

# PROPERTY PROFILER™

**Report Date:**

22-Dec-2017

**Property Address:**

7128 11Th Ave  
Burnaby, BC

**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
<b>Total:</b>	<b>\$1,188,000</b>	<b>\$920,000</b>	<b>\$779,000</b>	<b>\$792,000</b>



Property image authentication by Google

**Property Identification**

**Property ID (PID):** 018-572-987  
Additional Property IDs (PIDs) can be found listed on page 2, if applicable

**Roll Number:** 000000456071280000

**Assessment Area:** North Fraser

**Jurisdiction:** Burnaby, City of

**Neighbourhood:** STRIDE AVE AREA W OF KINGSWAY

**Legal description:**

Lot: F; PI: LMP13636; DL: 53; LD: New Westminster (36); Narrative: Group 1.

**Property Details**

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

(1) **Year Built:** Is the original date when the property was completed and entered the assessment tax 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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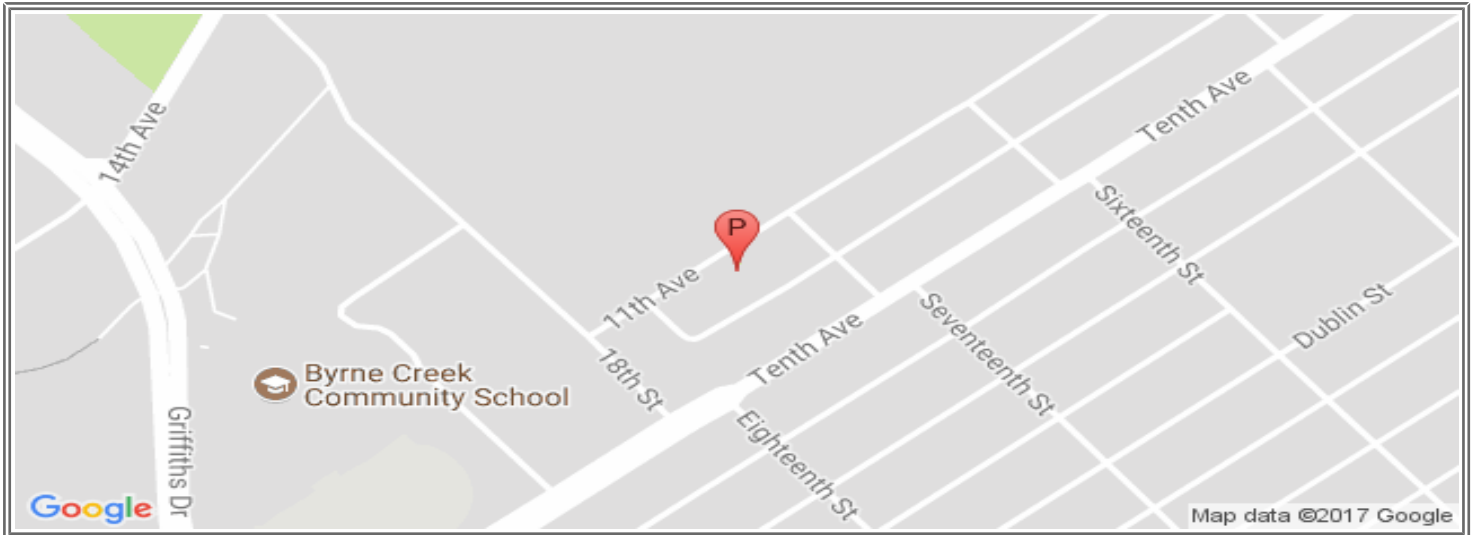
22-Dec-2017

**Property Address:**7128 11Th Ave  
Burnaby, BC**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 Certificate 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

**Subject Property Location & Surrounding Area**

**Additional Property IDs (PIDs) if applicable:**

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