

## BC Assessment Value

Year:	2026	2025	2024	2023
Land:	\$350,000	\$359,000	\$346,000	\$326,000
Improvements:	\$243,000	\$247,000	\$260,000	\$249,000
<b>Total:</b>	<b>\$593,000</b>	<b>\$606,000</b>	<b>\$606,000</b>	<b>\$575,000</b>



Property Image Date: Jul 2024

## Property Identification

**Parcel ID (PID):** 001-734-776

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

**Roll Number:** 000000000002885000

**Assessment Area:** North Okanagan

**Jurisdiction:** City of Vernon

**Neighbourhood:** East Hill

**Legal Description:** Narrative: LOT 28, BLOCK 3, PLAN KAP384, SECTION 35, TOWNSHIP 9, OSOYOOS DIV OF YALE LAND DISTRICT, EXC N 30'

## Climate Events (Fire / Flood / Landslide)

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

## Property Details

Lot Data		Exterior Data		Interior Data	
<b>Property Use:</b>	Residential	<b>Uncovered Deck Area (sq ft):</b>	0	<b>Year Built<sup>(2)</sup>:</b>	1948
<b>Use Type:</b>	Single Family Dwelling	<b>Covered Deck Area (sq ft):</b>	0	<b>Effective Year<sup>(3)</sup>:</b>	1985
<b>Class Type:</b>	1 Sty Sfd - After 1930 - Fair	<b>Pool:</b>	No	<b>Fire Place:</b>	0
<b>Lot Size:</b>	6192.00 sq ft / 0.14 acres	<b>Garage(s):</b>	1	<b>Foundation Type:</b>	Partial Basement
<b>ALR:</b>	No	<b>Carport(s):</b>	1	<b>Bedroom(s):</b>	3
<b>Co-op:</b>	No	<b>Other Buildings:</b>	Yes	<b>Bathroom(s):</b>	4 Pc: 2; 3 Pc: 0 ; 2 Pc: 0
<b>Char:</b>	N/A			<b>Stories:</b>	1
				<b>Unfinished Basement (sq ft):</b>	31
				<b>Finished Area (sq ft):</b>	
				Main Floor	958
				Basement:	300
				<b>Total:</b>	<b>1,258</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.

## Permit History (Since 1993)

**Permit Date**

Feb 12, 2021

**Permit Number**

BP007874

**Demolition Permit**

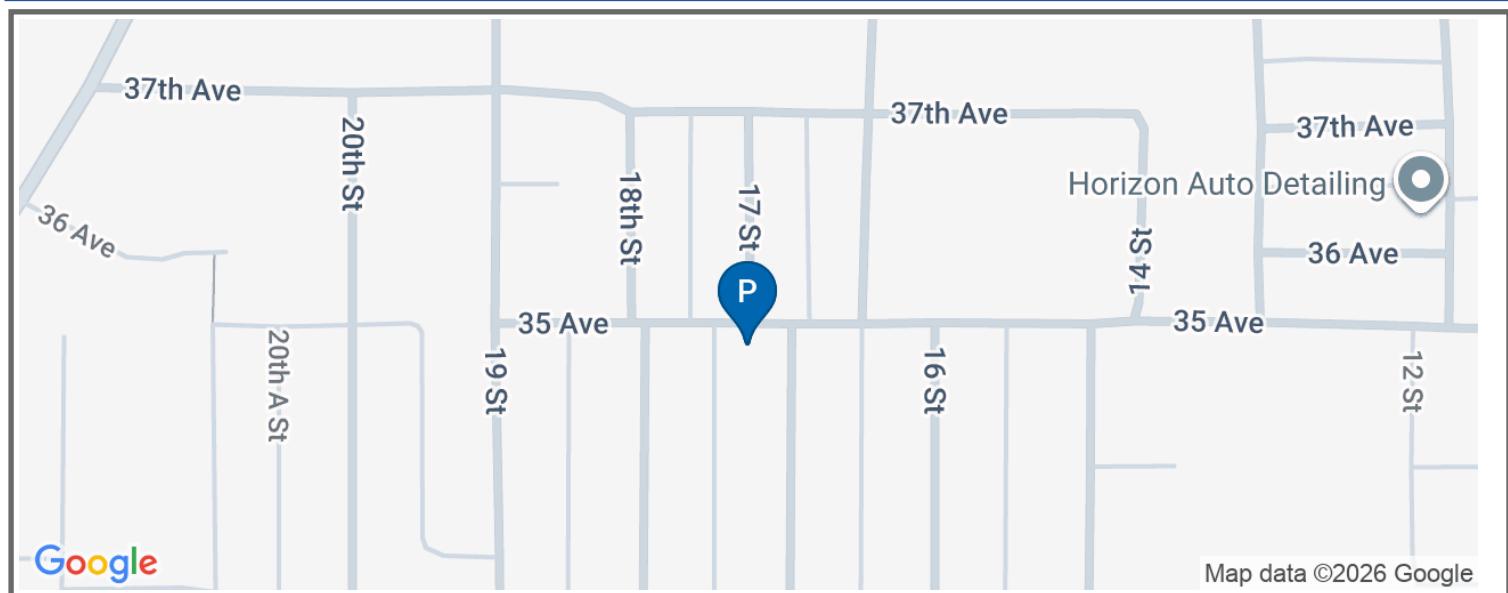
No

## Property Sales History

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

<b>Sale Date</b>	<b>Amount</b>	<b>Sale Type</b>	<b>Title Certificate Number</b>
Aug 14, 2009	\$323,000	Improved Single Property Cash Transaction	CA1227377
Jul 15, 2005	\$210,000	Improved Single Property Cash Transaction	CA92736
Dec 17, 2003	\$131,000	Improved Single Property Cash Transaction	KV156402
Sep 05, 2003	\$117,200	Reject - Not Suitable For Sales Analysis	KV106829
Jul 24, 2000	\$123,500	Improved Single Property Cash Transaction	KP66088

## Property Location & Surrounding Area



**Additional PIDs, if applicable:**

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