

# ECONOMIC RENT

Single Family Dwelling Basement Suite Only

**Report Date:**

March 4, 2024

**Property Address:**

**36372 Country Pl, Abbotsford, BC**



## Monthly Rental Values

<b>Studio suite:</b>	N/A
<b>1 Bedroom suite:</b>	\$1,300
<b>2 Bedroom suite:</b>	\$1,550
<b>3 Bedroom suite:</b>	\$2,050

Note: All rent values do not include utilities.

## Property Identification

**Parcel ID (PID):** 018-763-758

Additional PIDs can be found listed on the last page, if applicable.

**Roll Number:** 000000009190392411

**Assessment Area:** Fraser Valley

**Jurisdiction:** Abbotsford, City of

**Neighbourhood:** W OF TRWY TO MCLR N OF SFW

**Legal Description:** Narrative: LOT 21, PLAN LMP15966, DISTRICT LOT 95, GROUP 2, NEW WESTMINSTER LAND DISTRICT



Property Image Date: Jun 2023

## Property Details

### Lot Data

**Property Use:** Residential

**Use Type:** Sfd With Basement Suite

### 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

### Interior Data

**Year Built<sup>(1)</sup>:** 1996

**Effective Year<sup>(2)</sup>:** 1996

**Fire Place:** 1

**Foundation Type:** Basement

**Bedroom(s):** 3

**Bathroom(s):** 4 Pc: 2; 3 Pc: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

(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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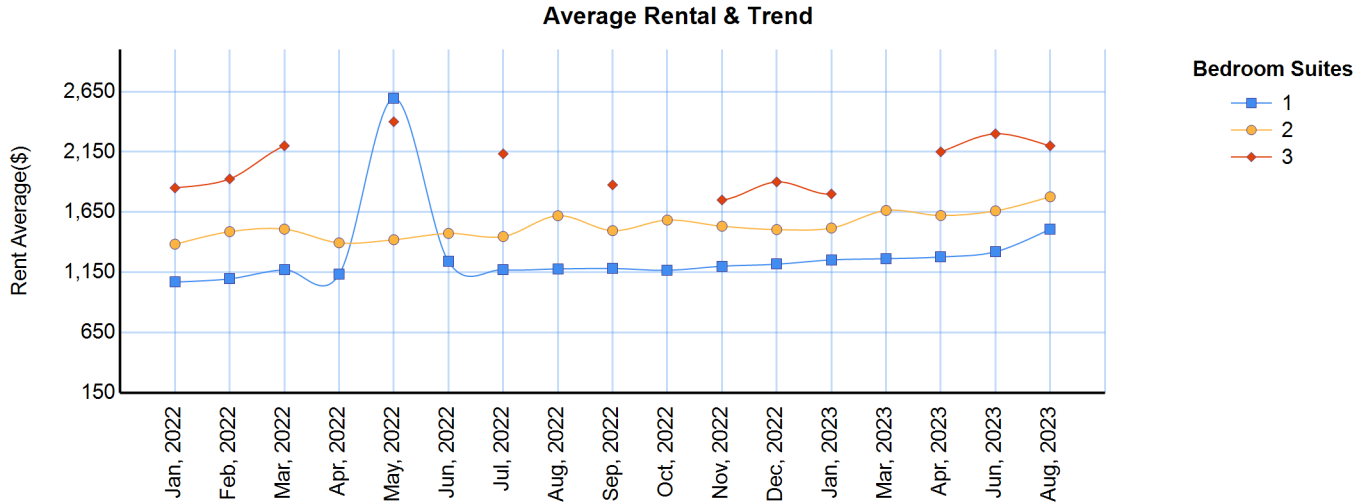
March 4, 2024

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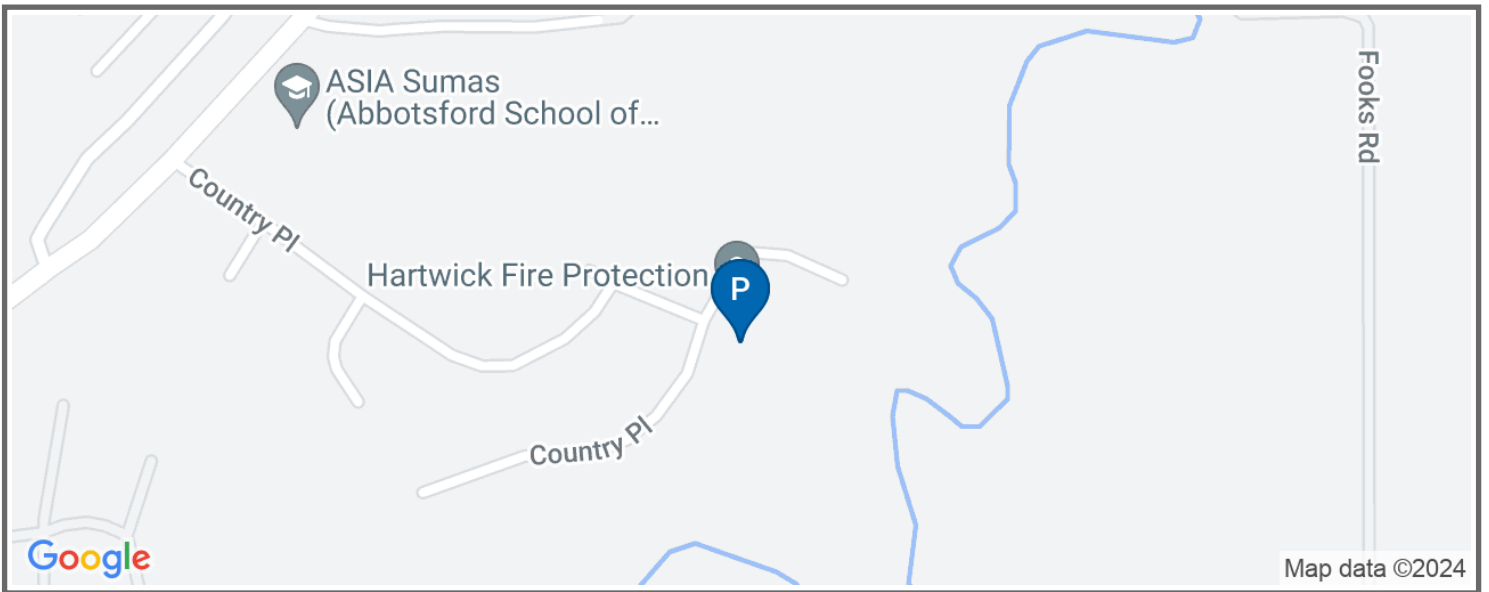
36372 Country Pl, Abbotsford, BC



## Neighbourhood Average Rental & Trend



## Property Location & Surrounding Area



### Additional PIDs, if applicable:

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