

Report Overview



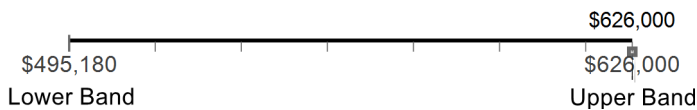
Estimate of Value ⁽¹⁾

\$626,000

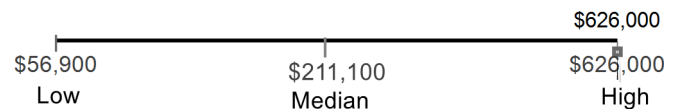
Confidence Score ⁽²⁾



Current Property Value Range



Neighbourhood Value Range



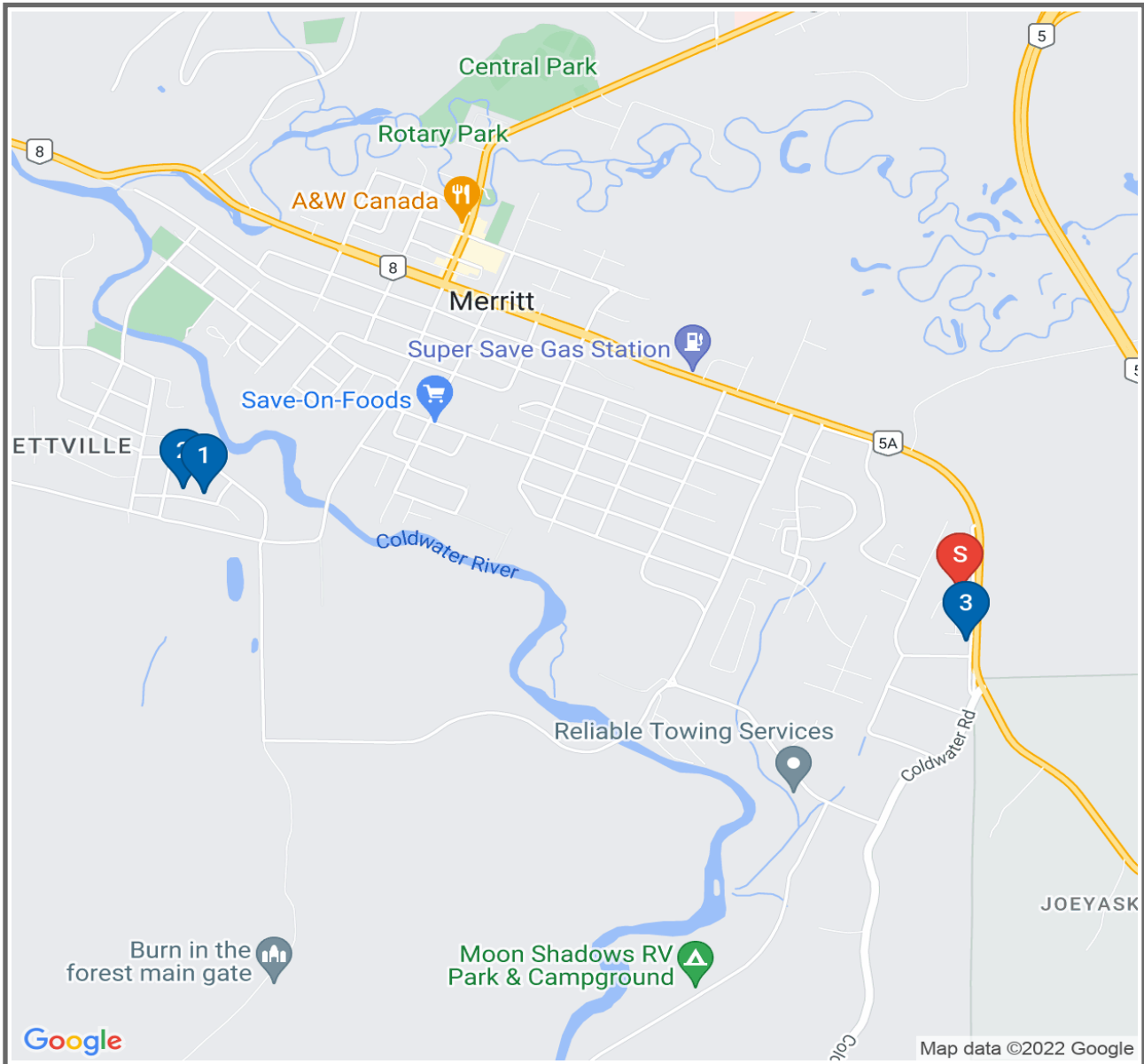
Comparison Approach - Single Family Dwelling

<i>Estimate of Value:</i> \$626,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
Confidence Score: 				
Address	3047 Hilton Dr	1595 Chestnut Ave	1555 Chestnut Ave	3030 Miller Crt
Sale Price	-	\$780,000	\$684,000	\$590,000
Sale Date	-	August, 2022	July, 2022	December, 2021
BC Assessed Value				
Land	\$95,800	\$133,000	\$136,000	\$95,900
Improvements	\$430,000	\$512,000	\$444,000	\$528,000
Total	\$525,800	\$645,000	\$580,000	\$623,900
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)	5,705	6,889	7,233	5,726
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Sanitary Sewer Available, Curb & Gutter	Location within Neigh Code	Location within Neigh Code	Sanitary Sewer Available, Curb & Gutter
Exterior Data				
Uncovered Deck Area (sq ft)	N/A	N/A	N/A	N/A
Covered Deck Area (sq ft)	248	104	268	186
Pool	No	No	No	No
Parking	Multiple Garage	Multiple Garage	Multiple Garage	Multiple Garage
Other Buildings	No	No	No	No
Interior Data				
Year Built	2008	2011	2018	2017
Effective Year	2008	2011	2018	2017
Fireplace	1	1	1	1
Foundation Type	Crawl	Crawl	Slab	Crawl
Bedroom(s)	2	3	3	2
Bathroom(s)	2	2	3	3
Stories	1	1	1	2
Floor Area (sq ft)	1,585	2,220	1,708	1,969
Other				
Zoning Code⁽³⁾	R2	R2	R2	R2
Distance to Subject Property	-	2.58 km	2.65 km	181.67 meters

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	3047 Hilton Dr	1595 Chestnut Ave	1555 Chestnut Ave	3030 Miller Crt
Sale Price	-	\$780,000	\$684,000	\$590,000
Sale Date	-	August, 2022	July, 2022	December, 2021



BC Assessment Value

Year:	2022	2021	2020	2019
Land:	\$95,800	\$77,300	\$49,000	\$63,200
Improvements:	\$430,000	\$342,000	\$342,000	\$302,000
Total:	\$525,800	\$419,300	\$391,000	\$365,200

Property Identification

Parcel ID (PID): 027-526-496	Assessment Area: Kamloops
<small>Additional PIDs can be found listed on the last page, if applicable.</small>	Jurisdiction: Merritt, City of
Roll Number: 000000000006327156	Neighbourhood: SOUTH MERRITT
Legal Description: Narrative: Lot 3, Plan KAP86693, District Lot 167, Kamloops Div of Yale Land District	

Permit History (Since 1993)

No Permits Listed for this Property

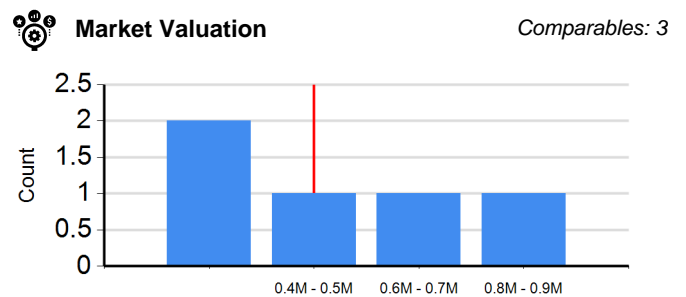
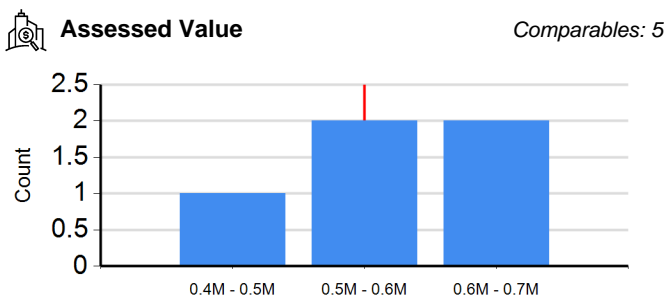
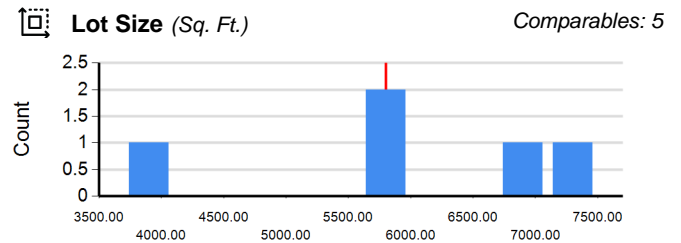
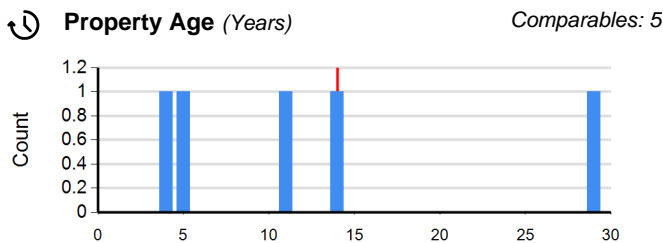
Climate Events (Fire / Flood)

Event Type	Date	Event Name	Alert Notice
Fire	2021-06-30	Lytton Creek Wildfire	Alert
Flood	2021-11-14	Merritt Flood	Order
Flood	2021-11-14	Two Bridges Across The Coldwater River, And Flood Waters Prevent Access To The Third	Order

Comparable Property Analysis - Single Family Dwelling

Total Number of Comparables: 5

Red bar indicates subject property.





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

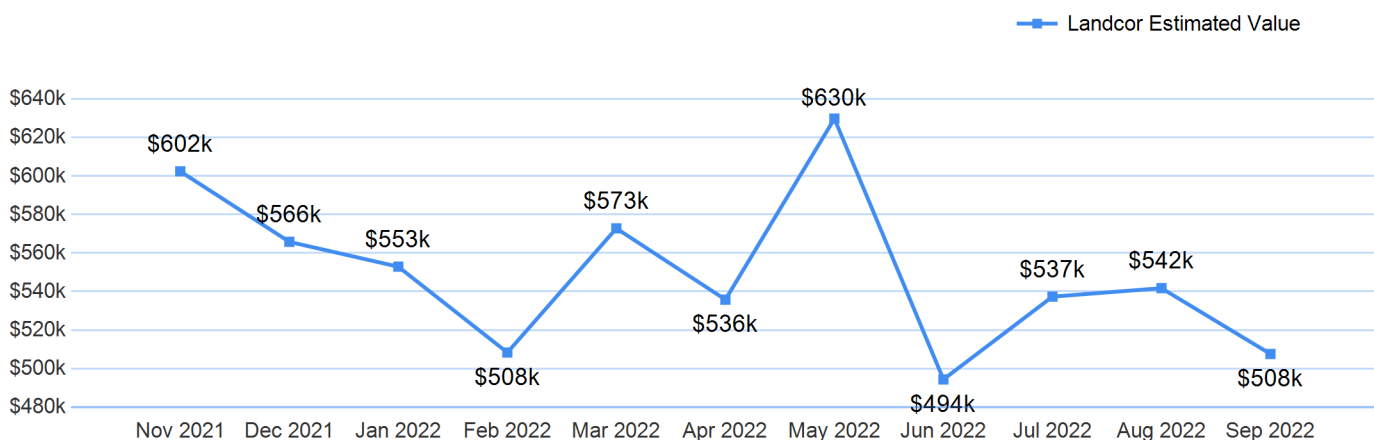
Sale Date	Amount	Sale Type	Title Certificate Number
Jul 28, 2021	\$209,650	Reject - Not Suitable For Sales Analysis	CA9226819
Apr 21, 2017	\$342,000	Improved Single Property Cash Transaction	CA5943215
Aug 07, 2012	\$284,500	Reject - Not Suitable For Sales Analysis	CA2702794
Jun 16, 2008	\$360,000	Improved Single Property Cash Transaction	CA817430
May 28, 2008	\$0	Reject - Not Suitable For Sales Analysis	LB203045

Property Valuation Changes

Current Estimate Change Since Last Valid Sale Date Apr 2017 :	83.1% ↑	Per Year Annualized Since 1st Valid Sale Date Jun 2008 (Amount \$360,000):	4.0% ↑
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12 Month ESTIMATE OF VALUE⁽¹⁾

Jurisdiction:	Merritt, City of	Neighbourhood:	SOUTH MERRITT
Average Assessed Value:	\$214,420	Average Price (Last 6 months):	\$245,431



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

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 unfiled 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](#)

(3) Zoning Code

Refer to jurisdiction bylaws for definition of code.

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