



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	-	November, 2020	October, 2020	October, 2020
BC Assessed Value				
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	N/A	N/A	N/A
Exterior Data				
Uncovered Deck Area (sq ft)	197	N/A	N/A	36
Covered Deck Area (sq ft)	N/A	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				
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 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
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

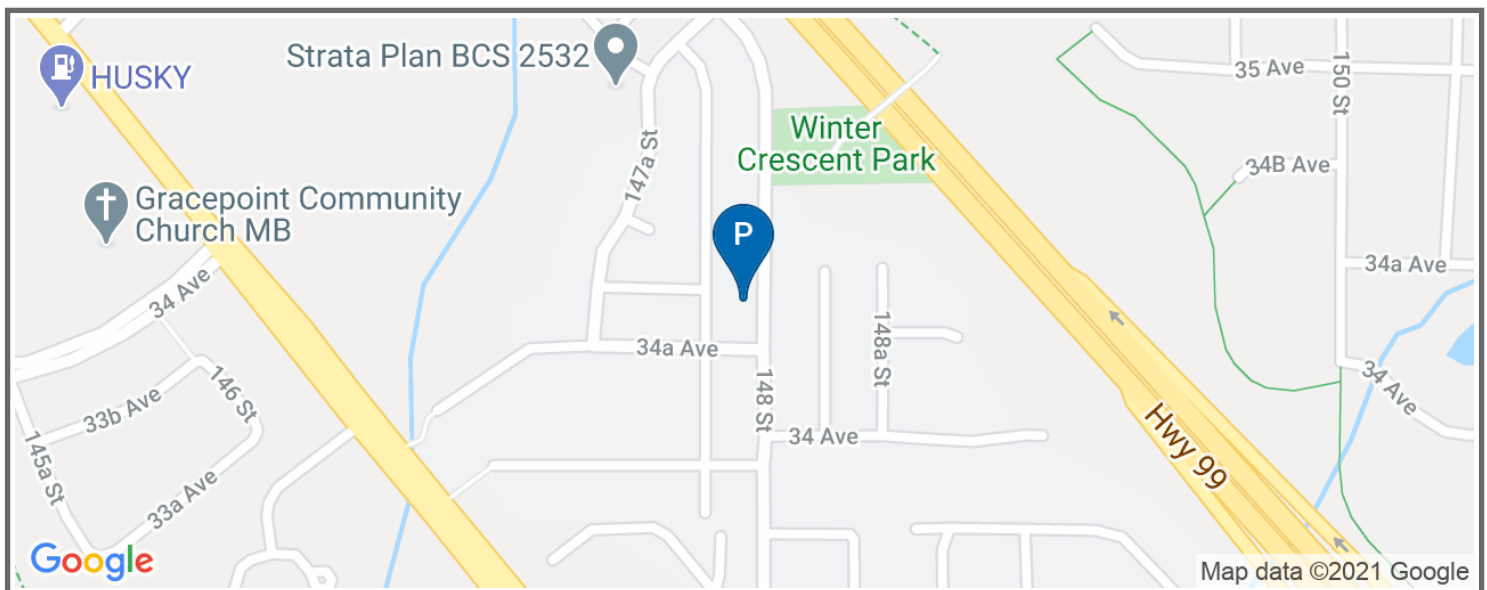
Neighbourhood: OCEAN PARK/W. SUNNYSIDE

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)

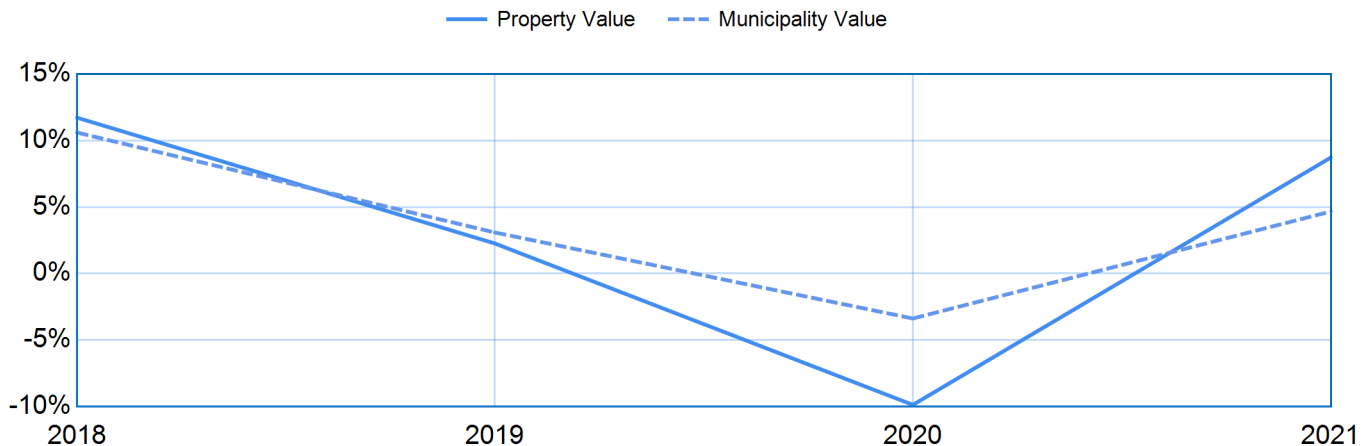
Permit Date	Permit Number	Demolition Permit
Oct 04, 2006	060239260	No
Oct 03, 2006	060239250	No

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

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):	\$1,705,346	Average Effective Age Range:	23 - 34 years



Additional PIDs, if applicable:

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