

# ADJUSTED VALUE PROFILER™

**Report Date:**  
January 5, 2026  
**Property Address:**  
3004 22 St, Vernon, BC



## Monthly Adjusted Value

**\$894,000**

**Market Shift: -4.8% **

**Change from current year assessed value**

This value is intended to update the Annual Assessed Value (determined as of July last year) with the current market trend of the jurisdiction for properties with the same property type.



## BC Assessment Value

Year	2026	2025	2024	2023
Land	\$313,000	\$321,000	\$309,000	\$295,000
Improvements	\$626,000	\$600,000	\$618,000	\$588,000
Total	<b>\$939,000</b>	<b>\$921,000</b>	<b>\$927,000</b>	<b>\$883,000</b>

## Climate Events (Fire/Flood/Landslide)

Event Type	Date	Event Name	Notice Type <sup>(1)</sup>
Fire	2021-07-13	White Rock Lake Wildfire	Alert

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## Permit History

Permit Date	Permit Number	Demolition Permit
Sep 12, 2017	BP006485	No
Oct 26, 2015	BP005607	No

## Property Identification

**Parcel ID (PID):** 014-626-209 **Assessment Area:** North Okanagan

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

**Jurisdiction:** City of Vernon

**Roll Number:** 000000000002720010

**Neighbourhood:** East Hill

**Legal Description:** Narrative: LOT 2, PLAN KAP41608, SECTION 35, TOWNSHIP 9, OSOYOOS DIV OF YALE LAND DISTRICT

## Property Details

Lot Data		Exterior Data		Interior Data	
<b>Property Use:</b>	Residential	<b>Uncovered Deck Area (sq ft):</b>	400	<b>Year Built<sup>(2)</sup>:</b>	1990
<b>Use Type:</b>	Single Family Dwelling	<b>Covered Deck Area (sq ft):</b>	293	<b>Effective Year<sup>(3)</sup>:</b>	2005
<b>Class Type:</b>	2 Sty Sfd - New Standard	<b>Pool:</b>	No	<b>Fire Place:</b>	0
<b>Lot Size:</b>	6098.40 sq ft / 0.14 acres	<b>Garage(s):</b>	1	<b>Foundation Type:</b>	Basement
<b>ALR:</b>	No	<b>Carport(s):</b>	N/A	<b>Bedroom(s):</b>	4
<b>Co-op:</b>	No	<b>Other Buildings:</b>	No	<b>Bathroom(s):</b>	4 Pcs: 2; 3 Pcs: 1; 2 Pcs: 1
<b>Char:</b>	N/A			<b>Stories:</b>	2
				<b>Unfinished Basement (sq ft):</b>	0
				<b>Finished Area (sq ft):</b>	
				Main Floor	1,953
				Basement:	883
				<b>Total:</b>	<b>2,836</b>

**(1) Notice Type:** Alert: Be ready to leave. Order: Evacuate immediately.

**(2) Year Built:** Is the original date when the property was completed and entered the assessment tax roll.

**(3) 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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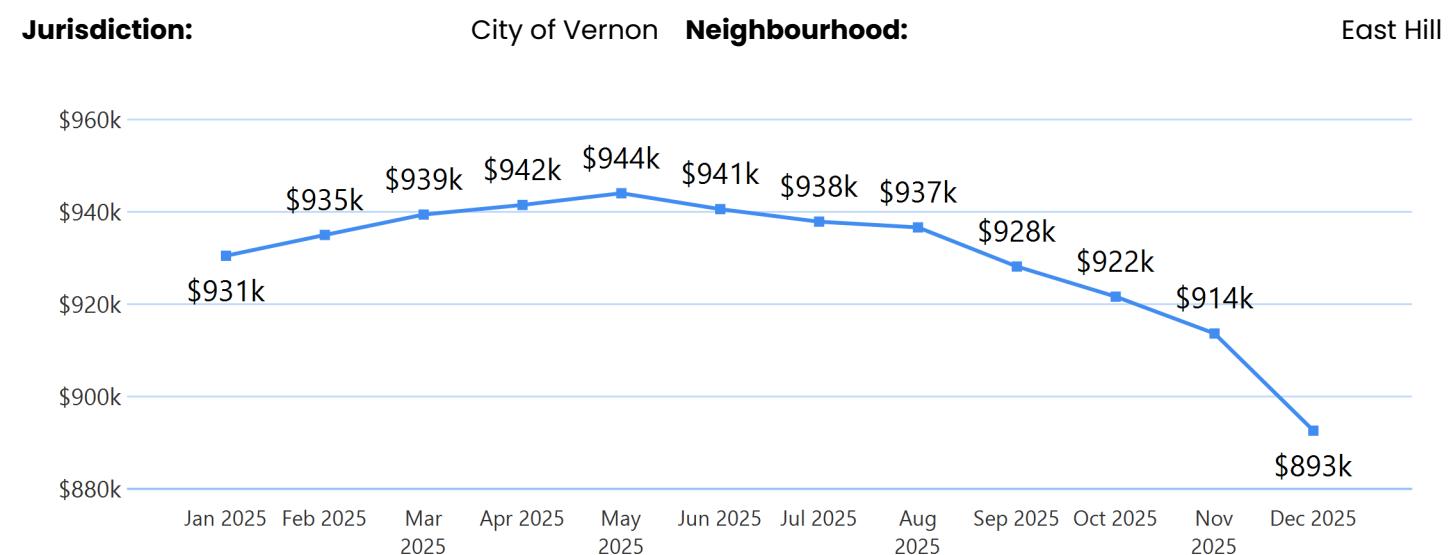
**Property Address:**

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## 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
Jan 30, 2019	\$775,000 Improved Single Property Cash Transaction	CA7323716
Nov 12, 2014	\$372,500 Improved Single Property Cash Transaction	CA4073789
Sep 13, 1989	\$26,000 Vacant Single Property Cash Transaction	KC72675
Aug 24, 1989	\$0 Reject - Not Suitable For Sales Analysis	KC66705

## Landcor's Monthly MARKET SHIFT Change in Value – 3004 22 St, Vernon, BC



## Recent 5 Sales

### Single Family Dwelling in neighbourhood East Hill

#	Property Address	Sale Date	Amount	Sale Type
1	3007 13 St	Dec, 2025	\$833,000	Improved Single Property Cash Transaction
2	2703 11 St	Dec, 2025	\$655,000	Improved Single Property Cash Transaction
3	3803 16 St	Dec, 2025	\$735,000	Improved Single Property Cash Transaction
4	1100 43 Ave	Nov, 2025	\$776,000	Improved Single Property Cash Transaction
5	118 1108 14 Ave	Nov, 2025	\$670,000	Improved Single Property Cash Transaction

Note: Recent sales may or may not be a direct comparable to subject property.

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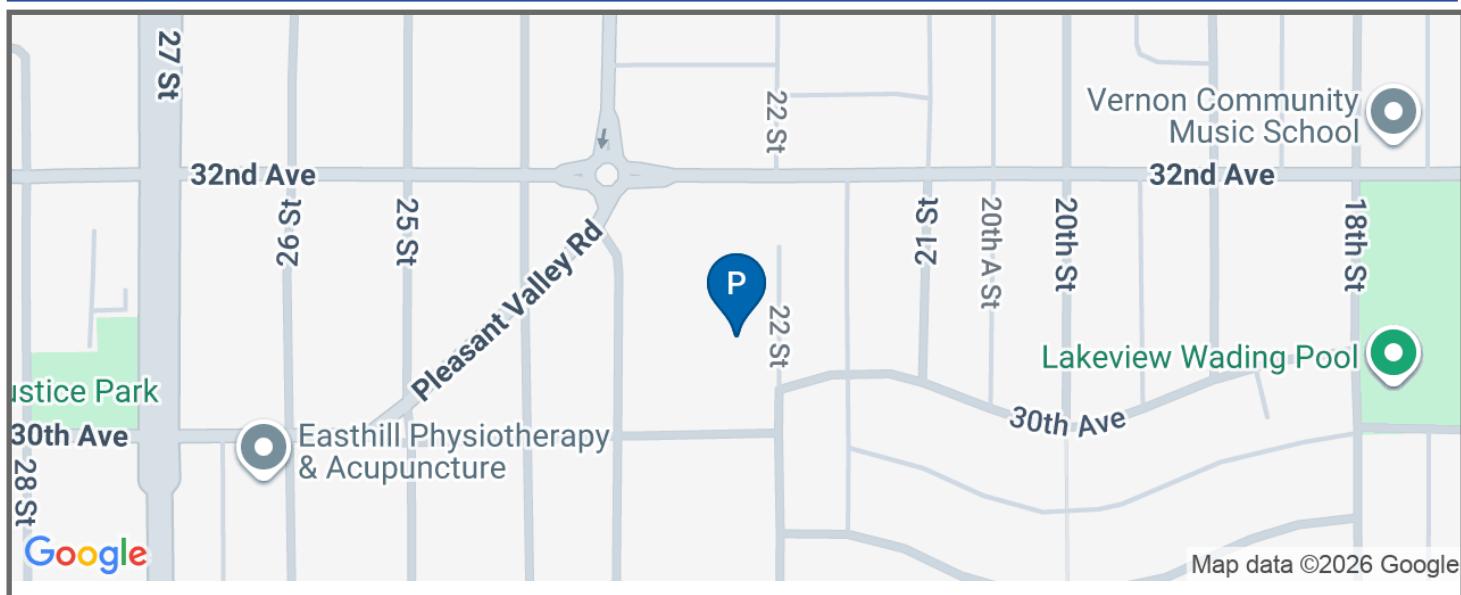
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## Property Location & Surrounding Area



**Additional PIDs, if applicable:**

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