

# ADJUSTED VALUE PROFILER™

**Report Date:**  
April 1, 2025  
**Property Address:**  
3004 22 St, Vernon, BC



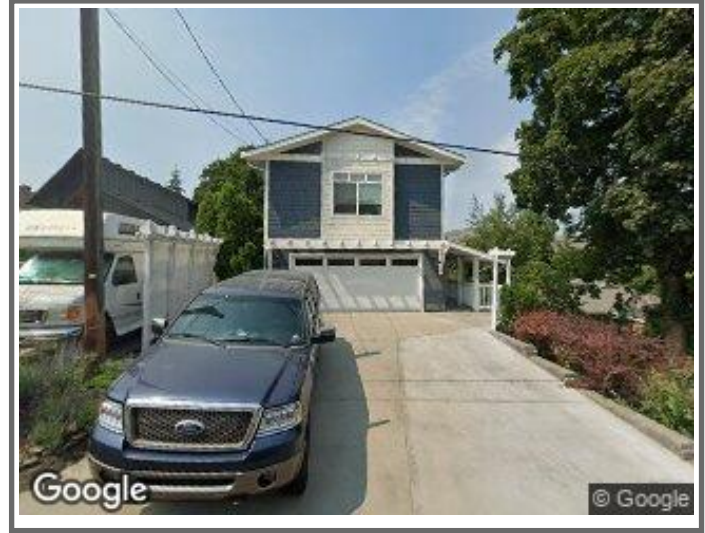
## Monthly Adjusted Value

**\$934,000**

**Market Shift: 1.4%**

**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 Image Date: Jul 2024

## BC Assessment Value

Year :	2025	2024	2023	2022
Land:	\$321,000	\$309,000	\$295,000	\$262,000
Improvements:	\$600,000	\$618,000	\$588,000	\$538,000
<b>Total:</b>	<b>\$921,000</b>	<b>\$927,000</b>	<b>\$883,000</b>	<b>\$800,000</b>

## Climate Events (Fire / Flood / Landslide)

Event Type	Date	Event Name	Notice Type <sup>(1)</sup>
Fire	2021-07-13	White Rock Lake Wildfire	Alert

# ADJUSTED VALUE PROFILER™

**Report Date:**  
April 1, 2025  
**Property Address:**  
3004 22 St, Vernon, BC



## Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Sep 12, 2017	BP006485	No
Oct 26, 2015	BP005607	No

## Property Identification

<b>Parcel ID (PID):</b> 014-626-209 <small>Additional PIDs can be found listed on the last page, if applicable.</small>	<b>Assessment Area:</b> North Okanagan
<b>Roll Number:</b> 000000000002720010	<b>Jurisdiction:</b> Vernon, City of
<b>Legal Description:</b> Narrative: LOT 2, PLAN KAP41608, SECTION 35, TOWNSHIP 9, OSOYOOS DIV OF YALE LAND DISTRICT	<b>Neighbourhood:</b> East Hill

## Property Details

Lot Data	Exterior Data	Interior Data
<b>Property Use:</b> Residential	<b>Uncovered Deck Area (sq ft):</b> 400	<b>Year Built<sup>(2)</sup>:</b> 1990
<b>Use Type:</b> Single Family Dwelling	<b>Covered Deck Area (sq ft):</b> 293	<b>Effective Year<sup>(3)</sup>:</b> 2005
<b>Class Type:</b> 2 Sty Sfd - New Standard	<b>Pool:</b> No	<b>Fire Place:</b> 0
<b>Lot Size:</b> 6098.40 sq ft / 0.14 acres	<b>Garage(s):</b> 1	<b>Foundation Type:</b> Basement
<b>ALR:</b> No	<b>Carport(s):</b> N/A	<b>Bedroom(s):</b> 4
<b>Co-op:</b> No	<b>Other Buildings:</b> No	<b>Bathroom(s):</b> 4 Pc: 2; 3 Pc:1 ; 2 Pc: 1
<b>Char:</b> N/A		<b>Stories:</b> 2
		<b>Unfinished Basement (sq ft):</b> 0
		<b>Finished Area (sq ft):</b>
		Main Floor 1,953
		Basement: 883
		<b>Total:</b> 2,836

(1) **Notice Type:** Alert: Be ready to leave. Order: Evacuate immediately.

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

(3) **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.

# ADJUSTED VALUE PROFILER™

**Report Date:**  
April 1, 2025  
**Property Address:**  
3004 22 St, Vernon, BC



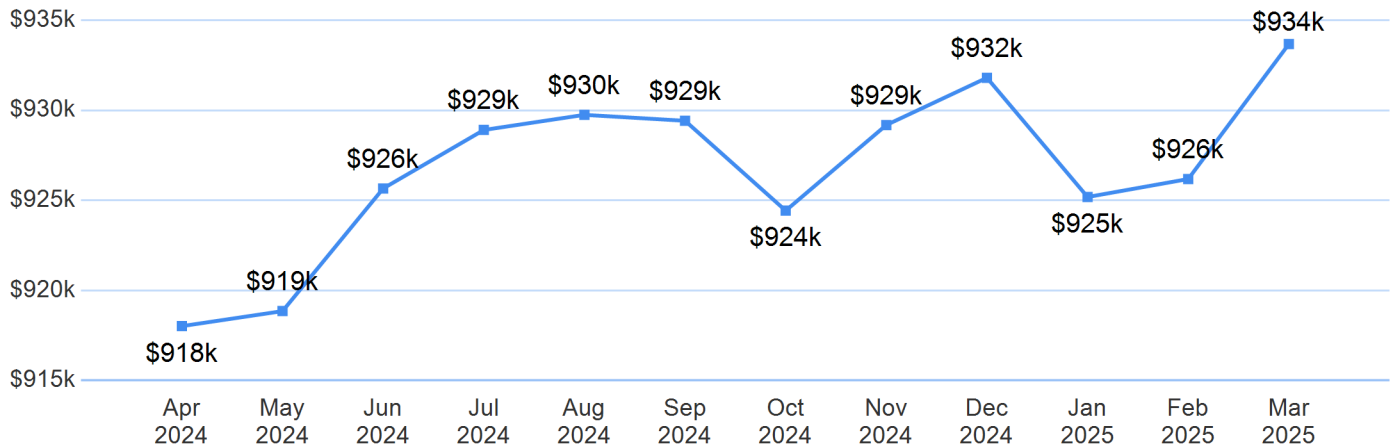
## Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Sale Date	Amount	Sale Type	Title Certificate Number
Jan 30, 2019	\$775,000	Improved Single Property Cash Transaction	CA7323716
Nov 12, 2014	\$372,500	Improved Single Property Cash Transaction	CA4073789
Sep 13, 1989	\$26,000	Vacant Single Property Cash Transaction	KC72675
Aug 24, 1989	\$0	Reject - Not Suitable For Sales Analysis	KC66705

## Landcor's Monthly MARKET SHIFT Change in Value - 3004 22 St, Vernon, BC

**Jurisdiction:** Vernon, City of

**Neighbourhood:** East Hill



## Recent 5 Sales Single Family Dwelling in neighbourhood East Hill

#	Property Address	Sale Date	Amount	Sale Type
1	1401 39 Ave	Feb, 2025	\$745,000	Improved Single Property Cash Transaction
2	1700 25 Ave	Feb, 2025	\$630,000	Improved Single Property Cash Transaction
3	3303 17 St	Feb, 2025	\$450,000	Improved Single Property Cash Transaction
4	1102 34 Ave	Feb, 2025	\$646,000	Improved Single Property Cash Transaction
5	3908 15 St	Feb, 2025	\$822,500	Improved Single Property Cash Transaction

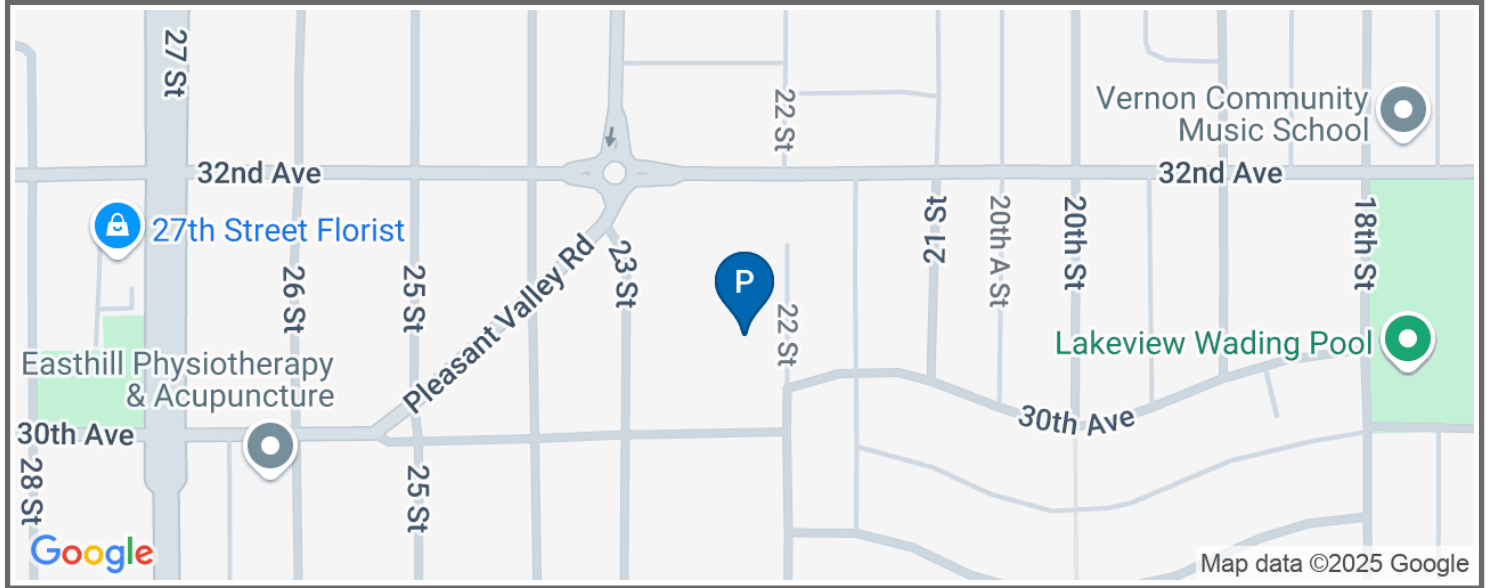
Note: Recent sales may or may not be a direct comparable to subject property.

# ADJUSTED VALUE PROFILER™

Report Date:  
April 1, 2025  
Property Address:  
3004 22 St, Vernon, BC



## Property Location & Surrounding Area



Additional PIDs, if applicable:

The information in this document is confidential, intended only for your use, and is provided "as is" and "as available". You cannot and may not distribute, disseminate or otherwise resell the information in this document. The content is provided without warranties of any kind, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, or non-infringement, under no circumstances shall Landcor Data Corporation ("Landcor"), its subsidiaries, or its licensors be liable for any direct, indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use, this site. This limitation applies whether the alleged liability is based on contract, tort, negligence, strict liability, or any other basis, even if Landcor has been advised of the possibility of such damage. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, Landcor's liability in such jurisdictions shall be limited to the extent permitted by law. If information found to be incorrect please notify Landcor Data Corporation at support@landcor.com.

Contains information licensed under the [Open Government Licence – British Columbia](#).