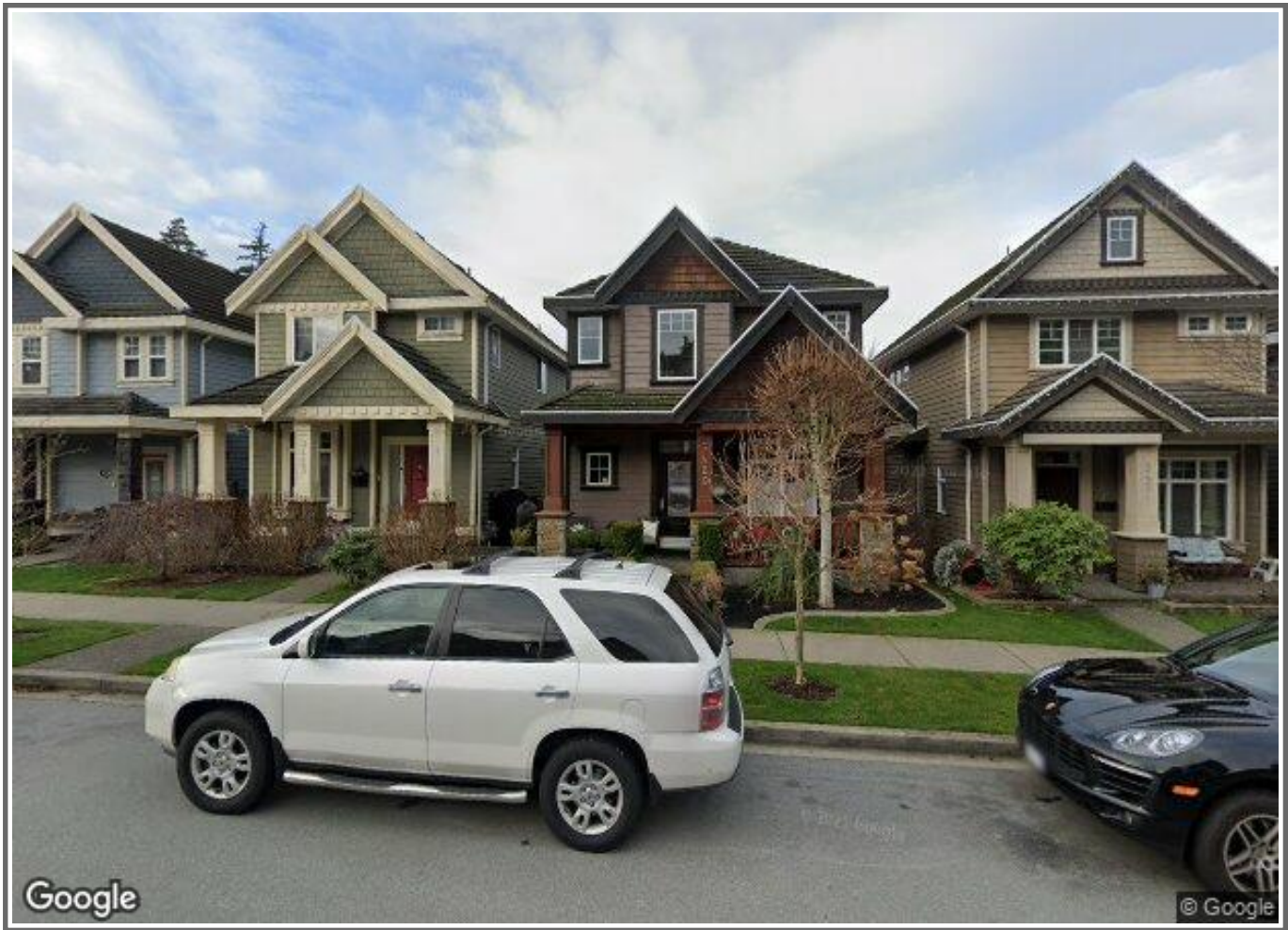


Report Overview



Property Image Date: Jan 2021 (as shown in Google Streetview)

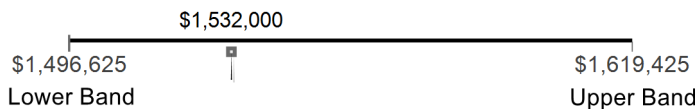
Estimate of Value ⁽¹⁾

\$1,532,000

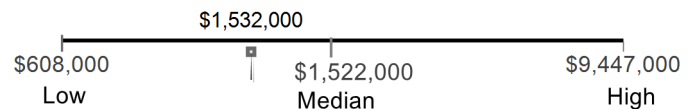
Confidence Score ⁽²⁾



Current Property Value Range



Neighbourhood Value Range



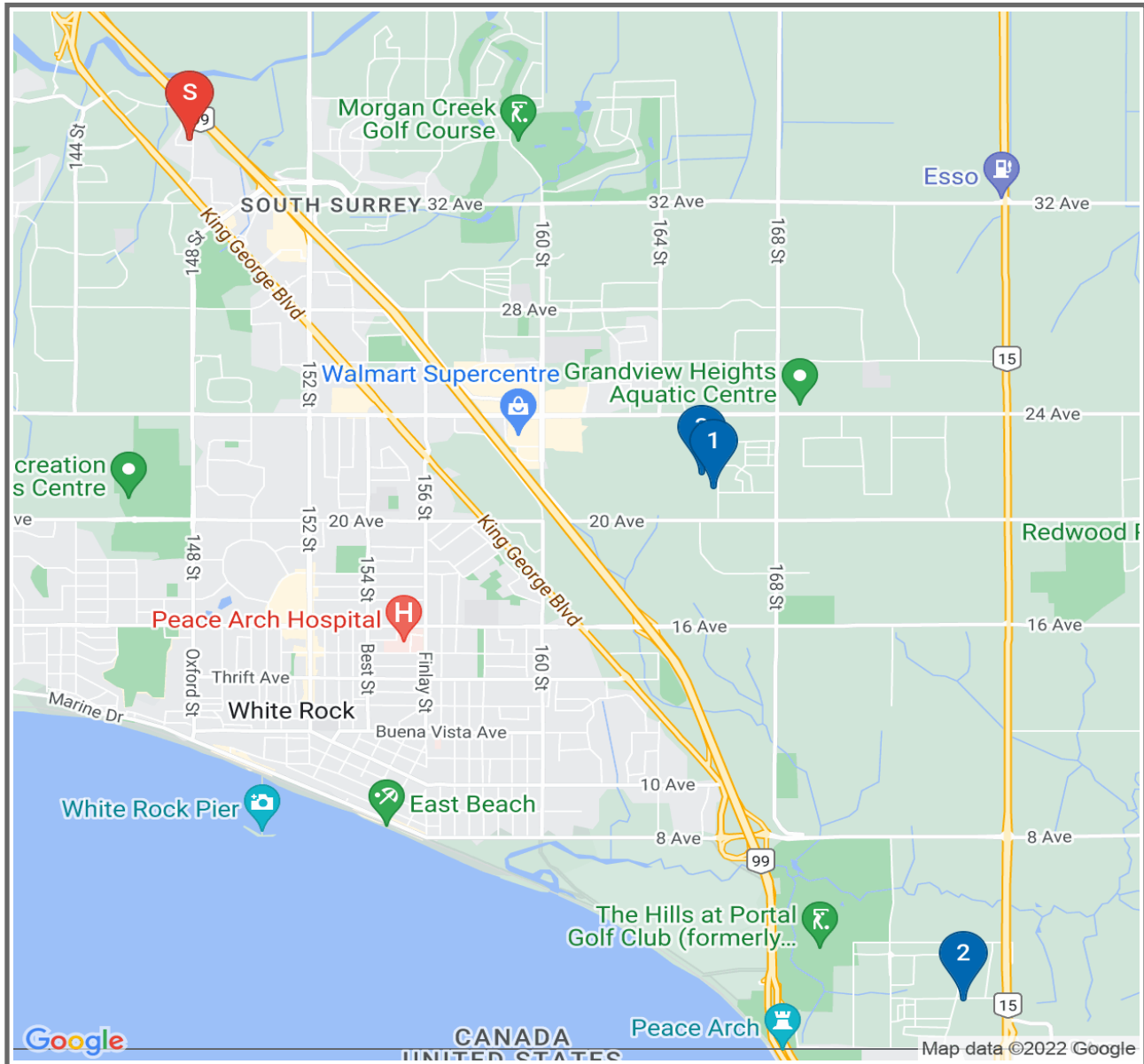
Comparison Approach - Single Family Dwelling

<i>Estimate of Value:</i> \$1,532,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
Confidence Score: 				
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				
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				
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				
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				
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
Other				
Zoning Code⁽³⁾	RF9	RF9	RF9	RF9
Distance to Subject Property	-	4.49 km	8.47 km	4.36 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	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 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 Identification

Parcel ID (PID): 026-657-171 <small>Additional PIDs can be found listed on the last page, if applicable.</small>	Assessment Area: Surrey-White Rock
Roll Number: 000000005700050730	Jurisdiction: Surrey, City of
Legal Description: Narrative: Lot 6, Plan BCP23039, District Lot 165, Group 2, New Westminster Land District	Neighbourhood: OCEAN PARK/W. SUNNYSIDE

Permit History (Since 1993)

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

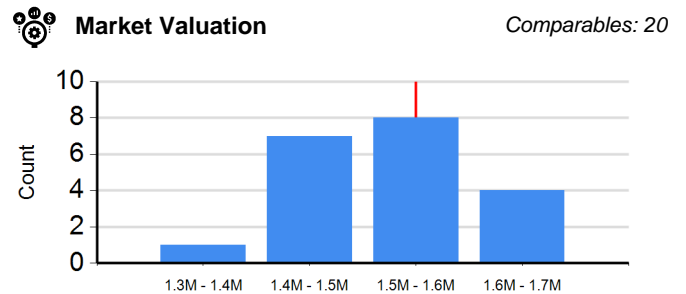
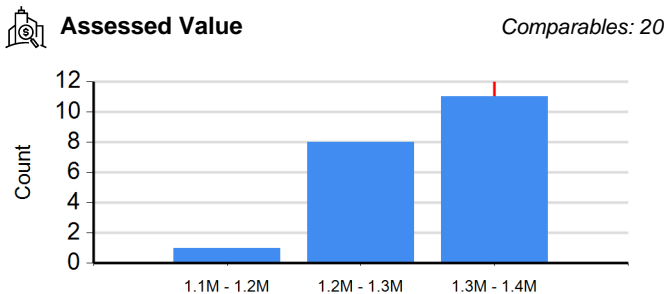
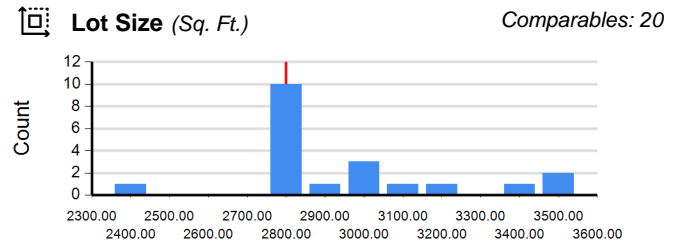
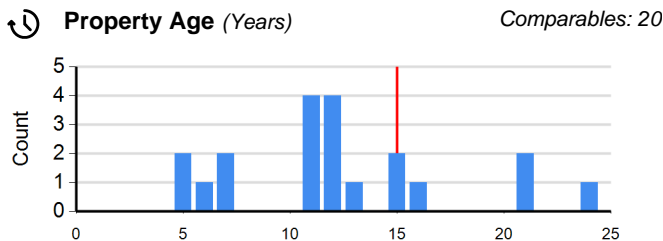
Climate Events (Fire / Flood)

No Climate Events Listed for this Property

Comparable Property Analysis - Single Family Dwelling

Total Number of Comparables: 20

Red bar indicates subject property.





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

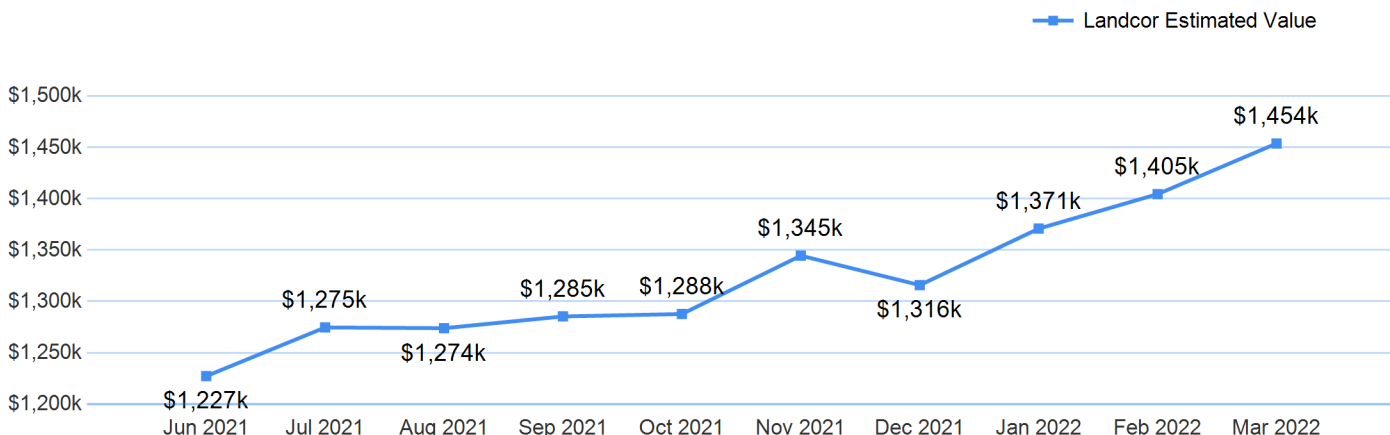
Sale Date	Amount	Sale Type	Title Certificate Number
Aug 21, 2020	\$939,000	Reject - Not Suitable For Sales Analysis	CA8376327
Mar 16, 2011	\$627,000	Improved Single Property Cash Transaction	CA1937070
Sep 24, 2007	\$561,226	Improved Single Property Cash Transaction	CA577398
Aug 11, 2006	\$211,666	Vacant Single Property Cash Transaction	BA202362
Apr 04, 2006	\$0	Reject - Not Suitable For Sales Analysis	BA276073

Property Valuation Changes

Current Estimate Change Since Last Valid Sale Date Mar 2011 :	144.3% ↑	Per Year Annualized Since 1st Valid Sale Date Aug 2006 (Amount \$211,666):	13.2% ↑
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12 Month ESTIMATE OF VALUE⁽¹⁾

Jurisdiction:	Surrey, City of	Neighbourhood:	OCEAN PARK/W. SUNNYSIDE
Average Assessed Value:	\$1,777,470	Average Price (Last 6 months):	\$1,702,065



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 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](#)

(3) Zoning Code

Refer to jurisdiction bylaws for definition of code.

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