

PROPERTY PROFILER™

Report Date:
March 4, 2024
Property Address:
3404 17 St, Vernon, BC



BC Assessment Value

Year :	2024	2023	2022	2021
Land:	\$346,000	\$326,000	\$295,000	\$206,000
Improvements:	\$260,000	\$249,000	\$257,000	\$193,000
Total:	\$606,000	\$575,000	\$552,000	\$399,000



Property Image Date: May 2021

Property Identification

Parcel ID (PID): 001-734-776
Additional PIDs can be found listed on the last page, if applicable.

Roll Number: 000000000002885000

Assessment Area: North Okanagan

Jurisdiction: Vernon, City of

Neighbourhood: EAST HILL

Legal Description: Narrative: LOT 28, BLOCK 3, PLAN KAP384, SECTION 35, TOWNSHIP 9, OSOYOOS DIV OF YALE LAND DISTRICT, EXC N 30'

Climate Events (Fire / Flood)

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

Property Details

Lot Data		Exterior Data		Interior Data	
Property Use:	Residential	Uncovered Deck Area (sq ft):	0	Year Built⁽¹⁾:	1948
Use Type:	Single Family Dwelling	Covered Deck Area (sq ft):	0	Effective Year⁽²⁾:	1985
Class Type:	1 Sty Sfd - After 1930 - Fair	Pool:	No	Fire Place:	0
Lot Size:	6192.00 sq ft / 0.14 acres	Garage(s):	1	Foundation Type:	Partial Basement
ALR:	No	Carport(s):	1	Bedroom(s):	3
Co-op:	No	Other Buildings:	Yes	Bathroom(s):	4 Pc: 2; 3 Pc:0 ; 2 Pc: 0
Char:	N/A			Stories:	1
				Unfinished Basement (sq ft):	31
				Finished Area (sq ft):	
				Main Floor	958
				Basement:	300
				Total:	1,258

(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.



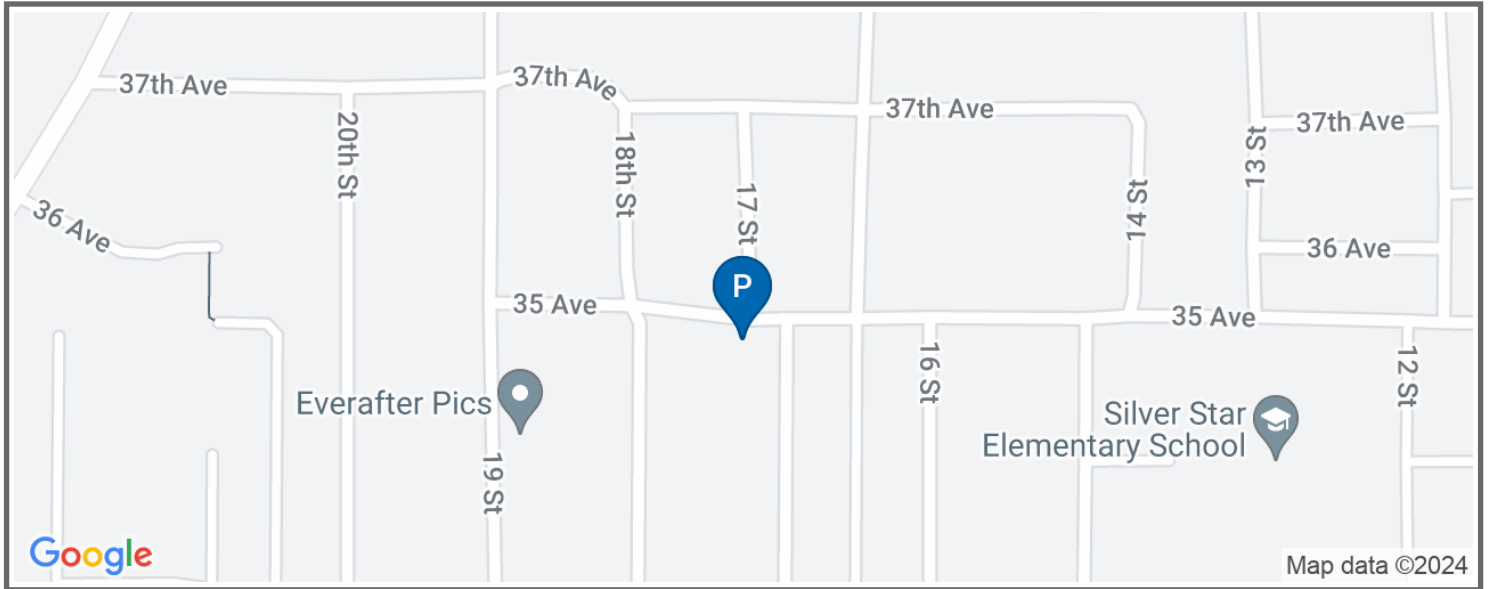
Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Feb 12, 2021	BP007874	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 14, 2009	\$323,000	Improved Single Property Cash Transaction	CA1227377
Jul 15, 2005	\$210,000	Improved Single Property Cash Transaction	CA92736
Dec 17, 2003	\$131,000	Improved Single Property Cash Transaction	KV156402
Sep 05, 2003	\$117,200	Reject - Not Suitable For Sales Analysis	KV106829
Jul 24, 2000	\$123,500	Improved Single Property Cash Transaction	KP66088

Property Location & Surrounding Area



Additional PIDs, if applicable:

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