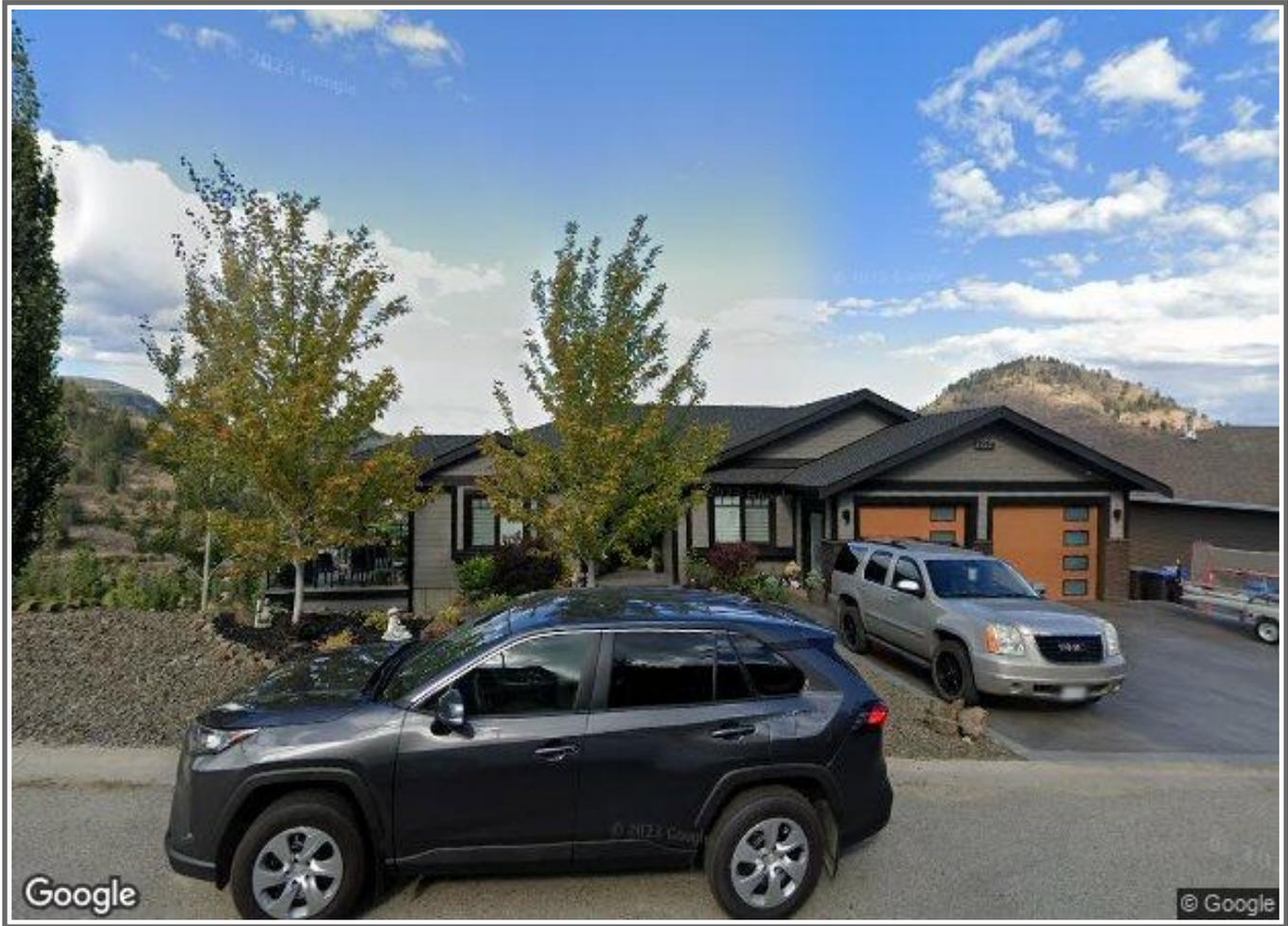


Report Overview



Property Image Date: Aug 2023 (as shown in Google Streetview)

Estimate of Value⁽¹⁾

\$1,167,000

Price per Sqft

\$396

Confidence Score⁽²⁾

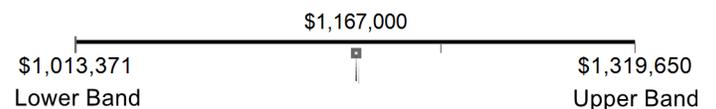
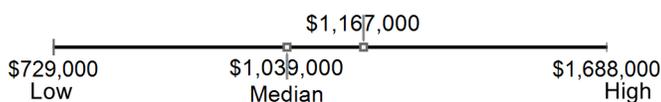
High



Neighbourhood Value Range⁽³⁾



Current Property Value Range



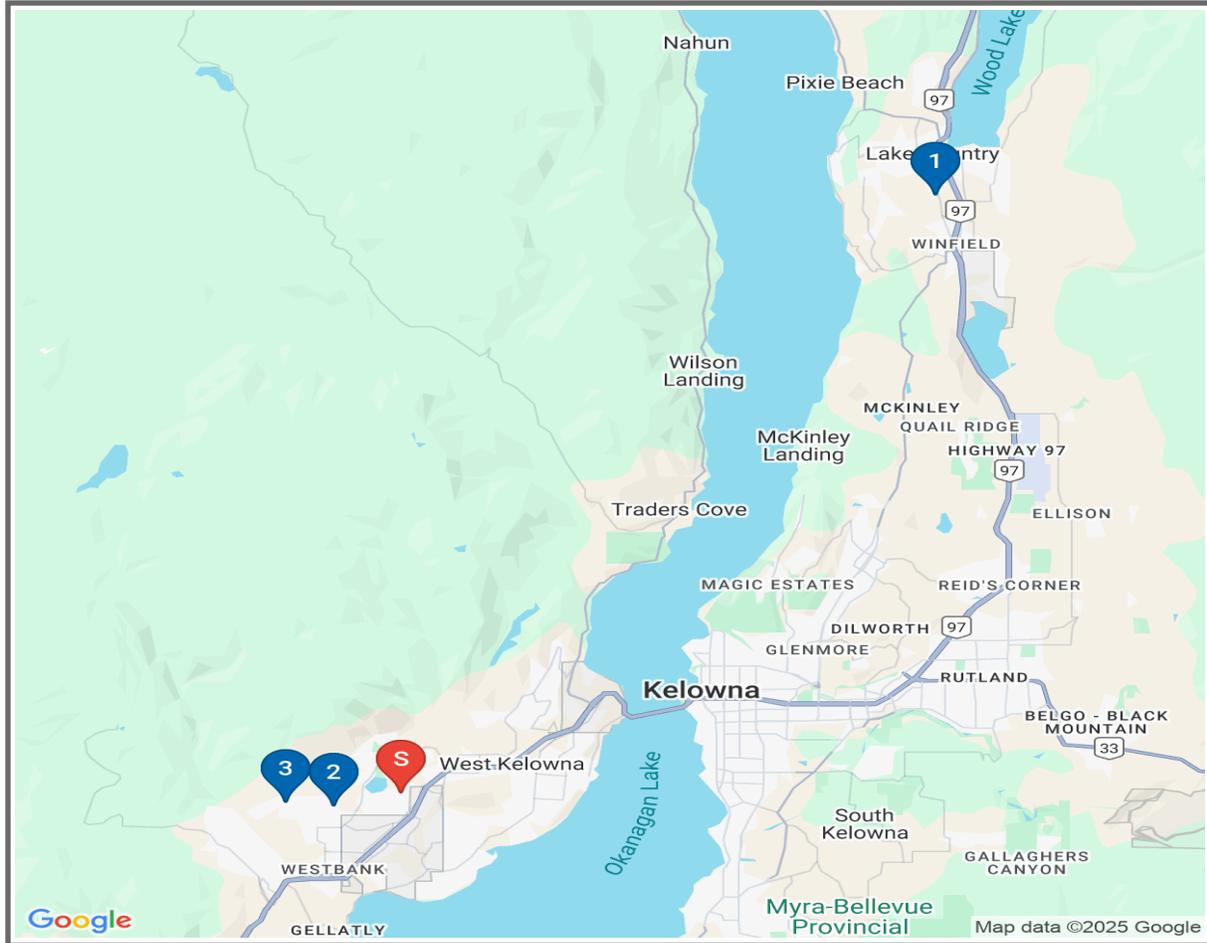
Comparison Approach - Sfd With Basement Suite

<i>Estimate of Value:</i> \$1,167,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
Confidence Score: High				
Address	1956 Upper Sundance Dr	10626 E Okanagan Centre Rd	2422 Saddleback Way	2737 Sugosa Pl
Sale Price	-	\$1,330,000	\$1,250,000	\$1,260,000
Sale Date	-	August, 2024	August, 2024	September, 2024
BC Assessed Value				
Land	\$403,000	\$442,000	\$433,000	\$425,000
Improvements	\$744,000	\$828,000	\$706,000	\$699,000
Total	\$1,147,000	\$1,270,000	\$1,139,000	\$1,124,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Sfd With Basement Suite	Single Family Dwelling	Sfd With Basement Suite	Single Family Dwelling
Lot Size (sq ft)	26,136	20,909	10,890	17,424
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Sanitary Sewer Available, Curb & Gutter, Underground Conduit, View - Poor	N/A	Cul-De-Sac, View - Good	Sanitary Sewer Available, Curb & Gutter, Underground Conduit, View - Average, Below Road
Exterior Data				
Uncovered Deck Area (sq ft)	277	830	534	452
Covered Deck Area (sq ft)	236	830	318	338
Pool	No	No	No	Yes
Parking	1 Garage(s)	2 Garage(s)	1 Garage(s)	1 Garage(s)
Other Buildings	No	Yes	No	Yes
Interior Data				
Year Built	2017	2016	2017	2003
Effective Year	2017	2016	2017	2003
Fireplace	1	1	1	2
Foundation Type	Basement	Basement	Basement	Basement
Bedroom(s)	4	3	4	6
Bathroom(s)	4	3	4	4
Stories	1	1	2	1
Floor Area (sq ft)	2,947	3,316	2,866	3,189
Price per sq. ft.	\$396	\$401	\$436	\$395
Other				
Zoning Code⁽⁴⁾	R1	RR3	RC1	R1
Distance to Subject Property	-	24.48 km	1.77 km	2.97 km

Total number of properties reviewed to determine *Estimate of Value*:



Subject Property - Proximity to Comparables



Note: Some property markers may be placed behind other property markers.

Summary of Comparables:

	Subject Property	Comparable 1	Comparable 2	Comparable 3
Address	1956 Upper Sundance Dr	10626 E Okanagan Centre Rd	2422 Saddleback Way	2737 Sugosa Pl
Sale Price	-	\$1,330,000	\$1,250,000	\$1,260,000
Sale Date	-	August, 2024	August, 2024	September, 2024

BC Assessment Value

Year:	2025	2024	2023	2022
Land:	\$403,000	\$387,000	\$367,000	\$311,000
Improvements:	\$744,000	\$794,000	\$856,000	\$775,000
Total:	\$1,147,000	\$1,181,000	\$1,223,000	\$1,086,000



Report Date: April 1, 2025

Property Identification

Parcel ID (PID): 028-171-691	Assessment Area: Central Okanagan
<small>Additional PIDs can be found listed on the last page, if applicable.</small>	Jurisdiction: West Kelowna
Roll Number: 00000000013691466	Neighbourhood: Shannon Lake
Legal Description: Narrative: LOT 6, PLAN KAP90501, DISTRICT LOT 2044, OSOYOOS DIV OF YALE LAND DISTRICT	

Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Nov 30, 2016	PRBD20160559	No

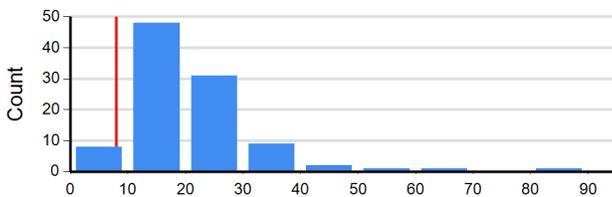
Climate Events (Fire / Flood / Landslide)

Event Type	Date	Event Name	Notice Type ⁽⁵⁾
Fire	2023-08-24	Mcdougall Creek Wildfire	Alert
Fire	2023-08-15	Mcdougall Creek Wildfire	Order

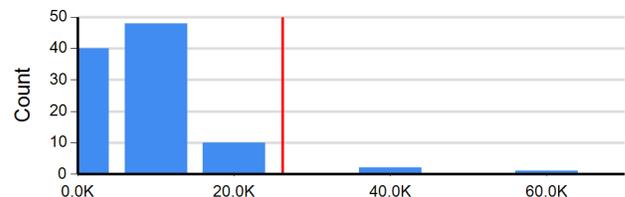
Comparable Property Analysis - Sfd With Basement Suite

Red bar indicates subject property.

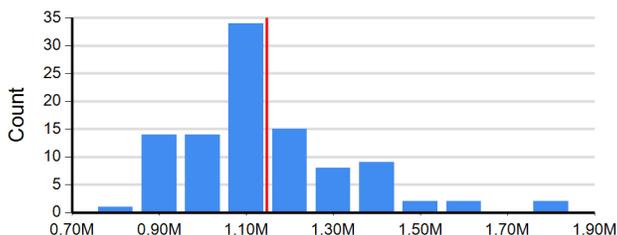
Property Age (Years)



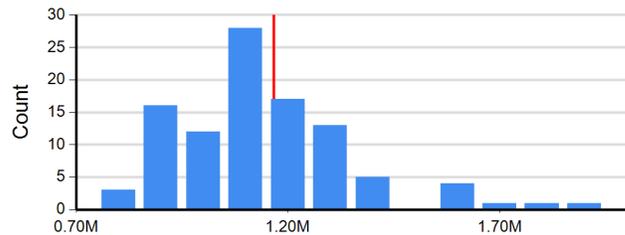
Lot Size (Sq. Ft.)



Assessed Value



Market Valuation





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
Feb 22, 2021	\$939,900	Improved Single Property Cash Transaction	CA8788564
Sep 09, 2016	\$172,300	Reject - Not Suitable For Sales Analysis	CA5492992
Apr 15, 2016	\$172,300	Vacant Single Property Cash Transaction	CA5111400
Mar 12, 2010	\$0	Reject - Not Suitable For Sales Analysis	LB373883

Property Valuation Changes

Current Estimate Change Since Last Valid Sale Date Feb 2021 :

24.1% ↑

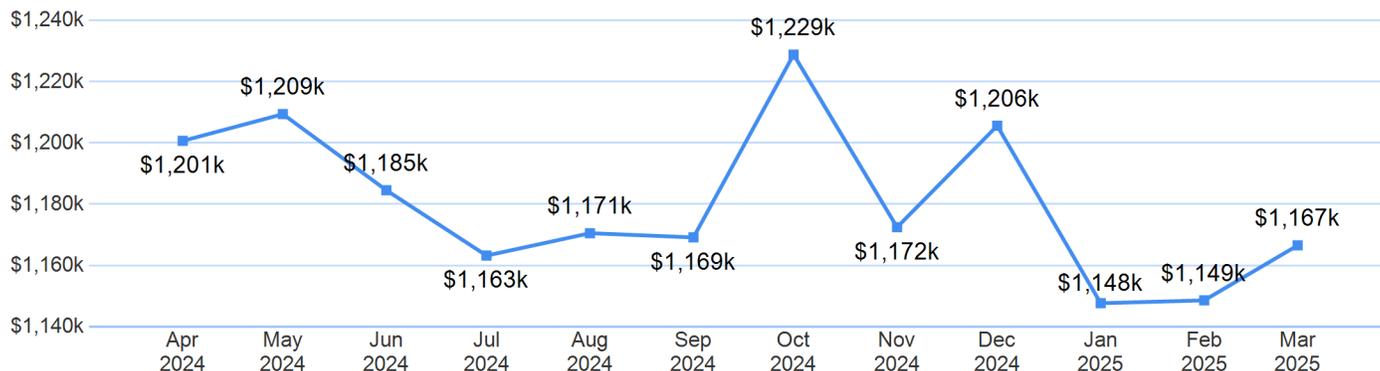
Per Year Annualized Since 1st Valid Sale Date Apr 2016 (Amount \$172,300):

23.7% ↑

12 Month ESTIMATE OF VALUE⁽¹⁾

Jurisdiction:	West Kelowna	Neighbourhood:	Shannon Lake
Average Assessed Value:	\$1,071,570	Average Price (Last 6 months):	\$1,130,125

— Landcor Estimated Value



Additional PIDs:

(1) 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.

(2) Confidence Score

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

(3) Neighbourhood Value Range

Refers to the range of assessed values of properties in the same neighbourhood with the same property type. To account for outliers, the bottom and top 1% are removed from 'Low' and 'High' range.

(4) Zoning Code

Refer to jurisdiction bylaws for definition of code.

(5) Notice Type

Alert: Be ready to leave. Order: Evacuate immediately.

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