



Comparable Sales Data - Single Family Dwelling

	Subject Property	Comparable 1	Comparable 2	Comparable 3
Confidence Score⁽¹⁾ 				
Address	3429 148 St	2113 166 St	17432 2 Ave	2169 165B St
Sale Price	-	\$1,509,600	\$1,375,000	\$1,400,000
Sale Date	-	January, 2022	December, 2021	November, 2021

BC Assessed Value

	Subject Property	Comparable 1	Comparable 2	Comparable 3
Land	\$934,000	\$876,000	\$877,000	\$876,000
Improvements	\$367,000	\$466,000	\$395,000	\$474,000
Total	\$1,301,000	\$1,342,000	\$1,272,000	\$1,350,000

Lot Data

	Subject Property	Comparable 1	Comparable 2	Comparable 3
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	2,713	2,971	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

	Subject Property	Comparable 1	Comparable 2	Comparable 3
Uncovered Deck Area (sq ft)	197	50	N/A	50
Covered Deck Area (sq ft)	N/A	N/A	104	138
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	2016	2011	2017
Effective Year	2007	2016	2011	2017
Fireplace	1	1	1	1
Foundation Type	Basement	Basement	Basement	Basement
Bedroom(s)	5	5	5	5
Bathroom(s)	4	5	4	4
Stories	2	2	2	2
Floor Area (sq ft)	2,502	2,381	2,488	2,381

Estimate of Value⁽²⁾ : \$1,454,000

Total number of properties considered in this report: 21

(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 = 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.

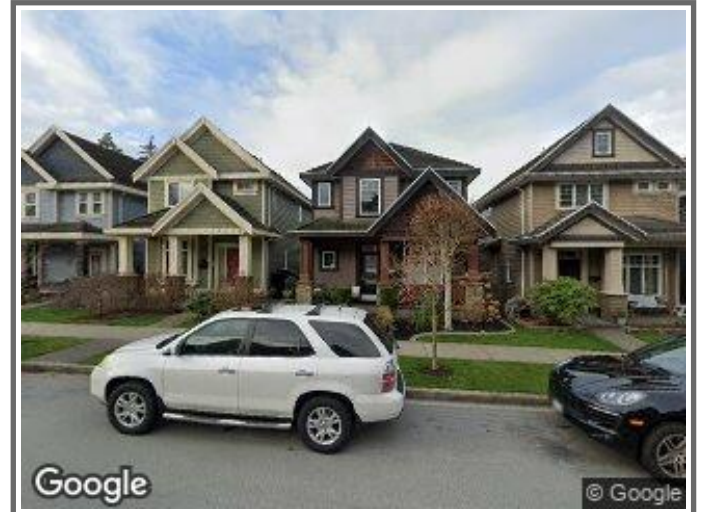
PROPERTY VALUATOR™

Report Date:
 April 11, 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 Image Date: Jan 2021

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 Location & Surrounding Area





Permit History (Since 1993)

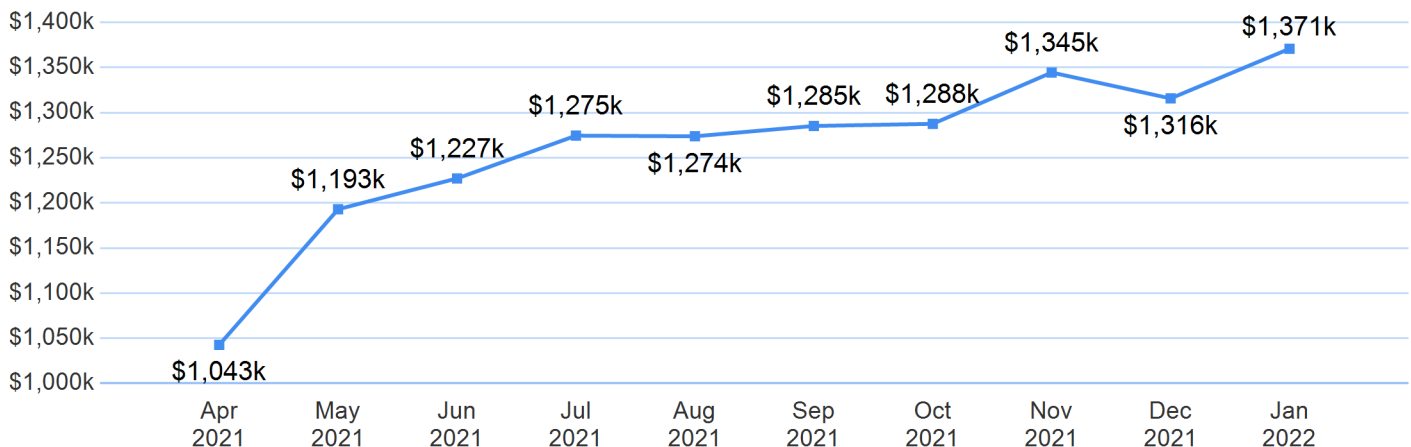
Permit Date	Permit Number	Demolition Permit
Oct 04, 2006	060239260	No
Oct 03, 2006	060239250	No

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

Landcor's Monthly ESTIMATE OF VALUE⁽²⁾ Change in Value - 3429 148 St, Surrey, BC

Jurisdiction: Surrey, City of	Neighbourhood: OCEAN PARK/W. SUNNYSIDE
Average Assessed Value: \$1,777,470	Average Built Age Range: 24 - 36 years
Average Price (Last 6 months): \$1,702,065	Average Effective Age Range: 20 - 31 years



Additional PIDs, if applicable:

The information in this document is confidential, intended only for your use, and is provided "as is" and "as available". You cannot and may not distribute, disseminate or otherwise resell the information in this document. The content is provided without warranties of any kind, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, or non-infringement, under no circumstances shall Landcor Data Corporation ("Landcor"), its subsidiaries, or its licensors be liable for any direct, indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use, this site. This limitation applies whether the alleged liability is based on contract, tort, negligence, strict liability, or any other basis, even if Landcor has been advised of the possibility of such damage. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, Landcor's liability in such jurisdictions shall be limited to the extent permitted by law. If information found to be incorrect please notify Landcor Data Corporation at support@landcor.com.