

PROPERTY PROFILER™

Report Date:
June 1, 2022
Property Address:
3429 148 St, Surrey, BC



BC Assessment Value

Year :	2022	2021	2020	2019
Land:	\$934,000	\$668,000	\$621,000	\$716,000
Improvements:	\$367,000	\$353,000	\$318,000	\$326,000
Total:	\$1,301,000	\$1,021,000	\$939,000	\$1,042,000

Property Identification

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

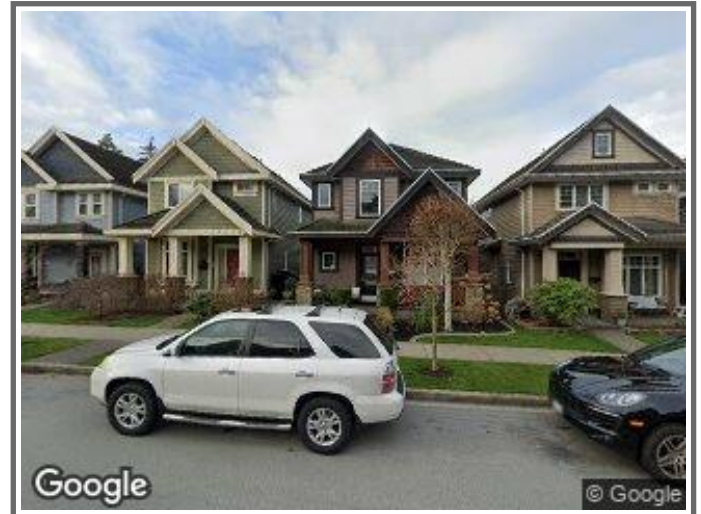
Roll Number: 000000005700050730

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: Jan 2021

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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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

Property Location & Surrounding Area



Additional PIDs, if applicable:

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