

Report Overview



Property Image Date: Sep 2014 (as shown in Google Streetview)

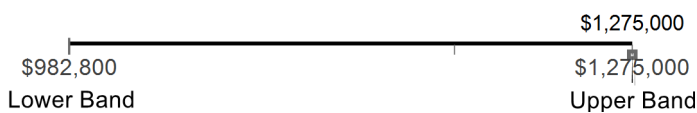
Estimate of Value ⁽¹⁾

\$1,275,000

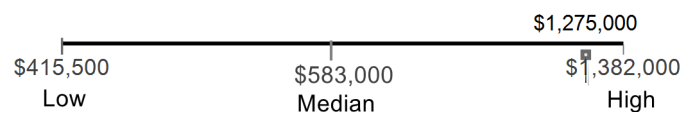
Confidence Score ⁽²⁾



Current Property Value Range



Neighbourhood Value Range



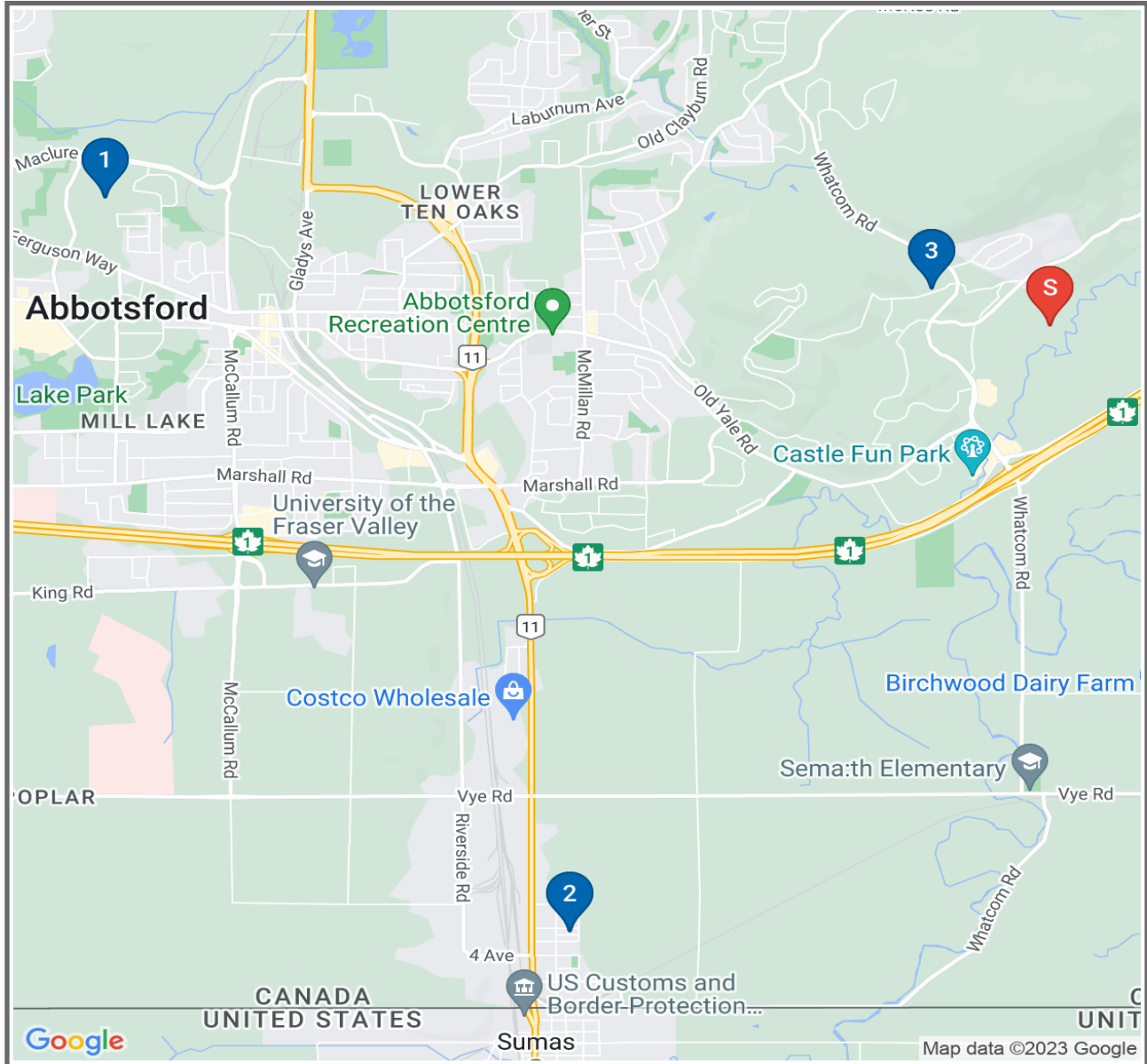
Comparison Approach - Sfd With Basement Suite

<i>Estimate of Value:</i> \$1,275,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
Confidence Score: 				
Address	36372 Country Pl	3073 Eastview St	34754 6th Ave	36006 Empress Lane
Sale Price	-	\$1,300,000	\$1,158,000	\$1,275,000
Sale Date	-	October, 2022	October, 2022	August, 2022
BC Assessed Value				
Land	\$874,000	\$1,059,000	\$903,000	\$883,000
Improvements	\$439,000	\$339,000	\$317,000	\$387,000
Total	\$1,313,000	\$1,398,000	\$1,220,000	\$1,270,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Sfd With Basement Suite	Sfd With Basement Suite	Sfd With Basement Suite	Sfd With Basement Suite
Lot Size (sq ft)	10,034	7,809	7,500	7,547
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	N/A	N/A	N/A	View - Fair
Exterior Data				
Uncovered Deck Area (sq ft)	491	220	235	590
Covered Deck Area (sq ft)	0	89	43	0
Pool	No	No	No	No
Parking	Multiple Garage	Multiple Garage	Multiple Garage	Multiple Garage
Other Buildings	No	No	Yes	No
Interior Data				
Year Built	1996	2008	1995	1994
Effective Year	1996	2008	1995	1994
Fireplace	1	1	1	3
Foundation Type	Basement	Basement	Basement	Basement
Bedroom(s)	3	3	4	4
Bathroom(s)	3	4	3	4
Stories	2	2	1	2
Floor Area (sq ft)	4,207	3,652	3,074	3,310
Other				
Zoning Code⁽³⁾	RS2	RS2	RS2	RS2
Distance to Subject Property	-	6.59 km	5.69 km	862.77 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	36372 Country Pl	3073 Eastview St	34754 6th Ave	36006 Empress Lane
Sale Price	-	\$1,300,000	\$1,158,000	\$1,275,000
Sale Date	-	October, 2022	October, 2022	August, 2022



BC Assessment Value

Year:	2023	2022	2021	2020
Land:	\$874,000	\$845,000	\$572,000	\$556,000
Improvements:	\$439,000	\$436,000	\$363,000	\$344,000
Total:	\$1,313,000	\$1,281,000	\$935,000	\$900,000

Property Identification

Parcel ID (PID): 018-763-758 <small>Additional PIDs can be found listed on the last page, if applicable.</small>	Assessment Area: Fraser Valley
Roll Number: 000000009190392411	Jurisdiction: Abbotsford, City of
Legal Description: Narrative: LOT 21, PLAN LMP15966, DISTRICT LOT 95, GROUP 2, NEW WESTMINSTER LAND DISTRICT	Neighbourhood: W OF TRWY TO MCLR N OF SFW

Permit History (Since 1993)

No Permits Listed for this Property

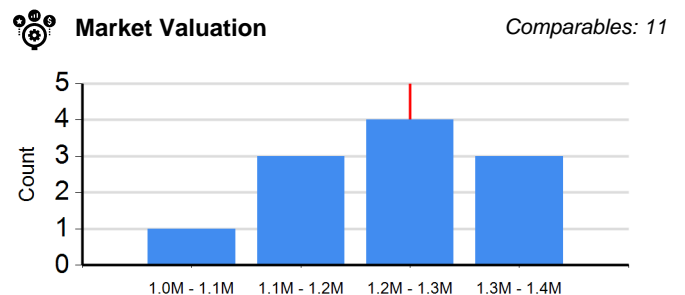
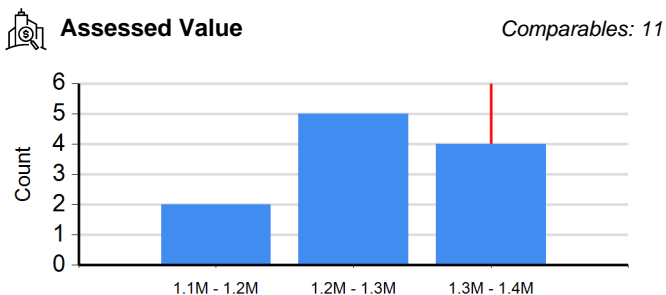
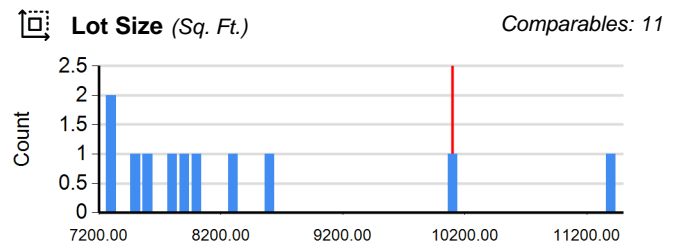
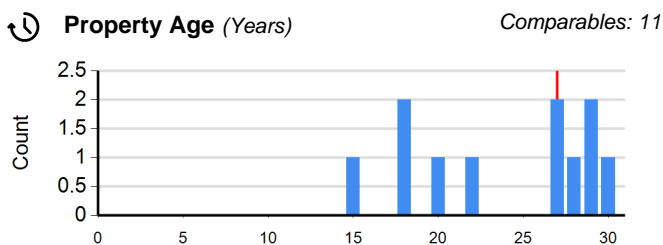
Climate Events (Fire / Flood)

Event Type	Date	Event Name	Alert Notice
Flood	2021-11-14	Sumas Prairie	Order

Comparable Property Analysis - Sfd With Basement Suite

Total Number of Comparables: 11

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
Oct 27, 2014	\$522,000	Reject - Not Suitable For Sales Analysis	CA4041593
Oct 27, 2014	\$522,000	Reject - Not Suitable For Sales Analysis	CA4041592
Mar 29, 2006	\$472,000	Improved Single Property Cash Transaction	CA191915
Jun 24, 2004	\$415,000	Improved Single Property Cash Transaction	CA8123
Jun 26, 2002	\$289,000	Improved Single Property Cash Transaction	BT222836

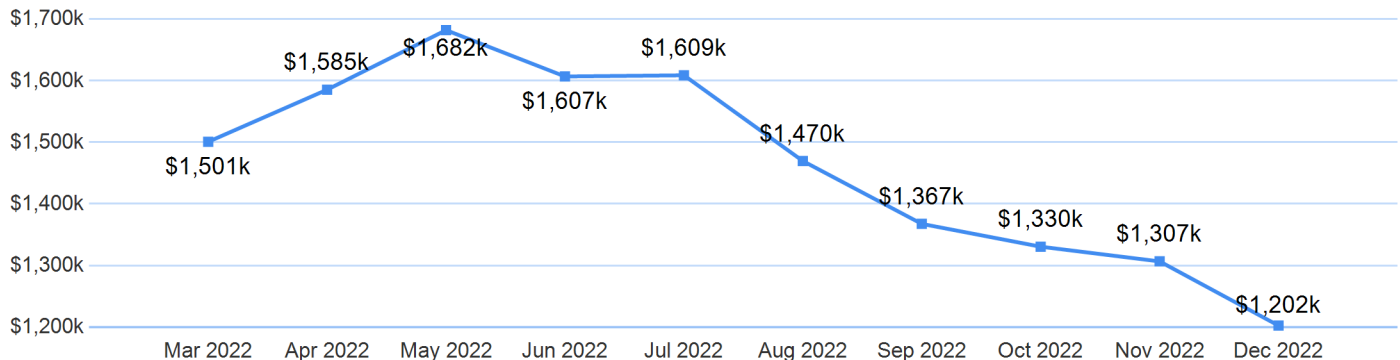
Property Valuation Changes

Current Estimate Change Since Last Valid Sale Date Mar 2006 :	170.1% ↑	Per Year Annualized Since 1st Valid Sale Date May 1995 (Amount \$98,000):	9.6% ↑
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12 Month ESTIMATE OF VALUE⁽¹⁾

Jurisdiction:	Abbotsford, City of	Neighbourhood:	W OF TRWY TO MCLR N OF SFW
Average Assessed Value:	\$648,288	Average Price (Last 6 months):	\$681,179

— 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

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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