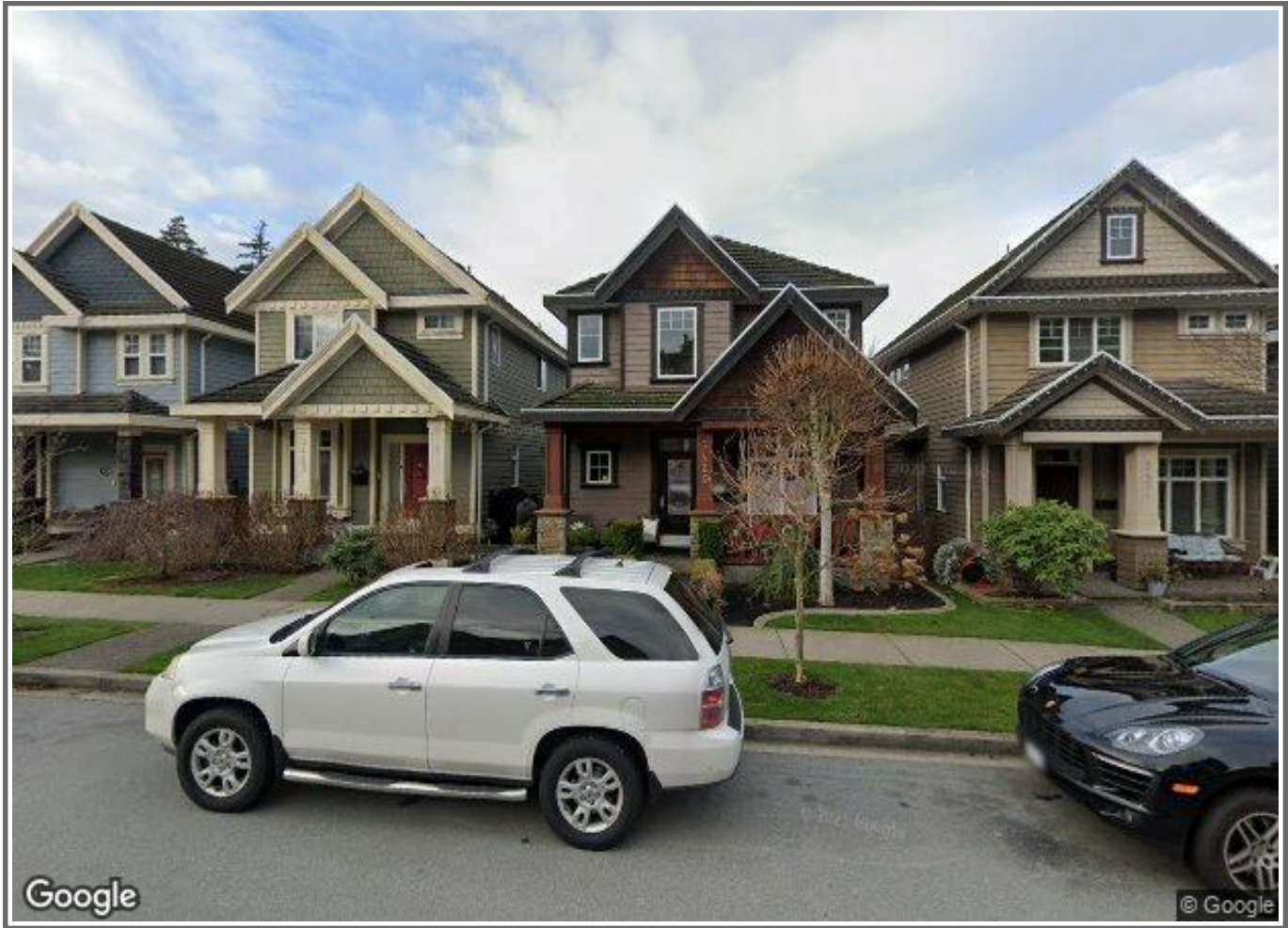


## Report Overview



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

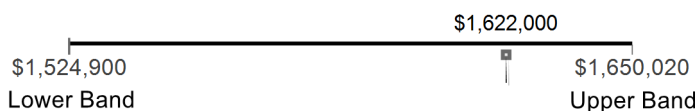
Estimate of Value <sup>(1)</sup>

**\$1,622,000**

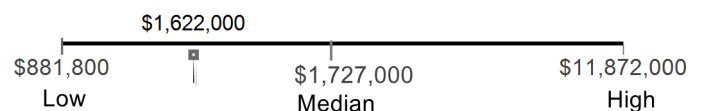
Confidence Score <sup>(2)</sup>



Current Property Value Range



Neighbourhood Value Range



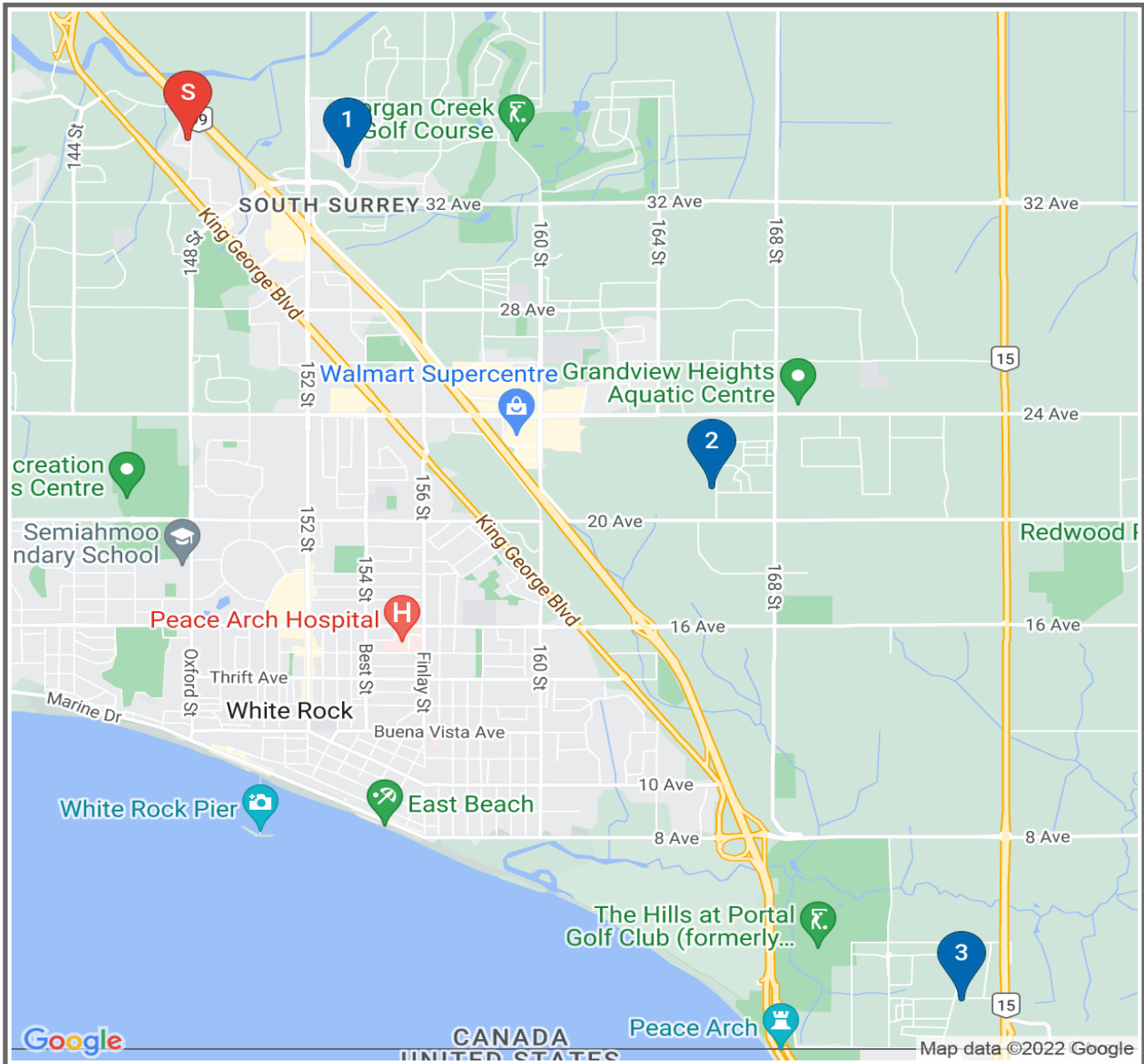
## Comparison Approach - Single Family Dwelling

Estimate of Value: \$1,622,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
<b>Confidence Score:</b> 				
<b>Address</b>	3429 148 St	3332 Rosemary Heights Cres	2113 166 St	17432 2 Ave
<b>Sale Price</b>	-	<b>\$1,750,000</b>	<b>\$1,509,600</b>	<b>\$1,375,000</b>
<b>Sale Date</b>	-	April, 2022	January, 2022	December, 2021
<b>BC Assessed Value</b>				
Land	\$934,000	\$1,037,000	\$876,000	\$877,000
Improvements	\$367,000	\$280,000	\$466,000	\$395,000
<b>Total</b>	<b>\$1,301,000</b>	<b>\$1,317,000</b>	<b>\$1,342,000</b>	<b>\$1,272,000</b>
<b>Lot Data</b>				
<b>Property Use</b>	Residential	Residential	Residential	Residential
<b>Use Type</b>	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
<b>Lot Size (sq ft)</b>	2,744	3,402	2,713	2,971
<b>ALR</b>	No	No	No	No
<b>Co-op</b>	No	No	No	No
<b>Characteristics</b>	Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code	N/A	N/A	N/A
<b>Exterior Data</b>				
<b>Uncovered Deck Area (sq ft)</b>	197	220	50	N/A
<b>Covered Deck Area (sq ft)</b>	N/A	65	N/A	104
<b>Pool</b>	No	No	No	No
<b>Parking</b>	Multiple Garage	Multiple Garage	Multiple Garage	Multiple Garage
<b>Other Buildings</b>	No	No	No	No
<b>Interior Data</b>				
<b>Year Built</b>	2007	2001	2016	2011
<b>Effective Year</b>	2007	2001	2016	2011
<b>Fireplace</b>	1	1	1	1
<b>Foundation Type</b>	Basement	Partial Basement	Basement	Basement
<b>Bedroom(s)</b>	5	3	5	5
<b>Bathroom(s)</b>	4	3	5	4
<b>Stories</b>	2	2	2	2
<b>Floor Area (sq ft)</b>	2,502	2,353	2,381	2,488
<b>Other</b>				
<b>Zoning Code<sup>(3)</sup></b>	RF9	RF9	RF9	RF9
<b>Distance to Subject Property</b>	-	1.12 km	4.49 km	8.47 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:

	 <b>Subject Property</b>	 <b>Comparable 1</b>	 <b>Comparable 2</b>	 <b>Comparable 3</b>
<b>Address</b>	3429 148 St	3332 Rosemary Heights Cres	2113 166 St	17432 2 Ave
<b>Sale Price</b>	-	\$1,750,000	\$1,509,600	\$1,375,000
<b>Sale Date</b>	-	April, 2022	January, 2022	December, 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
<b>Total:</b>	<b>\$1,301,000</b>	<b>\$1,021,000</b>	<b>\$939,000</b>	<b>\$1,042,000</b>

## Property Identification

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

## Permit History (Since 1993)

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

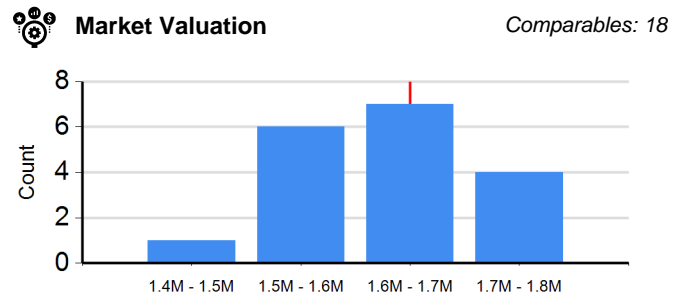
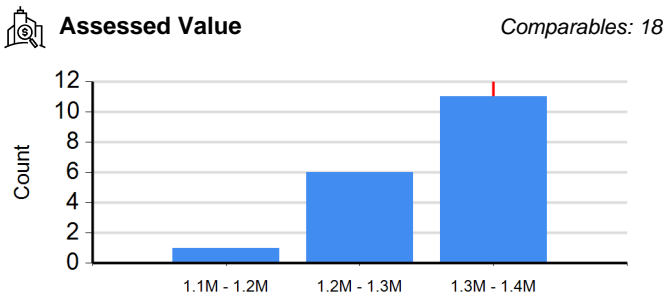
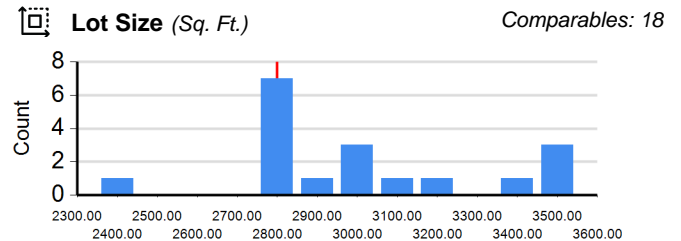
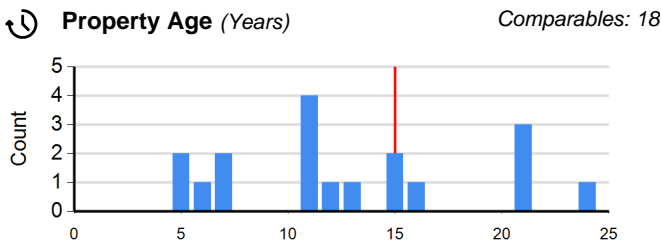
## Climate Events (Fire / Flood)

No Climate Events Since 2017

## Comparable Property Analysis - Single Family Dwelling

**Total Number of Comparables: 18**

Red bar indicates subject property.







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

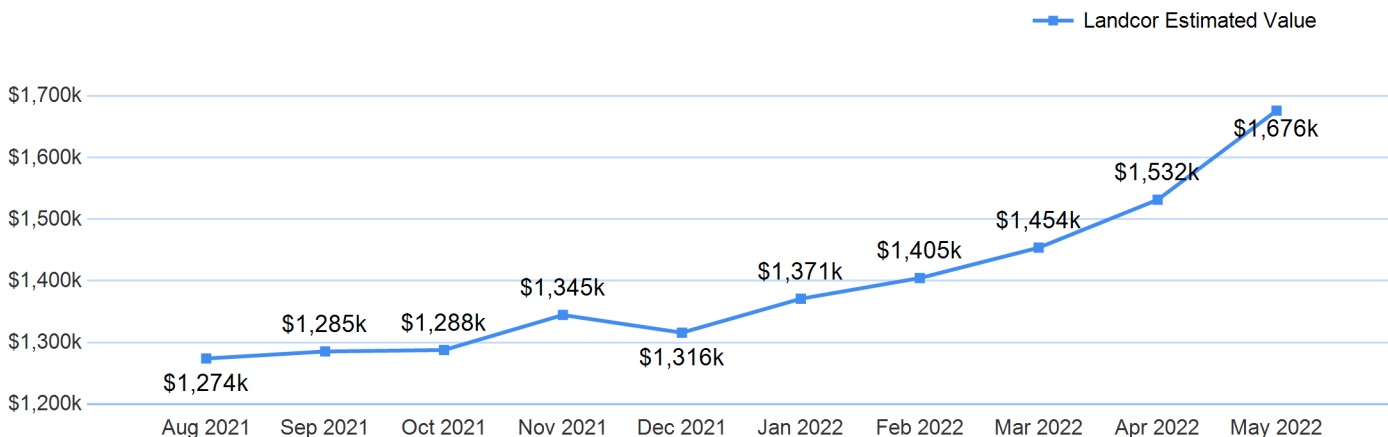
Sale Date	Amount	Sale Type	Title Certificate Number
Aug 21, 2020	\$939,000	Reject - Not Suitable For Sales Analysis	CA8376327
Mar 16, 2011	\$627,000	Improved Single Property Cash Transaction	CA1937070
Sep 24, 2007	\$561,226	Improved Single Property Cash Transaction	CA577398
Aug 11, 2006	\$211,666	Vacant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

**Property Valuation Changes**

<b>Current Estimate Change Since Last Valid Sale Date Mar 2011 :</b>	158.7% ↑	<b>Per Year Annualized Since 1st Valid Sale Date Aug 2006 (Amount \$211,666):</b>	13.6% ↑
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**12 Month ESTIMATE OF VALUE<sup>(1)</sup>**

<b>Jurisdiction:</b>	Surrey, City of	<b>Neighbourhood:</b>	OCEAN PARK/W. SUNNYSIDE
<b>Average Assessed Value:</b>	\$1,988,486	<b>Average Price (Last 6 months):</b>	\$2,279,392



**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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