





PROPERTY VALUATOR™

Report Date:
28-Nov-2017

Property Address:
1890 Bow Dr
Coquitlam, BC

(1) COMPARABLE SALES DATA - SINGLE FAMILY DWELLING

	Subject Property	Comparable 1	Comparable 2	Comparable 3
(2) Estimate of Value \$809,000				
Address	1890 BOW DR V3E1P6	1241 OXBOW WAY	1287 RIVER DR	1909 KEITH DR
Sale Price	-	\$799,000	\$932,000	\$817,000
Sale Date	-	Sep-2017	Sep-2017	Aug-2017
Assessed Value:				
Land	\$610,000	\$609,000	\$705,000	\$624,000
Improvements	\$98,500	\$92,900	\$115,000	\$94,600
Total	\$708,500	\$701,900	\$820,000	\$718,600
(3) Year Built	1980	1980	1984	1980
(4) Effective Year	1980	1980	1984	1980
Parking	Single Garage	Carport	Single Garage	Single Garage
Foundation	Basement	Slab	Crawl	Partial Basement
No. Bedrooms	3	3	3	3
No. Bathrooms	2	3	3	3
Property Use	Residential	Residential	Residential	Residential
Use Type	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Lot Size (sq ft)	4,114	4,104	4,188	4,442
ALR	No	No	No	No
Co-Op	No	No	No	No
Characteristics			Waterfront - Fair	
Uncovered Deck Area(sq.ft)	80	0	0	0
Covered Deck Area(sq.ft)	0	0	25	69
Pool	No	No	No	No
Other Buildings	No	No	No	No
Floor Area (sq ft)	1,976	1,626	1,725	1,696
Fireplace	2	1	1	1
Stories	1	2	2	1

Estimate of Value

\$809,000

(5) Total number of properties considered in this report: 14

(1) These comparables are selected from the pool of properties used to generate the estimate based on proximity to the subject, physical similarity, and date of sale. All comparables are located in the same jurisdiction as the subject and, where possible, are in the same project (for a strata apartment or townhouse unit) or same subdivision plan (for a single family house or duplex unit). These are not necessarily the three most recent comparable sales, but are the best indicators of the value of the subject property taking all factors into consideration.

(2) The estimate of value 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.

(3) Year Built: Is the original date when the property was completed and entered the Assessment roll.

(4) Effective Year: A subjective adjustment to the economic remaining life of the improvement by BCA 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 in 1977

(5) Total number Properties considered over past 15 months.

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BC Assessment Value

Year :	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
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 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

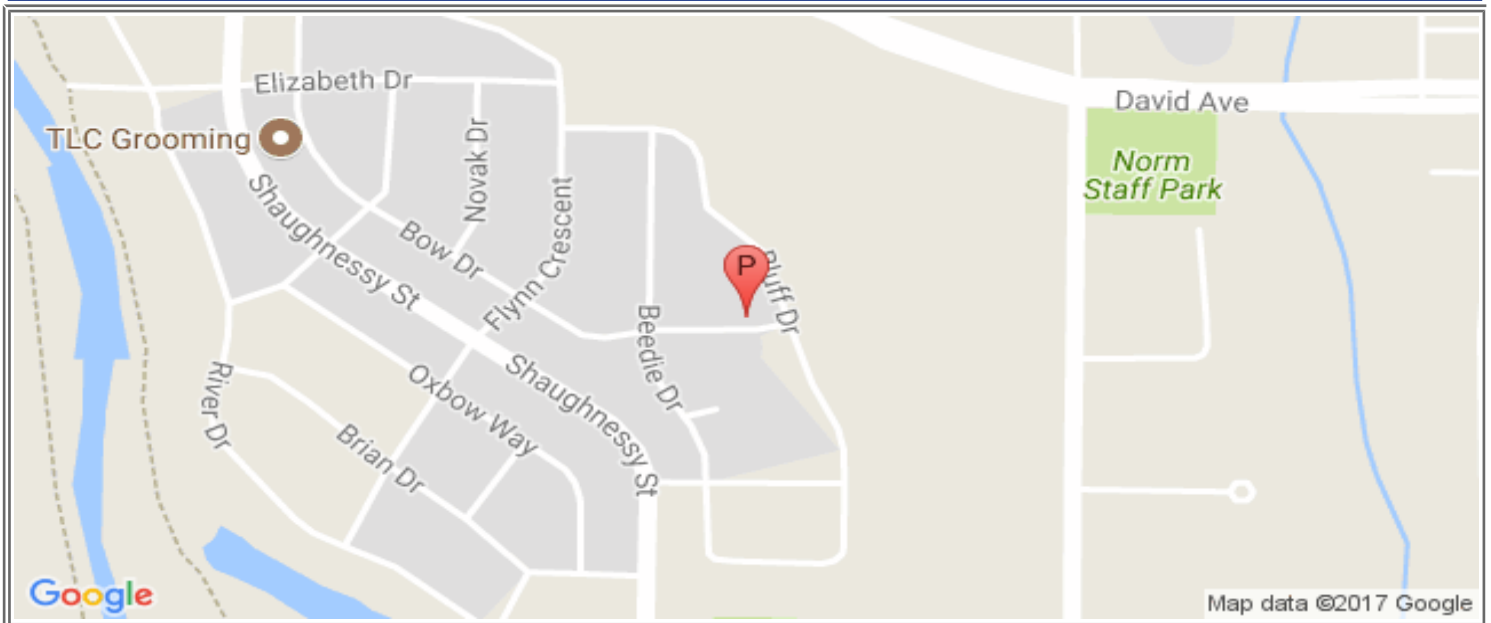
Jurisdiction: Coquitlam, City of



Property image authentication by Google

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.

Subject Property Location & Surrounding Area



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Permit History (Since 1993)

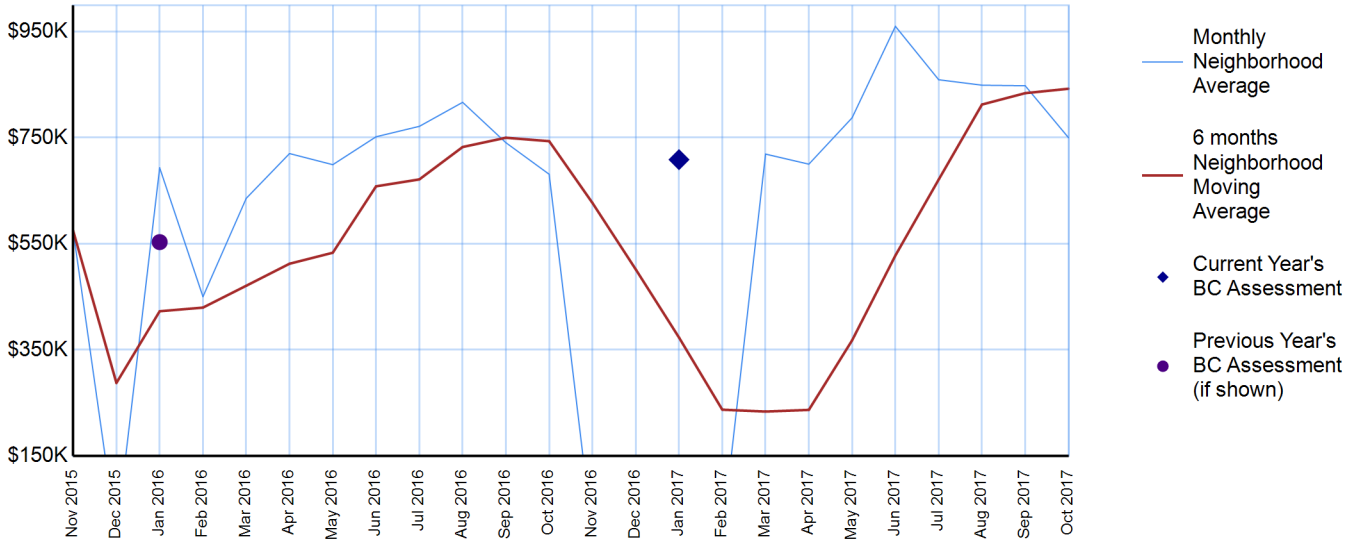
<u>Date</u>	<u>Number</u>	<u>Demolition Permit</u>
	None Available	

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

Neighbourhood OXBOW/RIVER SPRINGS

Average Assessed Value: \$732,748 **Average Built Age Range:** 28 - 43 Years
Average Price (Last 6 months): \$852,505 **Average Effective Age Range:** 25 - 38 Years



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 page 2 of report.

Additional Property IDs (PIDs) if applicable:

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