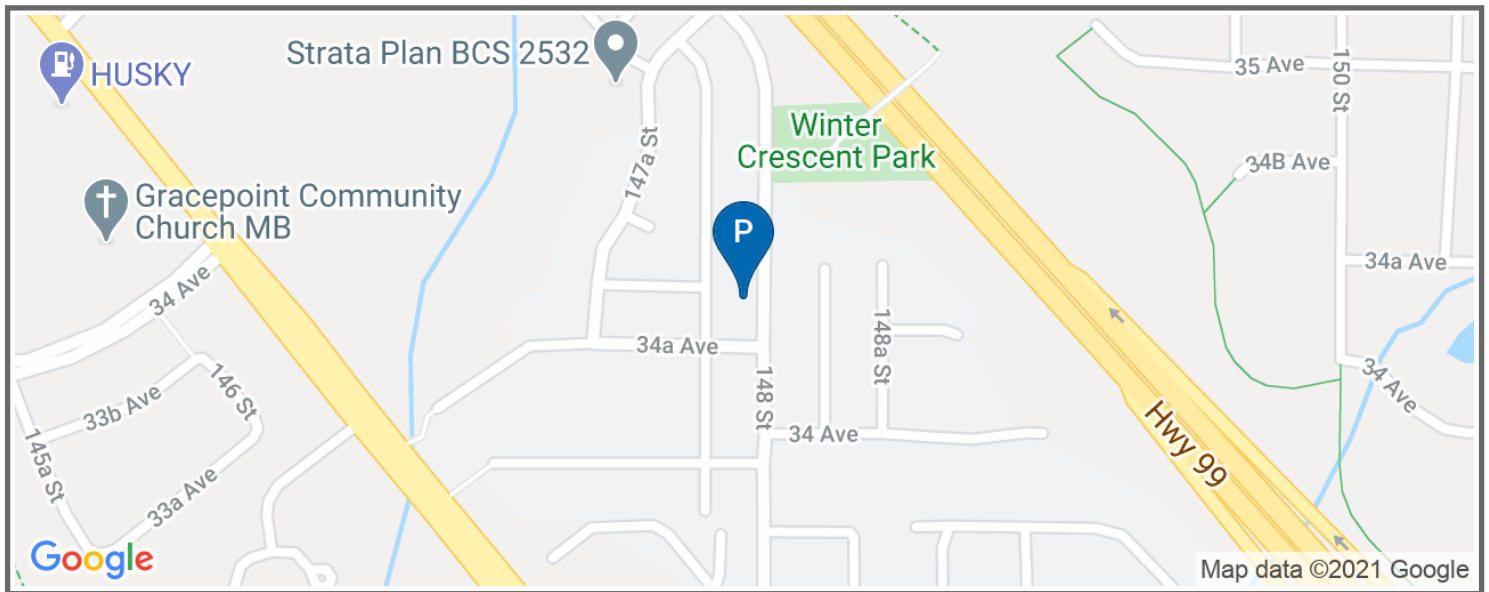
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**Recent 5 Sales****Single Family Dwelling in neighbourhood OCEAN PARK/W. SUNNYSIDE**

#	Property Address	Sale Date	Amount	Sale Type
1	1309 132B St	Dec, 2020	\$4,729,000	Improved Single Property Cash Transaction
2	14145 25A Ave	Dec, 2020	\$1,850,000	Improved Single Property Cash Transaction
3	14270 33 Ave	Dec, 2020	\$1,890,000	Improved Single Property Cash Transaction
4	14775 34A Ave	Dec, 2020	\$1,099,000	Improved Single Property Cash Transaction
5	1929 140 St	Dec, 2020	\$1,255,000	Improved Single Property Cash Transaction

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

Property Location & Surrounding Area**Additional PIDs, if applicable:**

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