

PROPERTY PROFILER™

Report Date:

28-Nov-2017

Property Address:

1890 Bow Dr
Coquitlam, BC

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 2, if applicable

Roll Number: 000000000035297240

Assessment Area: North Fraser

Jurisdiction: Coquitlam, City of

Neighbourhood: OXBOW/RIVER SPRINGS

Legal description:

Lot: 240; Pl: 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
Class Type: 2 Sty Sfd - After 1960 - Modern Std	Pool: No	Fire Place: 2
Lot Size: 4114.00sq.ft / 0.09 acres	Single Garage: 1	Foundation Type: Basement
ALR: No	Multiple Garage: 0	Bedroom(s): 3
Co-op: No	Carport: 0	Bathroom(s): 4 Pc: 1; 3 Pc: 1; 2 Pc: 0
Char: N/A	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 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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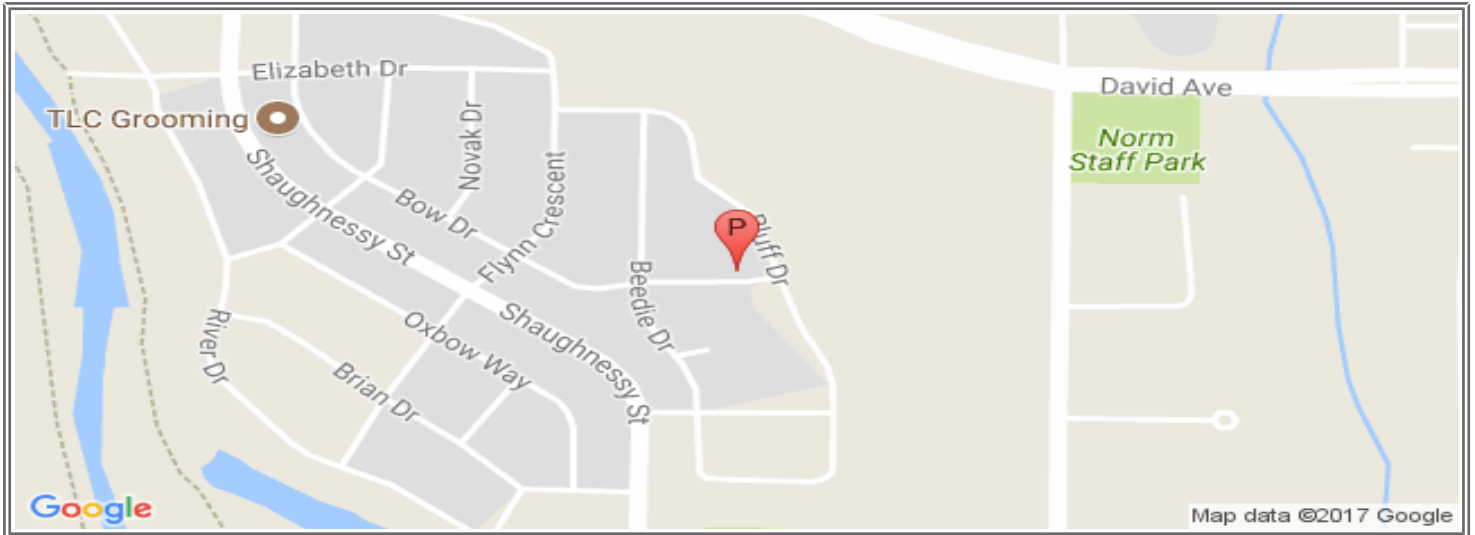
Permit History (Since 1993)

<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 Certificate 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

Subject Property Location & Surrounding Area



Additional Property IDs (PIDs) if applicable:

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