

Report Overview



Property Image Date: May 2021 (as shown in Google Streetview)

Estimate of Value⁽¹⁾

\$855,000

Confidence Score⁽²⁾

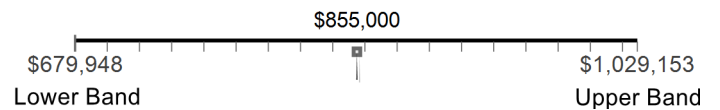
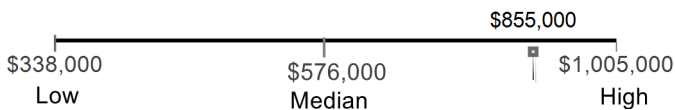
Low-Medium







Neighbourhood Value Range⁽³⁾



Current Property Value Range



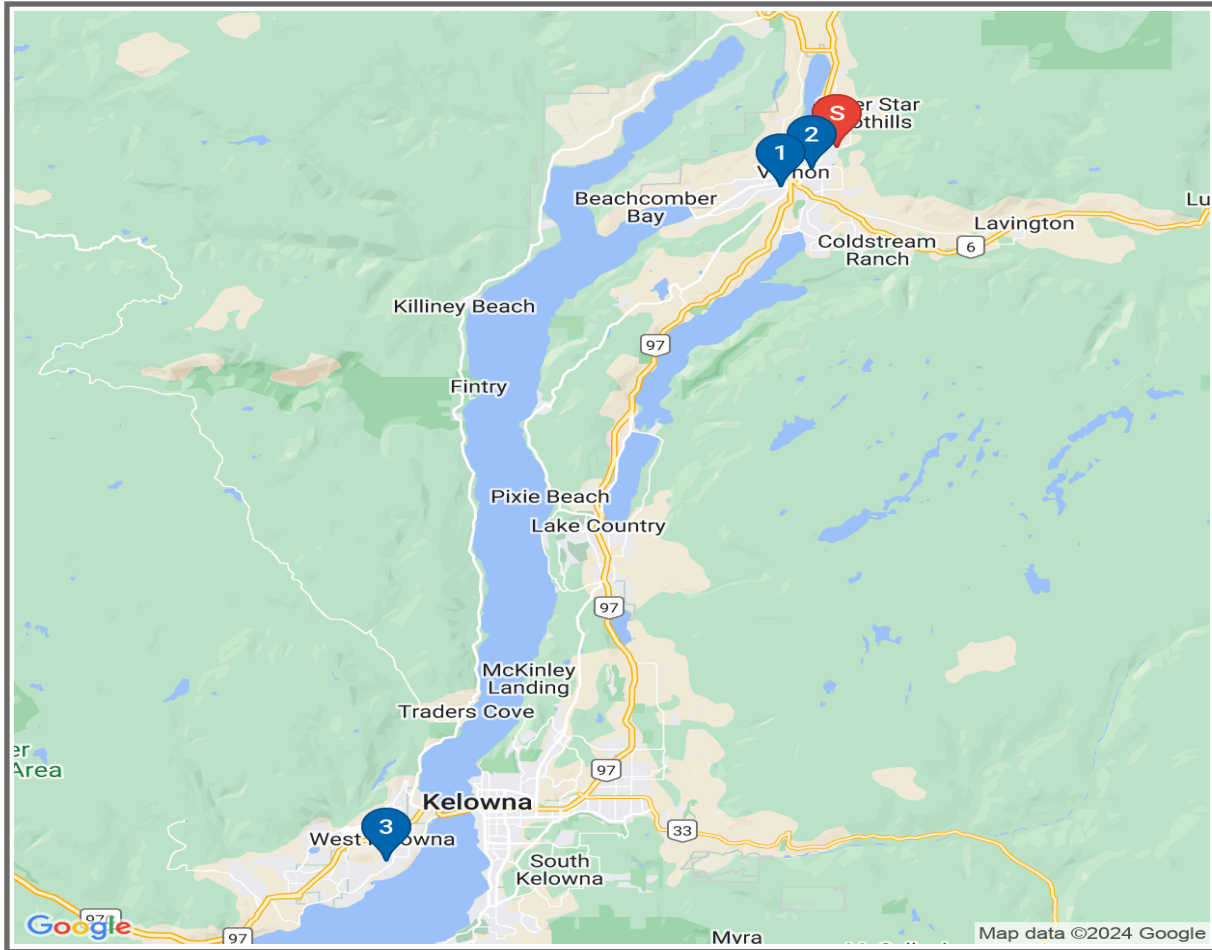
Comparison Approach - Single Family Dwelling

<i>Estimate of Value:</i> \$855,000	Subject Property	Comparable 1	Comparable 2	Comparable 3
<i>Confidence Score:</i> Low-Medium				
Address	5278 Silver Star Rd	3511 Okanagan Ave	2000 37 Ave	3074 Ourtoland Rd
Sale Price	-	\$723,000	\$847,000	\$801,000
Sale Date	-	January, 2024	December, 2023	January, 2024
BC Assessed Value				
Land	\$407,000	\$334,000	\$461,000	\$489,000
Improvements	\$447,000	\$359,000	\$431,000	\$391,000
Total	\$854,000	\$693,000	\$892,000	\$880,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Lot Size (sq ft)	19,166	23,087	14,810	12,197
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Traffic Heavy	Difficult Access, Site Borders Busy Street	N/A	Below Road
Exterior Data				
Uncovered Deck Area (sq ft)	230	424	350	516
Covered Deck Area (sq ft)	230	324	350	303
Pool	No	No	No	No
Parking	N/A	1 Garage(s)	1 Garage(s)	1 Carport(s)
Other Buildings	No	No	Yes	No
Interior Data				
Year Built	1956	1940	1909	1976
Effective Year	1980	1970	1960	1976
Fireplace	0	0	1	2
Foundation Type	Partial Basement	Partial Basement	Partial Basement	Basement
Bedroom(s)	6	4	5	3
Bathroom(s)	3	3	2	3
Stories	1	1	2	1
Floor Area (sq ft)	3,780	3,010	4,280	2,935
Other				
Zoning Code⁽⁴⁾	R1	RM2	R2	R1
Distance to Subject Property	-	3.88 km	1.93 km	53.24 km

Total number of properties reviewed to determine *Estimate of Value*:



Subject Property - Proximity to Comparables



Note: Some property markers may be placed behind other property markers.

Summary of Comparables:

				
	Subject Property	Comparable 1	Comparable 2	Comparable 3
Address	5278 Silver Star Rd	3511 Okanagan Ave	2000 37 Ave	3074 Ourtoland Rd
Sale Price	-	\$723,000	\$847,000	\$801,000
Sale Date	-	January, 2024	December, 2023	January, 2024

BC Assessment Value

Year:	2024	2023	2022	2021
Land:	\$407,000	\$416,000	\$331,000	\$223,000
Improvements:	\$447,000	\$471,000	\$458,000	\$262,000
Total:	\$854,000	\$887,000	\$789,000	\$485,000



Property Identification

Parcel ID (PID): 001-757-521	Assessment Area: North Okanagan
<small>Additional PIDs can be found listed on the last page, if applicable.</small>	Jurisdiction: Vernon, City of
Roll Number: 000000000002701050	Neighbourhood: HARWOOD
Legal Description: Narrative: LOT A, PLAN KAP30068, SECTION 2, TOWNSHIP 8, OSOYOOS DIV OF YALE LAND DISTRICT	

Permit History (Since 1993)

No Permits Listed for this Property

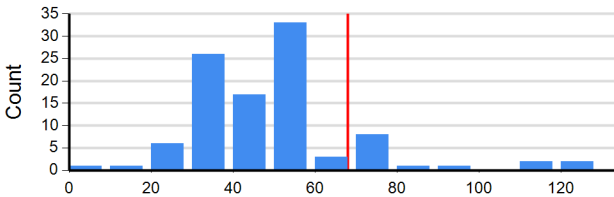
Climate Events (Fire / Flood)

Event Type	Date	Event Name	Alert Notice
Fire	2021-07-13	White Rock Lake Wildfire	Alert

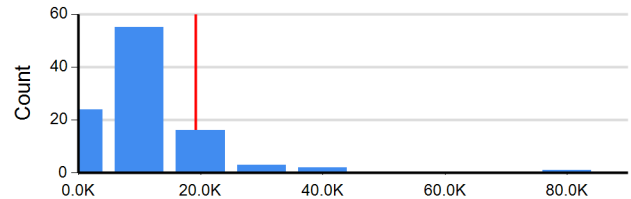
Comparable Property Analysis - Single Family Dwelling

Red bar indicates subject property.

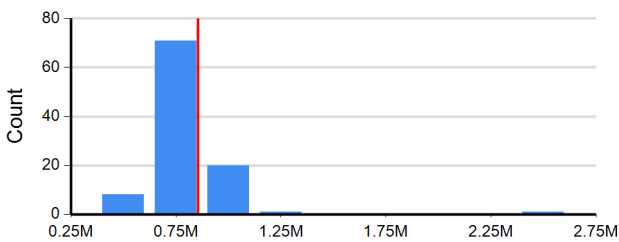
Property Age (Years)



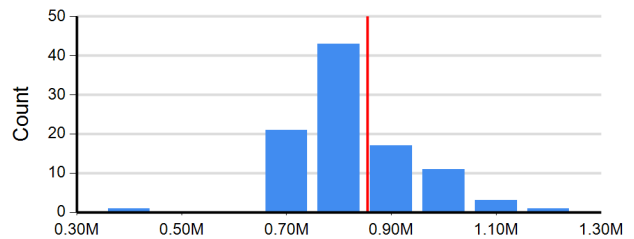
Lot Size (Sq. Ft.)



Assessed Value



Market Valuation





Property Sales History *Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)*

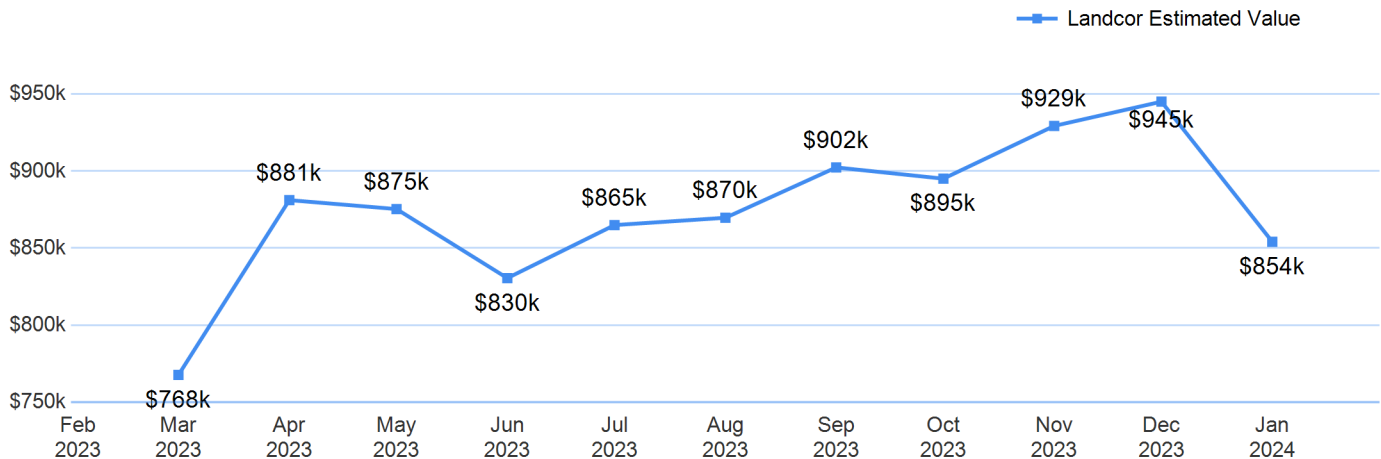
Sale Date	Amount	Sale Type	Title Certificate Number
Sep 28, 2017	\$450,000	Improved Single Property Cash Transaction	CA6334272
Oct 12, 2016	\$0	Reject - Not Suitable For Sales Analysis	CA5568552
Sep 30, 2004	\$215,000	Improved Single Property Cash Transaction	KW136559
Oct 31, 2000	\$138,000	Improved Single Property Cash Transaction	KP98726
Apr 30, 1992	\$133,000	Improved Single Property Cash Transaction	KF38388

Property Valuation Changes

Current Estimate Change Since Last Valid Sale Date Sep 2017 :	89.9% ↑	Per Year Annualized Since 1st Valid Sale Date Apr 1992 (Amount \$133,000):	6.0% ↑
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12 Month ESTIMATE OF VALUE⁽¹⁾

Jurisdiction:	Vernon, City of	Neighbourhood:	HARWOOD
Average Assessed Value:	\$594,138	Average Price (Last 6 months):	\$498,287



Additional PIDs:

(1) Estimate of Value

This is a computer-generated value based on statistical analysis. As with all statistical analysis, the estimate is subject to a margin of error. This estimate is based on information about the subject property contained in our database. We do not inspect properties and have not confirmed the condition of the subject property. If the data about the subject property is incorrect or incomplete, the accuracy of the estimate will be affected. Landcor is confident that in most cases the estimated value is close to the actual market value of the subject property. Users requiring a higher level of confidence based on a property inspection should consult a professional appraiser.

(2) Confidence Score

For a more in-depth explanation on confidence score click on this link [Confidence Score](#)

(3) Neighbourhood Value Range

Refers to the range of assessed values of properties in the same neighbourhood with the same property type. To account for outliers, the bottom and top 1% are removed from 'Low' and 'High' range.

(4) Zoning Code

Refer to jurisdiction bylaws for definition of code.

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