

# PROPERTY PROFILER™

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



## 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
<b>Total:</b>	<b>\$1,021,000</b>	<b>\$939,000</b>	<b>\$1,042,000</b>	<b>\$1,019,000</b>

## 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<sup>(1)</sup>:** 2007  
**Effective Year<sup>(2)</sup>:** 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
<b>Total:</b>	<b>2,502</b>

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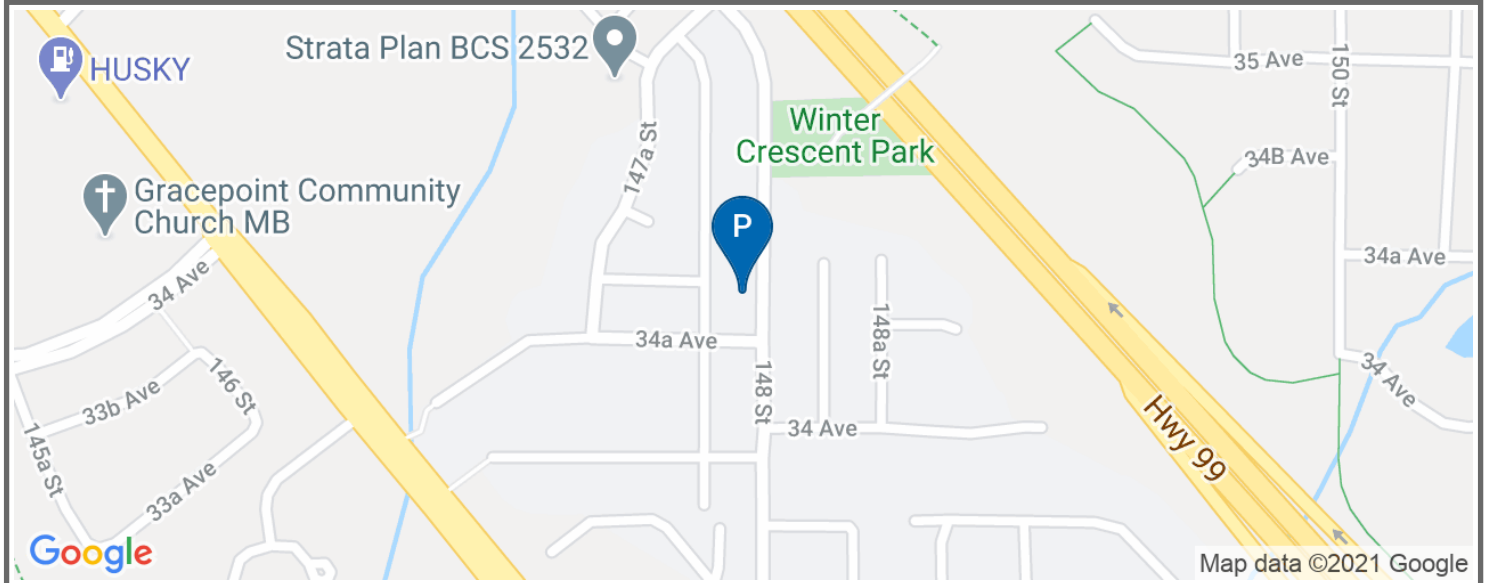
## Permit History (Since 1993)

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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