

ADJUSTED VALUE PROFILER™

Report Date:
22-Dec-2017

Property Address:
7128 11Th Ave
Burnaby, BC

Monthly Adjusted Value

December: \$1,171,000

Market Shift: -1.4% ↓

Change from current year assessed value

This value is intended to update the Annual Assessed Value (determined as of July last year) with the current market trend of the jurisdiction for properties with the same property type.

BC Assessment Value

Year:	2017	2016	2015	2014
Land:	\$881,000	\$609,000	\$496,000	\$503,000
Improvements:	\$307,000	\$311,000	\$283,000	\$289,000
Total:	\$1,188,000	\$920,000	\$779,000	\$792,000



Property image authentication by Google

Property Identification

Property ID (PID): 018-572-987

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

Roll Number: 000000456071280000

Assessment Area: North Fraser

Jurisdiction: Burnaby, City of

Legal Description

Lot: F; PI: Lmp13636; DI: 53; Ld: New Westminster (36);
Narrative: Group 1.

Property Details

<u>Lot Data</u>		<u>Exterior Data</u>		<u>Interior Data</u>	
Property Use:	Residential	Uncovered Deck Area (sq ft):	163	(1) Year Built:	1996
Use Type:	Single Family Dwelling	Covered Deck Area (sq ft):	120	(2) Effective Year:	1996
Lot Size:	4026.00sq.ft / 0.09 acres	Pool:	No	Fire Place:	3
ALR:	No	Single Garage:	0	Foundation Type:	Partial Basement
Co-op:	No	Multiple Garage:	1	Bedrooms:	4
Char:	Location Inferior To Rate Code	Carport:	0	Bathroom(s):	4 Pc: 3; 3 Pc: 2; 2 Pc: 0
		Other Buildings:	No	Stories:	2
				Unfinished Basement:	17
				Finished Area (sq ft):	
				Main Floor:	1,852
				Basement:	546
				Total:	2,398

(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.

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Permit History (Since 1993)

<u>Date</u>	<u>Number</u>	<u>Demolition Permit</u>
21-Mar-1996	B82384	N

Subject 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 Certification Number</u>
25-Oct-2005	\$428,000	Reject - Not Suitable For Sales Analysis	BX61376
30-Mar-1999	\$336,500	Improved Single Property Cash Transaction	BN77263
05-Mar-1996	\$175,000	Vacant Single Property Cash Transaction	BK64235
23-Nov-1993	\$0	Reject - Not Suitable For Sales Analysis	BG421011

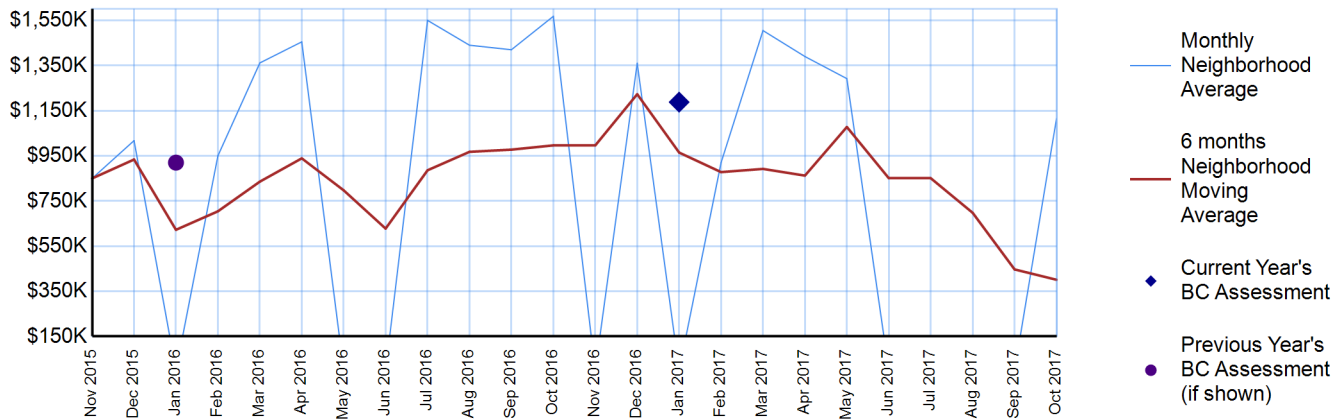
Neighbourhood Average Sale Price Graph for SINGLE FAMILY DWELLING In STRIDE AVE AREA W OF KINGSWAY

Properties in Neighbourhood :

275

Neighbourhood Sales (Last 6 months) :

7



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 report.

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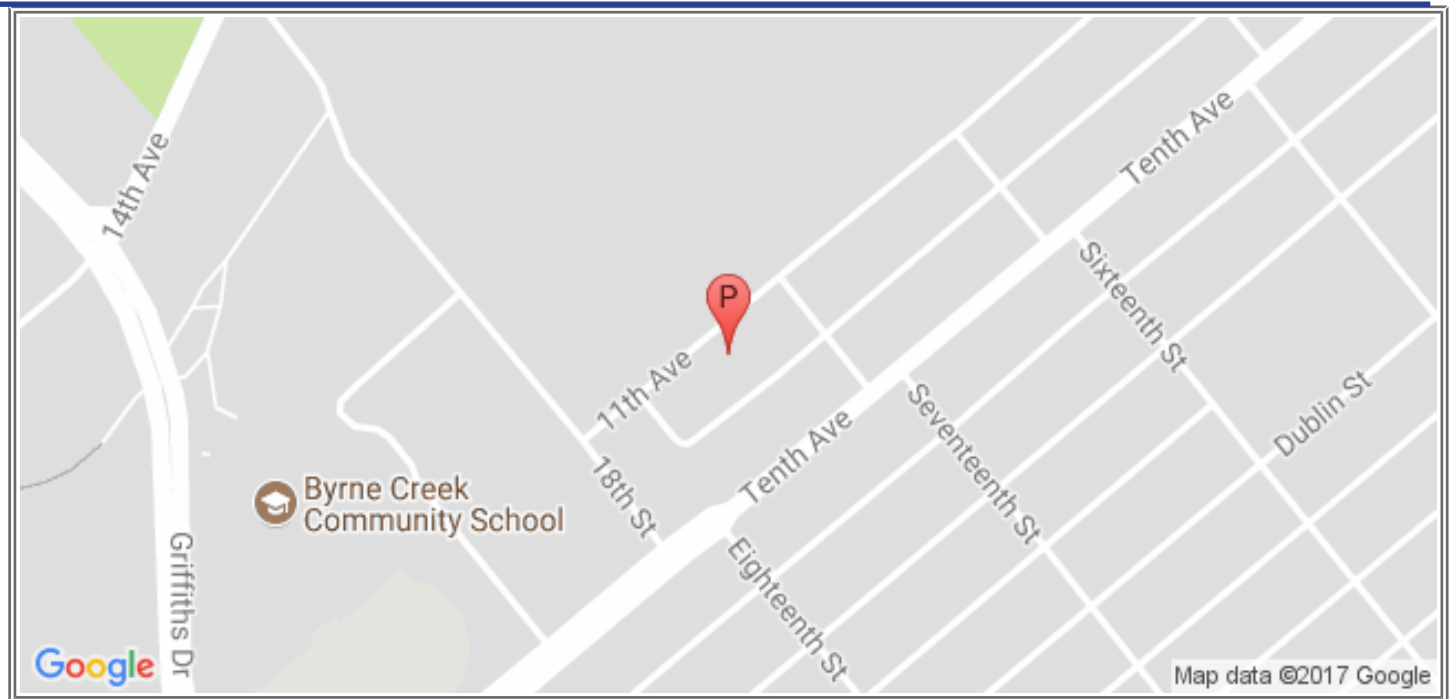
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Property Address:7128 11Th Ave
Burnaby, BC**Last 5 Sales of SINGLE FAMILY DWELLING in neighbourhood STRIDE AVE AREA W OF KINGSWAY**

<u>Address</u>	<u>Sale Date</u>	<u>Price</u>	<u>Type</u>
7261 STRIDE AVE	Oct-2017	\$1,115,000	Improved Single Property Cash Transaction
7280 STRIDE AVE	May-2017	\$1,292,000	Improved Single Property Cash Transaction
7137 16TH AVE	Apr-2017	\$1,390,000	Improved Single Property Cash Transaction
7177 STRIDE AVE	Mar-2017	\$1,635,000	Improved Single Property Cash Transaction
7189 STRIDE AVE	Mar-2017	\$1,375,000	Improved Single Property Cash Transaction

Note: Recent sales may or may not be a direct comparable to subject property.

Subject Property Location & Surrounding Area**Additional Property IDs (PIDs) if applicable:**

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