

PROPERTY VALUATOR™

Report Date:

14-Jan-2020

Property Address:

3429 148 St
Surrey, BC

Comparable Sales Data - SINGLE FAMILY DWELLING

	Subject Property	Comparable 1	Comparable 2	Comparable 3
<p>Confidence Score⁽¹⁾</p> 				
Address	3429 148 ST	15818 MOUNTAIN VIEW DR	3452 152B ST	121 173 ST
Sale Price	-	\$1,075,000	\$1,147,500	\$945,000
Sale Date	-	Dec-2019	Dec-2019	Nov-2019
Assessed Value:				
Land	\$621,000	\$675,000	\$713,000	\$578,000
Improvements	\$318,000	\$426,000	\$405,000	\$348,000
Total	\$939,000	\$1,101,000	\$1,118,000	\$926,000
Year Built	2007	2015	2002	2010
Effective Year	2007	2015	2002	2010
Parking	Multiple Garage	Multiple Garage	Multiple Garage	Multiple Garage
Foundation	Basement	Basement	Basement	Basement
No. Bedrooms	5	3	3	5
No. Bathrooms	4	4	4	4
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	3,510	3,466	2,863
ALR	No	No	No	No
Co-Op	No	No	No	No
Characteristics	Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code			
Uncovered Deck Area (sq ft)	197	0	0	20
Covered Deck Area (sq ft)	0	56	0	103
Pool	No	No	No	No
Other Buildings	No	No	No	No
Floor Area (sq ft)	2,502	2,575	2,909	2,429
Fireplace	1	1	2	1
Stories	2	2	2	2

Estimate of Value⁽²⁾ : \$954,000

Total number of properties considered in this report: 12

(1) 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 = 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](#)

(2) 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.

PROPERTY VALUATOR™

Report Date:

14-Jan-2020

Property Address:

3429 148 St
Surrey, BC

BC Assessment Value

Year :	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Land:	\$621,000	\$716,000	\$669,000	\$610,000
Improvements:	\$318,000	\$326,000	\$350,000	\$302,000
Total:	\$939,000	\$1,042,000	\$1,019,000	\$912,000

Property Identification

Property ID (PID): 026-657-171

Additional Property IDs (PIDs) can be found listed on Page 3, if applicable

Roll Number: 000000005700050730

Assessment Area: Surrey-White Rock

Jurisdiction: Surrey, City of

Legal Description:



Property Image Date: Jul 2015

Narrative: Lot 6, Plan Bcp23039, District Lot 165, Group 2, New Westminster Land District

Property Location & Surrounding Area



PROPERTY VALUATOR™

Report Date:

14-Jan-2020

Property Address:

3429 148 St
Surrey, BC

Permit History (Since 1993)

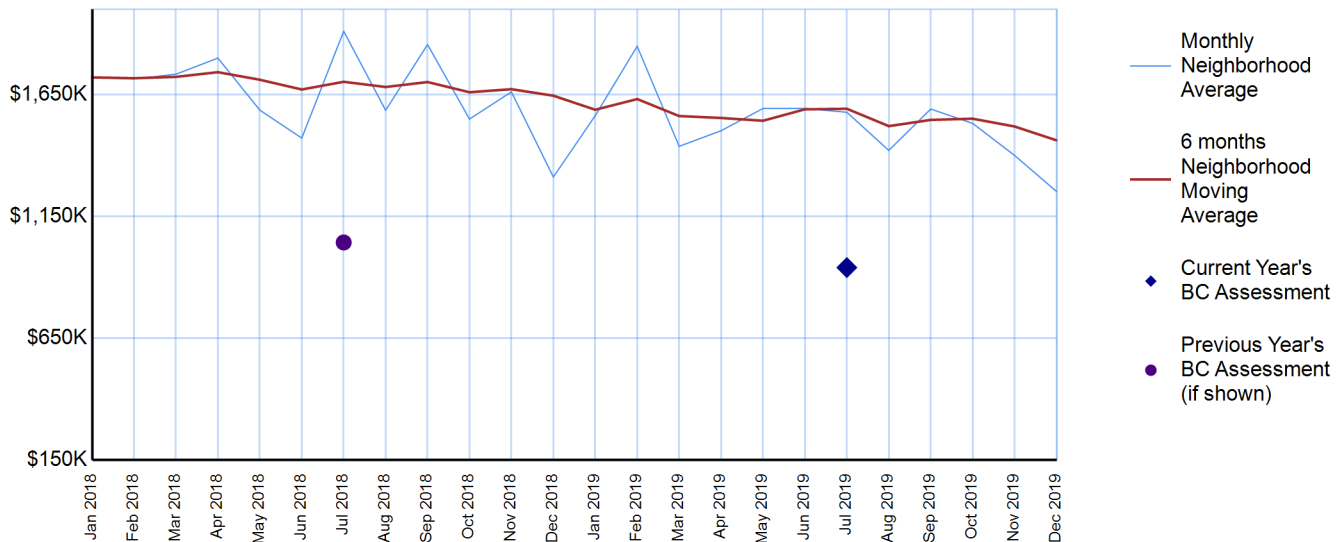
Date	Number	Demolition Permit
04-Oct-2006	060239260	N
03-Oct-2006	060239250	N

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

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

Neighbourhood OCEAN PARK/W. SUNNYSIDE

Average Assessed Value: \$1,521,777 **Average Built Age Range:** 25 - 38 Years
Average Price (Last 6 months): \$1,437,751 **Average Effective Age Range:** 23 - 34 Years



The graph above shows the average monthly sales price over the last 24 months for properties of the same type in the same neighbourhood as the subject property you have selected. The trend of this average monthly price is also shown. For assessment values not shown, see top of page 2 of report.

Additional Property IDs (PIDs) if applicable:

The information in this document is confidential, intended only for your use, and is provided "as is" and "as available". You cannot and may not distribute, disseminate or otherwise resell the information in this document. The content is provided without warranties of any kind, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, or non-infringement, under no circumstances shall Landcor Data Corporation ("Landcor"), its subsidiaries, or its licensors be liable for any direct, indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use, this site. This limitation applies whether the alleged liability is based on contract, tort, negligence, strict liability, or any other basis, even if Landcor has been advised of the possibility of such damage. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, Landcor's liability in such jurisdictions shall be limited to the extent permitted by law. If information found to be incorrect please notify Landcor Data Corporation at support@landcor.com.