

ADJUSTED VALUE PROFILER™

Report Date:
April 11, 2022
Property Address:
3429 148 St, Surrey, BC



Monthly Adjusted Value

\$1,462,000

Market Shift: 12.4% ↑

Change from current year assessed value

This value is intended to update the Annual Assessed Value (determined as of July last year) with the current market trend of the jurisdiction for properties with the same property type.

Property Identification

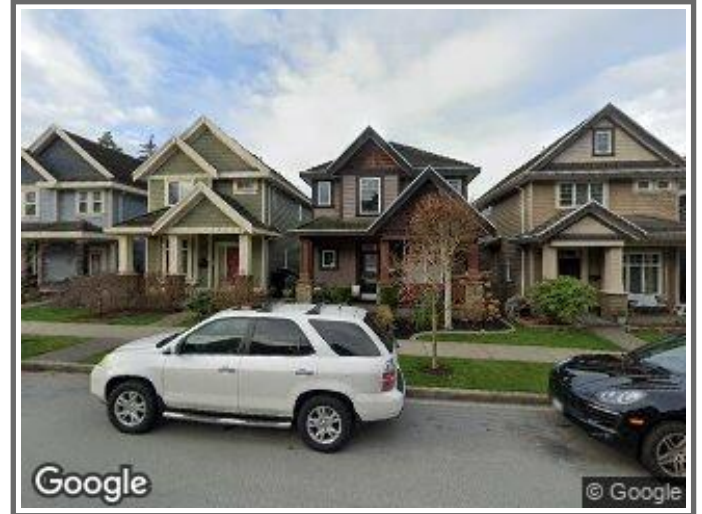
Parcel ID (PID): 026-657-171
Additional PIDs can be found listed on the last page, if applicable.
Roll Number: 000000005700050730

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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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

Permit History (Since 1993)

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

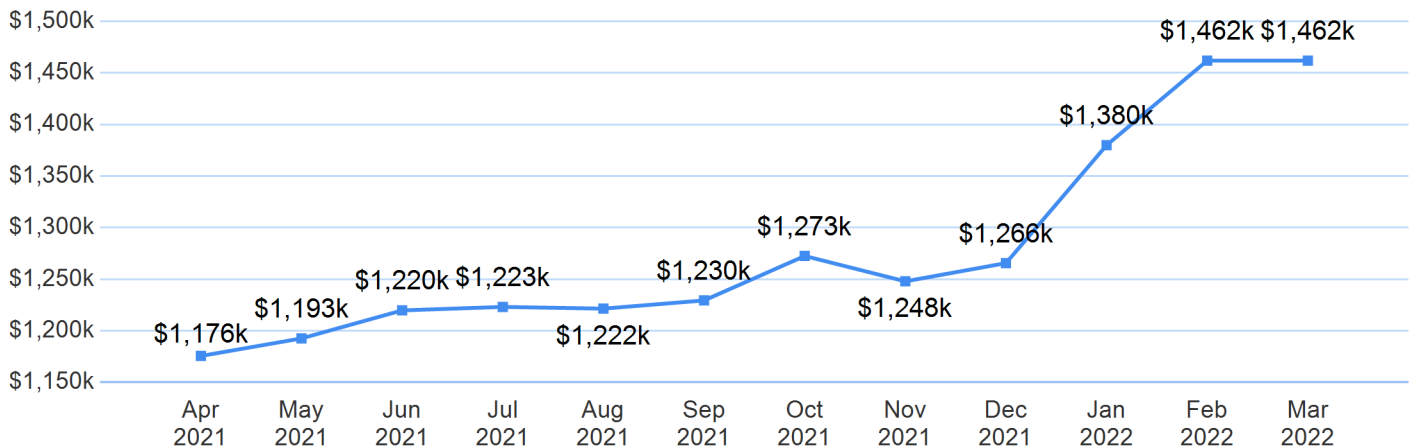
Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

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

Landcor's Monthly MARKET SHIFT Change in Value - 3429 148 St, Surrey, BC

Jurisdiction: Surrey, City of

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Recent 5 Sales Single Family Dwelling in neighbourhood OCEAN PARK/W. SUNNYSIDE

#	Property Address	Sale Date	Amount	Sale Type
1	14356 28 Ave	Mar, 2022	\$2,998,000	Improved Single Property Cash Transaction
2	13195 24 Ave	Feb, 2022	\$1,902,857	Improved Single Property Cash Transaction
3	2801 Gordon Ave	Feb, 2022	\$1,510,000	Improved Single Property Cash Transaction
4	13214 15A Ave	Feb, 2022	\$1,600,000	Improved Single Property Cash Transaction
5	1332 133A St	Feb, 2022	\$3,750,000	Improved Single Property Cash Transaction

Note: Recent sales may or may not be a direct comparable to subject property.

Property Location & Surrounding Area



Additional PIDs, if applicable:

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