

Report Overview



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

Estimate of Value ⁽¹⁾

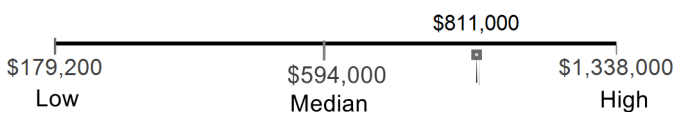
\$811,000

Confidence Score ⁽²⁾

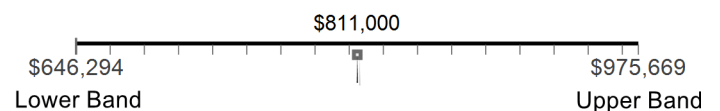
Low-Medium







Neighbourhood Value Range



Current Property Value Range



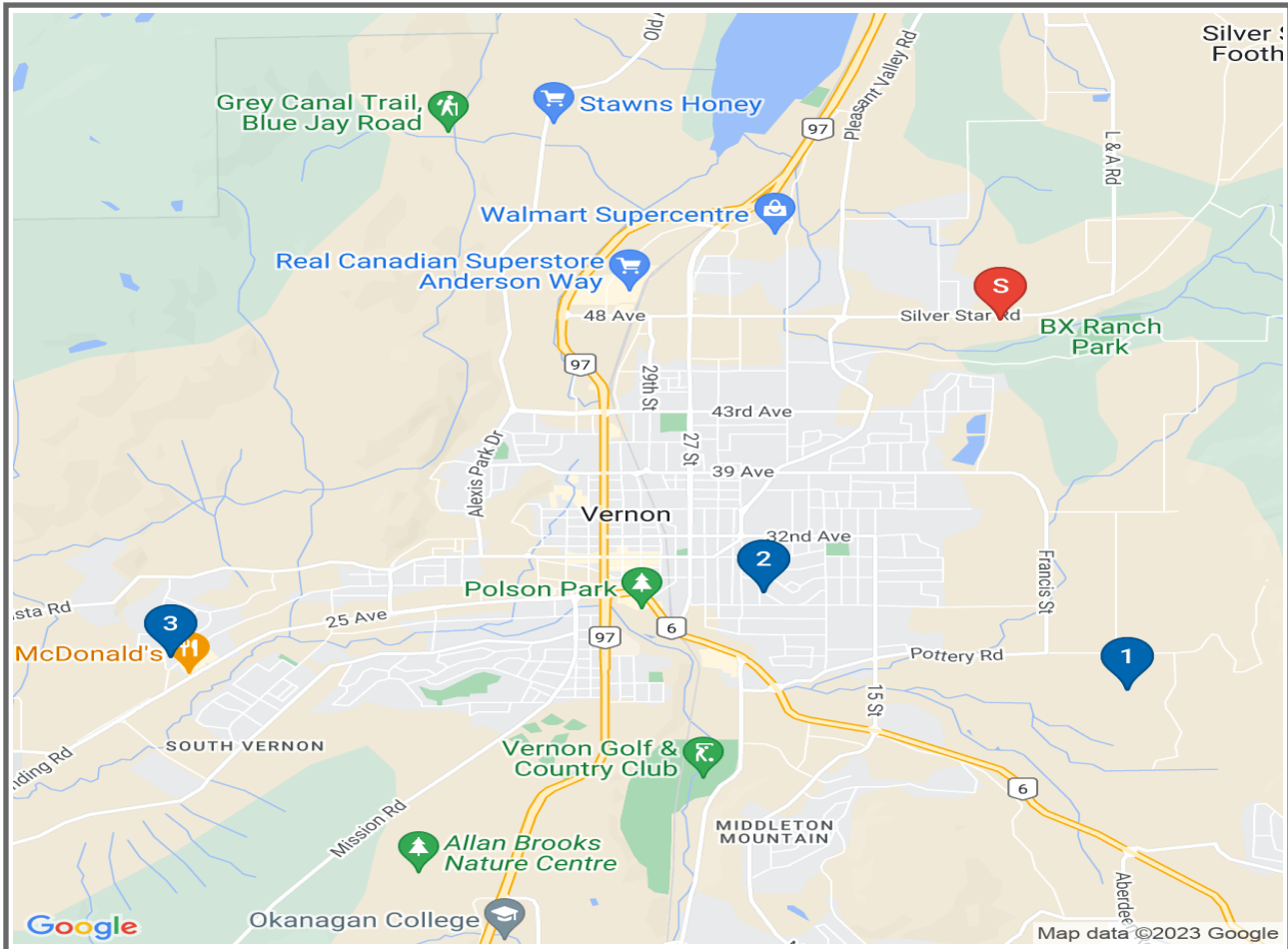
Comparison Approach - Single Family Dwelling

<i>Estimate of Value:</i> \$811,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
<i>Confidence Score:</i> Low-Medium				
Address	5278 Silver Star Rd	1671 East Vernon Rd	2507 22 St	2708 Howser Pl
Sale Price	-	\$715,000	\$825,000	\$700,000
Sale Date	-	February, 2023	May, 2023	May, 2023
BC Assessed Value				
Land	\$416,000	\$417,000	\$348,000	\$339,000
Improvements	\$471,000	\$436,000	\$504,000	\$467,000
Total	\$887,000	\$853,000	\$852,000	\$806,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Single Family Dwelling	Single Family Dwelling	Sfd With Basement Suite	Single Family Dwelling
Lot Size (sq ft)	19,166	24,829	8,778	9,132
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Traffic Heavy	View - Poor	N/A	N/A
Exterior Data				
Uncovered Deck Area (sq ft)	230	96	482	339
Covered Deck Area (sq ft)	230	0	0	10
Pool	No	No	No	No
Parking	N/A	N/A	N/A	N/A
Other Buildings	No	No	No	No
Interior Data				
Year Built	1956	1972	1958	1989
Effective Year	1980	1972	1979	1989
Fireplace	0	1	1	0
Foundation Type	Partial Basement	Basement	Partial Basement	Basement
Bedroom(s)	6	4	5	6
Bathroom(s)	3	3	3	3
Stories	1	1	1	1
Floor Area (sq ft)	3,780	2,195	3,158	2,816
Other				
Zoning Code⁽³⁾	R1	R1	R1	R1
Distance to Subject Property	-	3.20 km	2.70 km	5.71 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	5278 Silver Star Rd	1671 East Vernon Rd	2507 22 St	2708 Howser Pl
Sale Price	-	\$715,000	\$825,000	\$700,000
Sale Date	-	February, 2023	May, 2023	May, 2023

BC Assessment Value

Year:	2023	2022	2021	2020
Land:	\$416,000	\$331,000	\$223,000	\$233,000
Improvements:	\$471,000	\$458,000	\$262,000	\$262,000
Total:	\$887,000	\$789,000	\$485,000	\$495,000

Report Date: June 6, 2023

Property Identification

Parcel ID (PID): 001-757-521	Assessment Area: North Okanagan
<small>Additional PIDs can be found listed on the last page, if applicable.</small>	Jurisdiction: Vernon, City of
Roll Number: 000000000002701050	Neighbourhood: HARWOOD
Legal Description: Narrative: LOT A, PLAN KAP30068, SECTION 2, TOWNSHIP 8, OSOYOOS DIV OF YALE LAND DISTRICT	

Permit History (Since 1993)

No Permits Listed for this Property

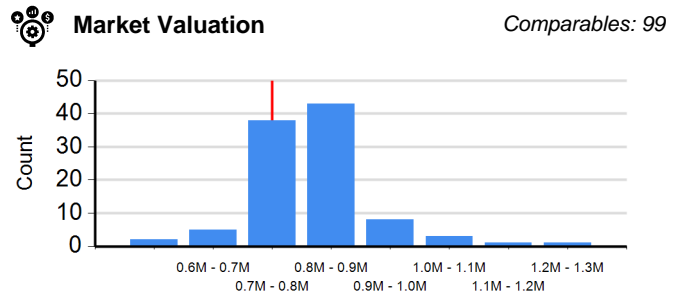
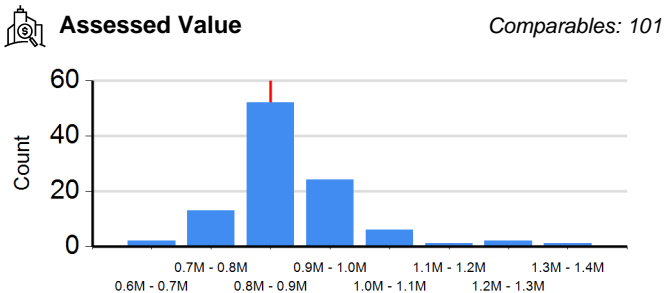
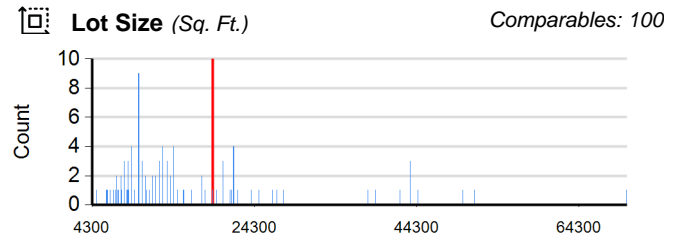
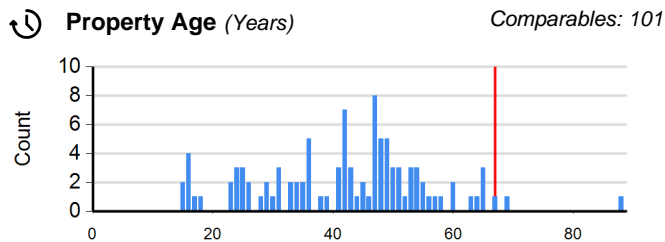
Climate Events (Fire / Flood)

Event Type	Date	Event Name	Alert Notice
Fire	2021-07-13	White Rock Lake Wildfire	Alert

Comparable Property Analysis - Single Family Dwelling

Total Number of Comparables: 101

Red bar indicates subject property.





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

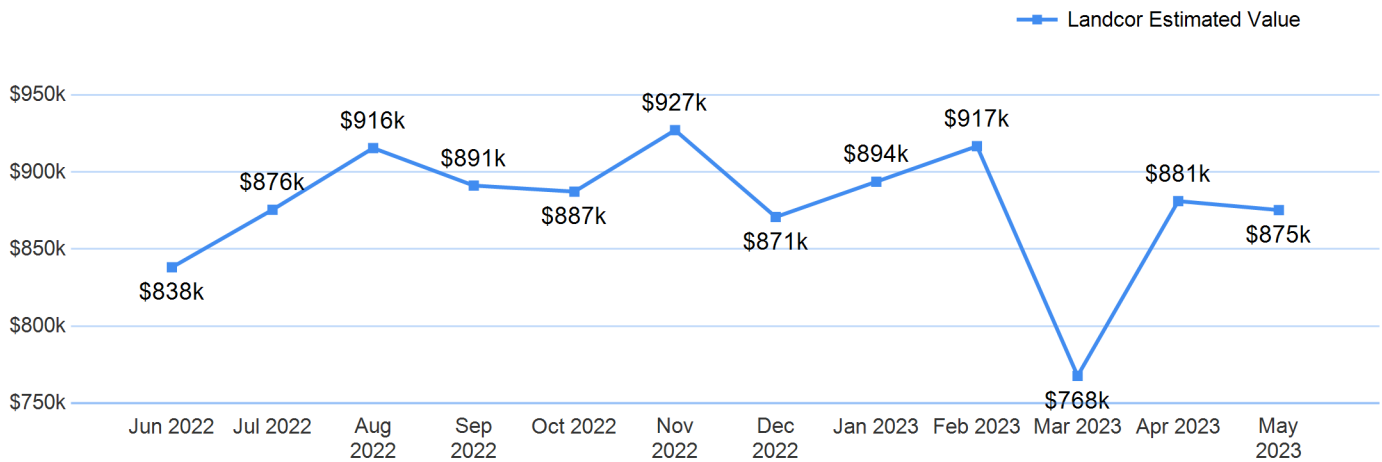
Sale Date	Amount	Sale Type	Title Certificate Number
Sep 28, 2017	\$450,000	Improved Single Property Cash Transaction	CA6334272
Oct 12, 2016	\$0	Reject - Not Suitable For Sales Analysis	CA5568552
Sep 30, 2004	\$215,000	Improved Single Property Cash Transaction	KW136559
Oct 31, 2000	\$138,000	Improved Single Property Cash Transaction	KP98726
Apr 30, 1992	\$133,000	Improved Single Property Cash Transaction	KF38388

Property Valuation Changes

Current Estimate Change Since Last Valid Sale Date Sep 2017 :	80.2% ↑	Per Year Annualized Since 1st Valid Sale Date Apr 1992 (Amount \$133,000):	6.0% ↑
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12 Month ESTIMATE OF VALUE⁽¹⁾

Jurisdiction:	Vernon, City of	Neighbourhood:	HARWOOD
Average Assessed Value:	\$600,072	Average Price (Last 6 months):	\$515,355



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

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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