



Comparable Sales Data - SINGLE FAMILY DWELLING

| | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|---|------------------|--------------------|------------------|--------------------|
| Confidence Score⁽¹⁾ | | | | |
| Address | 3429 148 ST | 308 172 ST | 266 172 ST | 255 172A ST |
| Sale Price | - | \$1,010,000 | \$989,000 | \$1,050,000 |
| Sale Date | - | Nov, 2020 | Oct, 2020 | Oct, 2020 |

BC Assessed Value

| | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|--------------|--------------------|--------------------|--------------------|--------------------|
| Land | \$668,000 | \$668,000 | \$667,000 | \$667,000 |
| Improvements | \$353,000 | \$338,000 | \$340,000 | \$347,000 |
| Total | \$1,021,000 | \$1,006,000 | \$1,007,000 | \$1,014,000 |

Lot Data

| Property Use | Residential | Residential | Residential | Residential |
|-------------------------|---|------------------------|------------------------|------------------------|
| Use Type | Single Family Dwelling | Single Family Dwelling | Single Family Dwelling | Single Family Dwelling |
| Lot Size (sq ft) | 2,744 | 2,743 | 2,713 | 2,713 |
| ALR | No | No | No | No |
| Co-op | No | No | No | No |
| Characteristics | Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code | | | |

Exterior Data

| | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|------------------------------------|------------------|-----------------|-----------------|-----------------|
| Uncovered Deck Area (sq ft) | 197 | 0 | 0 | 36 |
| Covered Deck Area (sq ft) | 0 | 57 | 108 | 100 |
| Pool | No | No | No | No |
| Parking | Multiple Garage | Multiple Garage | Multiple Garage | Multiple Garage |
| Other Buildings | No | No | No | No |

Interior Data

| | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|---------------------------|------------------|--------------|--------------|--------------|
| Year Built | 2007 | 2010 | 2010 | 2010 |
| Effective Year | 2007 | 2010 | 2010 | 2010 |
| Fireplace | 1 | 1 | 2 | 1 |
| Foundation Type | Basement | Basement | Basement | Basement |
| Bedroom(s) | 5 | 5 | 5 | 5 |
| Bathroom(s) | 4 | 4 | 4 | 4 |
| Stories | 2 | 2 | 2 | 2 |
| Floor Area (sq ft) | 2,502 | 2,497 | 2,399 | 2,429 |

Estimate of Value⁽²⁾ : \$1,021,000

Total number of properties considered in this report: 20

(1) Confidence Score

5 solid stars = sales price likely to be within 5% of the AVM 90% of the time.
4 solid stars = sales price likely to be within 10% of the AVM 90% of the time.
3 solid stars = sales price likely to be within 15% of the AVM 90% of the time.

2 solid stars = sales price likely to be within 20% of the AVM 90% of the time.

1 solid star = sales price likely to be within 25% of the AVM 90% of the time.

0 stars are 5 unfilled stars = sales price likely to be greater than or less than 25% of the AVM 90% of the time.

For a more in-depth explanation on confidence score click on this link [Confidence Score](#)

(2) Estimate of Value

This is a computer-generated value based on statistical analysis. As with all statistical analysis, the estimate is subject to a margin of error. This estimate is based on information about the subject property contained in our database. We do not inspect properties and have not confirmed the condition of the subject property. If the data about the subject property is incorrect or incomplete, the accuracy of the estimate will be affected. Landcor is confident that in most cases the estimated value is close to the actual market value of the subject property. Users requiring a higher level of confidence based on a property inspection should consult a professional appraiser.

PROPERTY VALUATOR™

Report Date:
January 13, 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 |
| Total: | \$1,021,000 | \$939,000 | \$1,042,000 | \$1,019,000 |

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

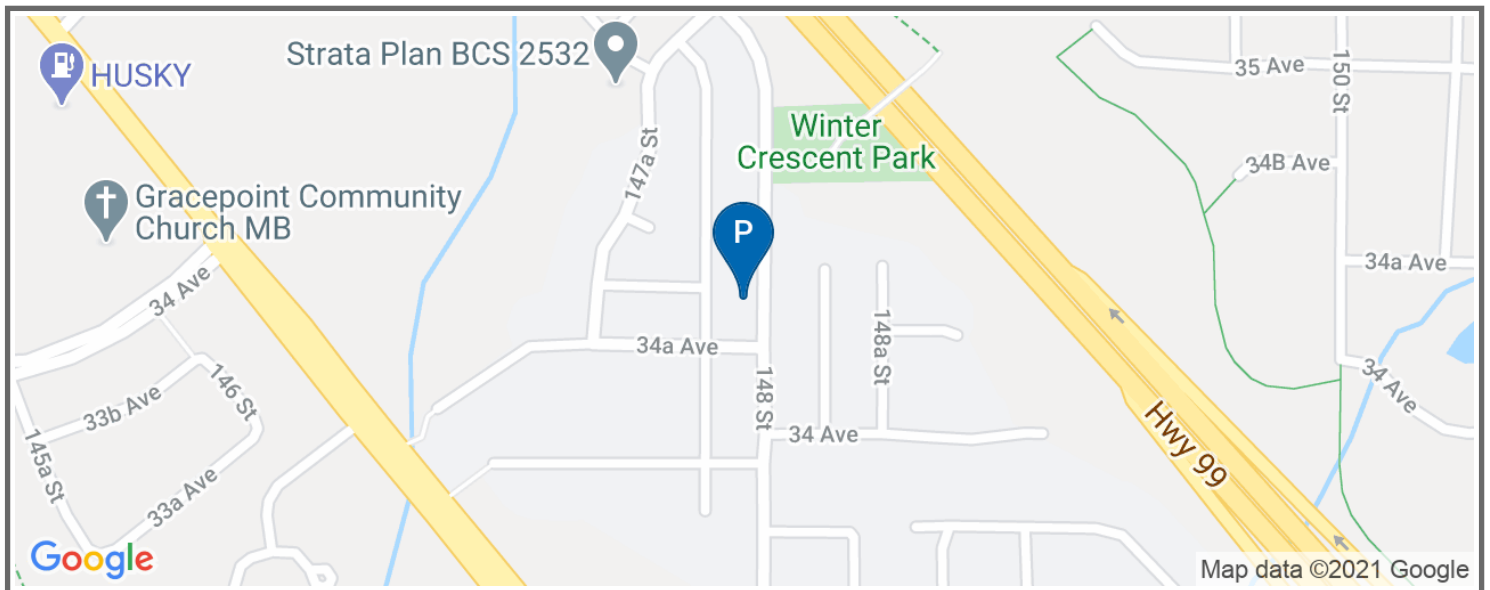
Neighbourhood: OCEAN PARK/W. SUNNYSIDE

Legal Description: Narrative: Lot 6, Plan BCP23039, District Lot 165, Group 2, New Westminster Land District



Property Image Date: Jul 2015

Property Location & Surrounding Area





Permit History (Since 1993)

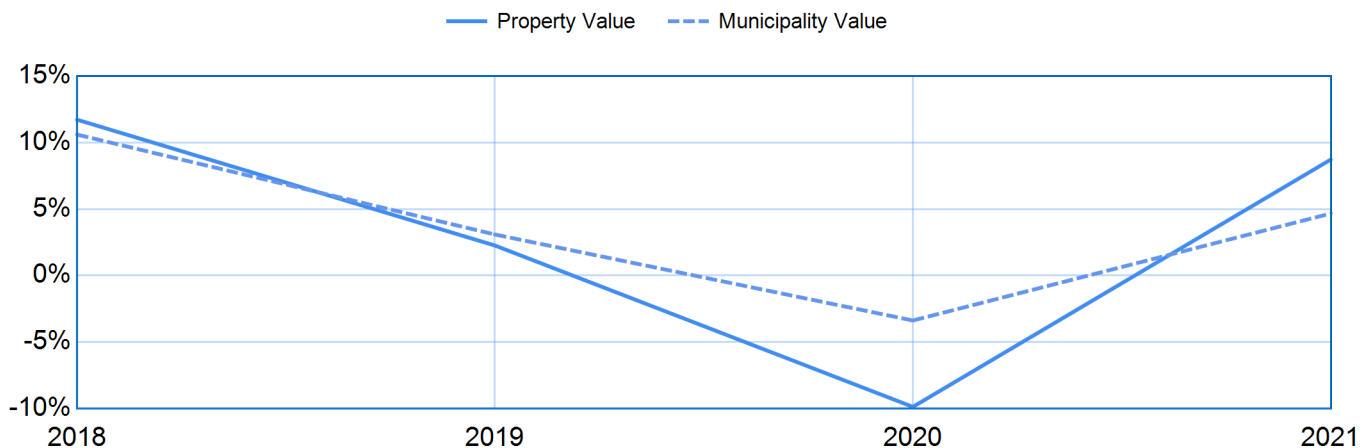
| Date | Number | Demolition Permit |
|--------------|-----------|-------------------|
| Oct 04, 2006 | 060239260 | No |
| Oct 03, 2006 | 060239250 | No |

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

| 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 |

Annual Changes in Median Assessed Values - Single Family Dwelling

| | | | |
|---------------------------------------|-------------|-------------------------------------|---------------|
| Average Assessed Value: | \$1,590,323 | Average Built Age Range: | 26 - 39 Years |
| Average Price (Last 6 months): | \$1,707,082 | Average Effective Age Range: | 23 - 34 Years |



Additional PIDs, if applicable:

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