



Landcor's Historic Estimate of Value

July 2018: \$840,023

BC Assessment Value (4 years of historic assessment values)

Year:	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Land:	\$464,000	\$323,000	\$278,000	\$262,000
Improvements:	\$379,000	\$440,000	\$283,000	\$271,000
Total:	\$843,000	\$763,000	\$561,000	\$533,000

Property Identification

Property ID (PID):	018-763-758	Legal Description:	LOT 21, PLAN LMP15966, DISTRICT LOT 95, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Additional PID's (if applicable):			
Roll Number:	00000009190392411		
Assessment Area:	Fraser Valley		
Jurisdiction:	Abbotsford, City of		

Property Details

<u>Lot Data</u>		<u>Interior Data</u>	
Property Use:	Residential	⁽¹⁾ Year Built:	1996
Use Type:	Sfd With Basement Suite	⁽²⁾ Effective Year:	1996
Lot Size:	10034.00 sq ft / 0.23 acres	Fireplace:	1
ALR:	No	Foundation Type:	Basement
Co-Op:	No	Bedrooms:	3
Characteristics:	N/A	Bathroom(s):	4 Pc: 2; 3Pc: 0; 2 Pc: 1
		Stories:	2
		Unfinished Basement (sq. ft.):	0
		Finished Area (sq. ft.):	
		Main Floor:	2,666
		Basement:	1,541
		Total:	4,207
Exterior Data			
Uncovered Deck Area (sq. ft.):	491		
Covered Deck Area (sq. ft.):	0		
Pool:	No		
Garage(s):	1		
Carport(s):	N/A		
Other Buildings:	No		

⁽¹⁾ Year Built: Is the original date when the property was completed and entered the assessment roll

⁽²⁾ Effective Year: A subjective adjustment to the economic remaining life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example, a home with a year built of 1954 and an effective year built of 1977 means that the home was significantly updated to a condition similar to a home built 1977.

All property information & details (excluding the valuation) contained in this report are from the current BC Assessment roll.

Permit History

<u>Date</u>	<u>Number</u>	<u>Demolition Permit</u>
	No Permits Listed for this Property	

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

<u>Date</u>	<u>Amount</u>	<u>Sale Type</u>	<u>Title Certificate Number</u>
2014-10-27	\$522,000	REJECT - NOT SUITABLE FOR SALES ANALYSIS	CA4041593
2014-10-27	\$522,000	REJECT - NOT SUITABLE FOR SALES ANALYSIS	CA4041592
2006-03-29	\$472,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	CA191915
2004-06-24	\$415,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	CA8123
2002-06-26	\$289,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	BT222836
1995-05-18	\$98,000	VACANT SINGLE PROPERTY CASH TRANSACTION	BJ147753
1994-04-05	\$0	REJECT - NOT SUITABLE FOR SALES ANALYSIS	BH114477

The estimate of value 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.