

Property Identification		Market Adjustment Summary	
Property ID(PID):	000-465-721	Jurisdiction Analysis based on:	
Roll Number:	000000000742538060		
Assessment Area:	Capital	18,298 properties in Jurisdiction	
Jurisdiction:	Saanich, District of(SD 61)	568 sales in Jurisdiction since July 2009	
Neighbourhood:	TEN MILE POINT - ASH RD - W/F		
Property Address:	3959 GRANDIS PL	▲ 4.6% market shift	
Owner Address:	N/A	Landcor Monthly Adjusted Value January: \$816,000	
Legal Desc:	Lot: 3; PI: VIS997; LD: Victoria (57); Section: 44; Narrative: TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.		

Landcor's Monthly Adjusted Value is a jurisdiction indexed property 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.

This value is updated monthly.

For our most accurate market value on this specific property please purchase a Landcor Property Valuator™.

Subject Property Details

ALR: No	Co-op: No	Equity Type:	REGISTERED OWNER	
Lot Data		Interior Description Data		
Property Class:	Residential	Year Built:	1982	Living Area
Property Type:	SINGLE FAMILY DWELLING	Effective Year:	1982	Main Floor: 2,626
		Bedrooms:	3	Basement: 0
Lot Size:	10008.00/0.23 acres	Bathroom(s)		Unfinished Basement: 0
Lot Width/Depth:	72.00 X 139.00 feet	4 Pc:	1	
Characteristics:	Sewer Available	3 Pc:	0	
		2 Pc:	1	Total Area: 2,626 (Sq.ft)

Exterior Description Data

Uncovered Deck Area:	659(sq.ft)	Fire Place:	1
Covered Deck Area:	180(sq.ft)	Foundation Type:	Crawl
Pool: No	Single Garage:	0 Stories:	2.00
	Multiple Garage:		1
Other Buildings: No	Carport:		0

BC Assessment Data - applicable to taxation

Year:	2010	%chg	2009	%chg	2008	%chg	2007
Land:	\$482,000	1.47 %	\$475,000	0.00 %	\$475,000	9.95 %	\$432,000
Improvements:	\$298,000	12.03 %	\$266,000	0.00 %	\$266,000	2.31 %	\$260,000
Total:	\$780,000	5.26 %	\$741,000	0.00 %	\$741,000	7.08 %	\$692,000
Land /Value Ratio:	0.62		0.64		0.64		0.62

Permit History (Since 1993)

<u>Date</u>	<u>Number</u>	<u>Demolition Permit</u>
None Available		

Subject Property Sales History

<u>Date</u>	<u>Amount</u>	<u>Sale Type</u>	<u>Title Certificate Number</u>
5/15/1984	\$0	REJECT - NOT SUITABLE FOR SALES ANALYSIS	N39154
2/15/1982	\$69,500	VACANT SINGLE PROPERTY CASH TRANSACTION	L1477
8/15/1981	\$1	REJECT - NOT SUITABLE FOR SALES ANALYSIS	K77998

Neighbourhood Details for SINGLE FAMILY DWELLING in TEN MILE POINT - ASH RD - W/F

1,157 properties in Neighbourhood

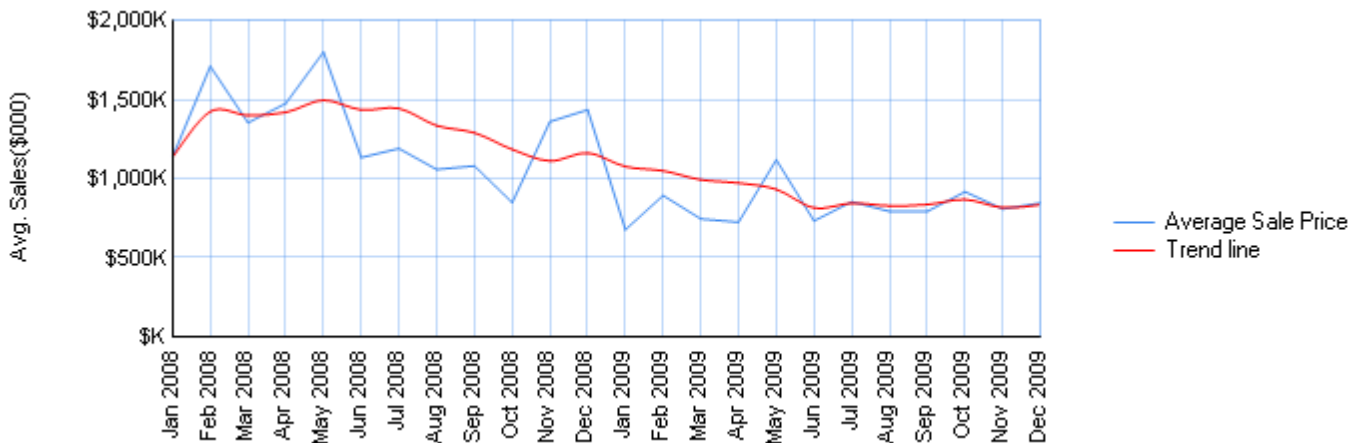
30 sales in Neighbourhood since July 2008

Last 5 Sales of SINGLE FAMILY DWELLING in neighbourhood

<u>Address</u>	<u>Sale Date</u>	<u>Price</u>	<u>Type</u>
2826 TUDOR AVE	Dec-2009	\$1,050,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
4569 SEAWOOD TERR	Dec-2009	\$641,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1578 ASH RD	Nov-2009	\$770,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
4042 PALMETTO PL	Nov-2009	\$860,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2560 BERMUDA PL	Nov-2009	\$663,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Neighbourhood Average Sale Price Graph

The graph below shows the average monthly sales price over the last 2 years 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 show.



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