

ADJUSTED VALUE PROFILER™

Report Date:
June 6, 2023
Property Address:
3004 22 St, Vernon, BC



Monthly Adjusted Value

\$797,000

Market Shift: -9.7% ↓

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: Oct 2014

BC Assessment Value

Year :	2023	2022	2021	2020
Land:	\$295,000	\$262,000	\$163,000	\$194,000
Improvements:	\$588,000	\$538,000	\$463,000	\$429,000
Total:	\$883,000	\$800,000	\$626,000	\$623,000

Climate Events (Fire / Flood)

Event Type	Date	Event Name	Alert Notice
Fire	2021-07-13	White Rock Lake Wildfire	Alert

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Permit History (Since 1993)

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

Property Identification

Parcel ID (PID): 014-626-209 <small>Additional PIDs can be found listed on the last page, if applicable.</small>	Assessment Area: North Okanagan
Roll Number: 00000000002720010	Jurisdiction: Vernon, City of
Legal Description: Narrative: LOT 2, PLAN KAP41608, SECTION 35, TOWNSHIP 9, OSOYOOS DIV OF YALE LAND DISTRICT	Neighbourhood: EAST HILL

Property Details

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

Unfinished Basement (sq ft): 0

Finished Area (sq ft):

Main Floor 1,953

Basement: 883

Total: 2,836

(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.

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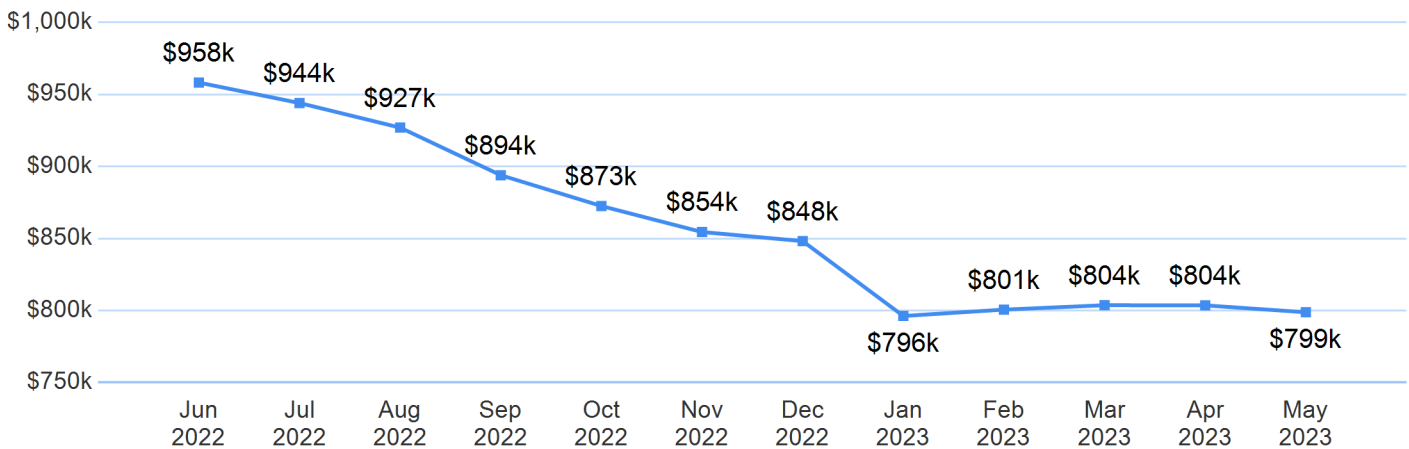
Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

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	1303 43 Ave	May, 2023	\$661,000	Improved Single Property Cash Transaction
2	1906 25 Ave	May, 2023	\$780,000	Improved Single Property Cash Transaction
3	2605 27 St	May, 2023	\$460,000	Improved Single Property Cash Transaction
4	1404 29 Ave	May, 2023	\$625,000	Improved Single Property Cash Transaction
5	2003 25 Ave	May, 2023	\$615,000	Improved Single Property Cash Transaction

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

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Property Location & Surrounding Area



Additional PIDs, if applicable:

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