

ADJUSTED VALUE PROFILER™

Report Date:
28-Nov-2017

Property Address:
1890 Bow Dr
Coquitlam, BC

Monthly Adjusted Value

November: \$760,000

Market Shift: 7.3% ↑

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:	\$610,000	\$452,000	\$368,000	\$328,000
Improvements:	\$98,500	\$101,000	\$91,500	\$93,900
Total:	\$708,500	\$553,000	\$459,500	\$421,900



Property image authentication by Google

Property Identification

Property ID (PID): 001-632-418

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

Roll Number: 000000000035297240

Assessment Area: North Fraser

Jurisdiction: Coquitlam, City of

Legal Description

Lot: 240; PI: Nws939; Ld: New Westminster (36); Section: 12&13; Town: 39; Narrative: Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1.

Property Details

Lot Data		Exterior Data		Interior Data	
Property Use:	Residential	Uncovered Deck Area (sq ft):	80	(1) Year Built:	1980
Use Type:	Single Family Dwelling	Covered Deck Area (sq ft):	0	(2) Effective Year:	1980
Lot Size:	4114.00sq.ft / 0.09 acres	Pool:	No	Fire Place:	2
ALR:	No	Single Garage:	1	Foundation Type:	Basement
Co-op:	No	Multiple Garage:	0	Bedrooms:	3
Char:	N/A	Carpport:	0	Bathroom(s):	4 Pc: 1; 3 Pc: 1; 2 Pc: 0
		Other Buildings:	No	Stories:	1
				Unfinished Basement:	30
				Finished Area (sq ft):	
				Main Floor:	1,018
				Basement:	958
				Total:	1,976

(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>
	None Available	

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>
21-Sep-2017	\$812,500	Improved Single Property Cash Transaction	CA6314747
02-Jul-2008	\$455,000	Improved Single Property Cash Transaction	BB875292
26-Sep-2007	\$427,500	Improved Single Property Cash Transaction	BB580751
10-May-1993	\$190,000	Improved Single Property Cash Transaction	BG156963

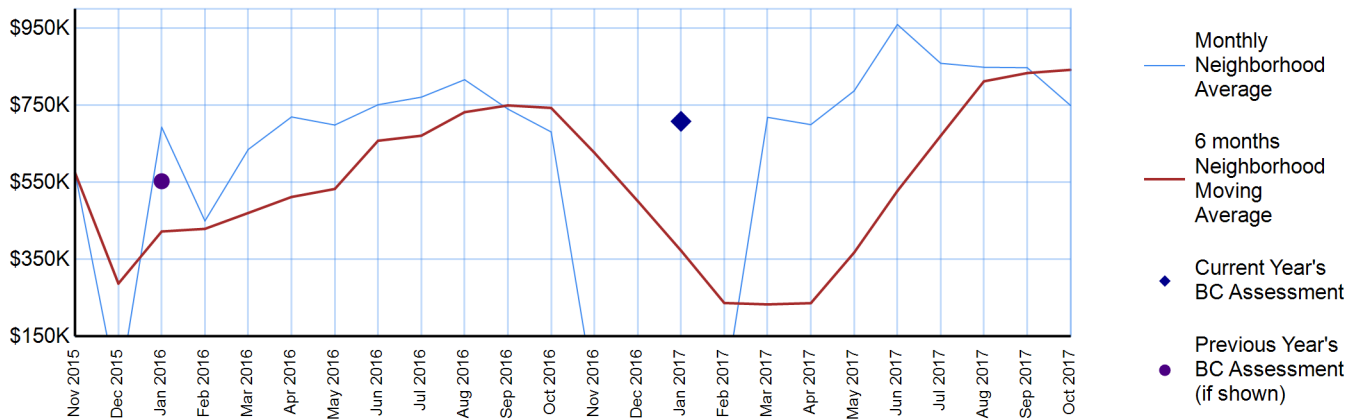
Neighbourhood Average Sale Price Graph for SINGLE FAMILY DWELLING In OXBOW/RIVER SPRINGS

Properties in Neighbourhood :

485

Neighbourhood Sales (Last 6 months) :

14



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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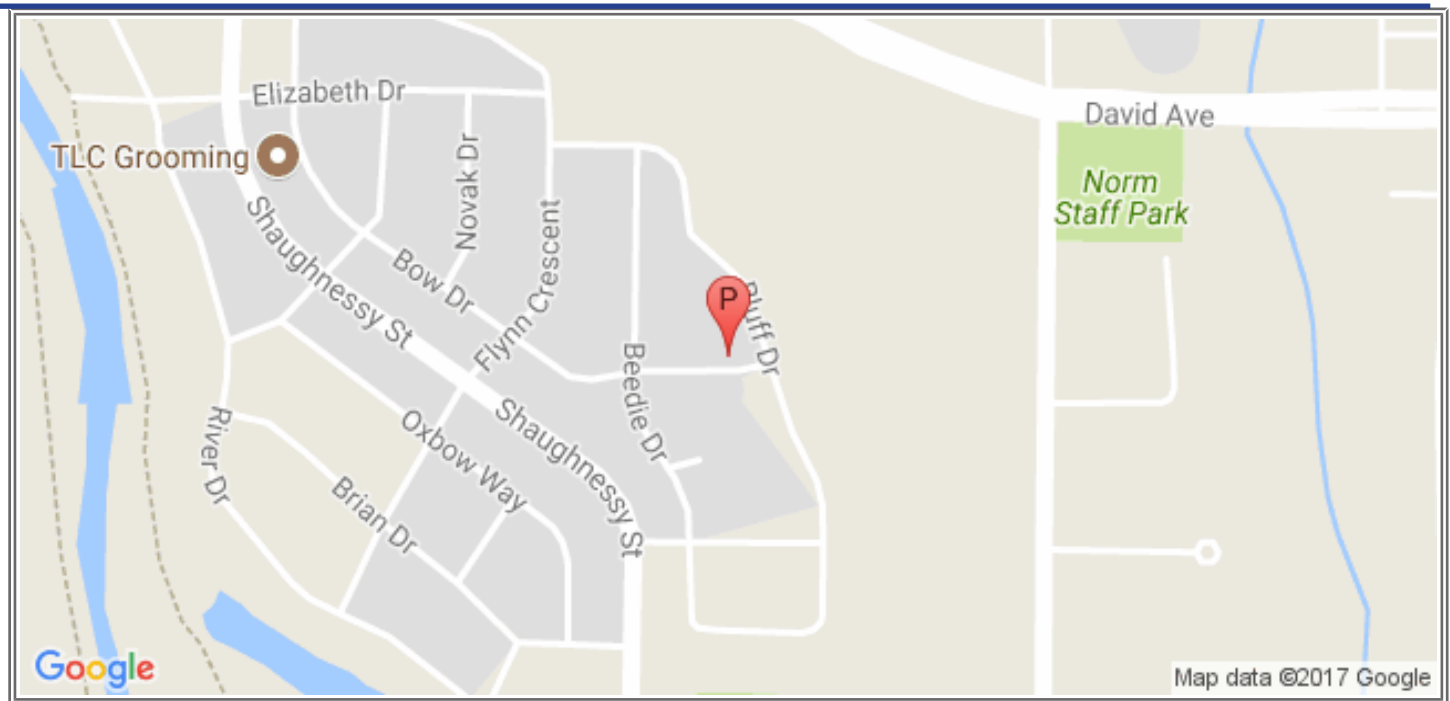
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Last 5 Sales of SINGLE FAMILY DWELLING in neighbourhood OXBOW/RIVER SPRINGS

<u>Address</u>	<u>Sale Date</u>	<u>Price</u>	<u>Type</u>
1245 BEEDIE DR V3E1P9	Oct-2017	\$810,000	Improved Single Property Cash Transaction
1904 LODGE PL V3E1A9	Oct-2017	\$689,800	Improved Single Property Cash Transaction
1241 OXBOW WAY V3E1N1	Sep-2017	\$799,000	Improved Single Property Cash Transaction
1890 BOW DR V3E1P6	Sep-2017	\$812,500	Improved Single Property Cash Transaction
1287 RIVER DR V3E1N7	Sep-2017	\$932,000	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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