



## Landcor's Historic Estimate of Value

**June 2017: \$878,845**

### BC Assessment Value (4 years of historic assessment values)

Year:	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Land:	\$610,000	\$387,000	\$371,000	\$353,000
Improvements:	\$302,000	\$285,000	\$264,000	\$268,000
<b>Total:</b>	<b>\$912,000</b>	<b>\$672,000</b>	<b>\$635,000</b>	<b>\$621,000</b>

### Property Identification

<b>Property ID (PID):</b>	026-657-171	<b>Legal Description:</b>	Lot 6, Plan BCP23039, District Lot 165, Group 2, New Westminster Land District
<b>Additional PID's (if applicable):</b>			
<b>Roll Number:</b>	000000005700050730		
<b>Assessment Area:</b>	Surrey-White Rock		
<b>Jurisdiction:</b>	Surrey, City of		

### Property Details

<u>Lot Data</u>		<u>Interior Data</u>	
<b>Property Use:</b>	Residential	<sup>(1)</sup> <b>Year Built:</b>	2007
<b>Use Type:</b>	SINGLE FAMILY DWELLING	<sup>(2)</sup> <b>Effective Year:</b>	2007
<b>Lot Size:</b>	2744.00 sq ft	<b>Fireplace:</b>	1
<b>ALR:</b>	No	<b>Foundation Type:</b>	Basement
<b>Co-Op:</b>	No	<b>Bedrooms:</b>	5
<b>Characteristics:</b>	Curb & Gutter, Underground Conduit, Alley, Location Superior To Rate Code	<b>Bathroom(s):</b>	4 Pc: 3; 3Pc: 2; 2 Pc: 1
		<b>Stories:</b>	2
		<b>Unfinished Basement (sq. ft.):</b>	0
		<b>Finished Area (sq. ft.):</b>	
		Main Floor:	1,636
		Basement:	866
		<b>Total:</b>	2,502
<b>Exterior Data</b>			
<b>Uncovered Deck Area (sq. ft.):</b>	197		
<b>Covered Deck Area (sq. ft.):</b>	N/A		
<b>Pool:</b>	No		
<b>Single Garage:</b>	0		
<b>Carport:</b>	0		
<b>Multiple Garage:</b>	1		
<b>Other Buildings:</b>	No		

<sup>(1)</sup> Year Built: Is the original date when the property was completed and entered the assessment roll

<sup>(2)</sup> 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.

All property information & details (excluding the valuation) contained in this report are from the current BC Assessment roll.

### Permit History

Date	Number	Demolition Permit
04-Oct-06	60239260	No
03-Oct-06	60239250	No

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

Date	Amount	Sale Type	Title Certificate Number
21-Aug-20	\$939,000	Reject - Not Suitable For Sales Analysis	CA8376327
16-Mar-11	\$627,000	Improved Single Property Cash Transaction	CA1937070
24-Sep-07	\$561,226	Improved Single Property Cash Transaction	CA577398
11-Aug-06	\$211,666	Vacant Single Property Cash Transaction	BA202362
04-Apr-06	\$0	Reject - Not Suitable For Sales Analysis	BA276073

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.