

Report Overview



Property Image Date: Jul 2024 (as shown in Google Streetview)

Property Address: 5278 Silver Star Rd, Vernon, BC V1B 3K4

Estimate of Value⁽¹⁾

\$756,000

Price Per Sq.ft.

\$259

Confidence Score⁽²⁾

High

Neighbourhood Value Range⁽³⁾

Low
\$457,000

\$661,000
Median

High
\$1,053,000

Lower Band
\$644,243

Upper Band
\$867,728

Current Property Value Range

\$756,000

Property Description

Landcor Automated Valuation Summary for 5278 SILVER STAR RD VERNON BC, Canada. estimated value \$756,000 and confidence rated High. Key features include 6 bedrooms, 3 bathrooms, 2,917 sq ft of living space, 1-story layout, and built in 1956. Recent improvements have effectively extended the property's economic life to 1980. The 2026 assessment recorded the property at \$758,000. In the surrounding area, the neighbourhood averaged \$762,320 over the last six months. Climate considerations: recent climate events were noted.

Property Identification

Parcel ID (PID): 001-757-521

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

Assessment Area: North Okanagan**Jurisdiction:** City of Vernon**Roll Number:** 000000000002701050**Neighbourhood:** Harwood**Legal Description:** Narrative: LOT A, PLAN KAP30068, SECTION 2, TOWNSHIP 8, OSOYOOS DIV OF YALE LAND DISTRICT

BC Assessment Value

Year	2026	2025	2024	2023
Land	\$381,000	\$403,000	\$407,000	\$416,000
Improvements	\$377,000	\$352,000	\$447,000	\$471,000
Total	\$758,000	\$755,000	\$854,000	\$887,000

Neighbourhood Scores

**Walk Score**

20 / 100

Car-Dependent

Almost all errands require a car.

**Transit Score**

23 / 100

Minimal Transit

It is possible to get on a bus

**Bike Score**

7 / 100

Somewhat Bikeable

Minimal bike infrastructure.

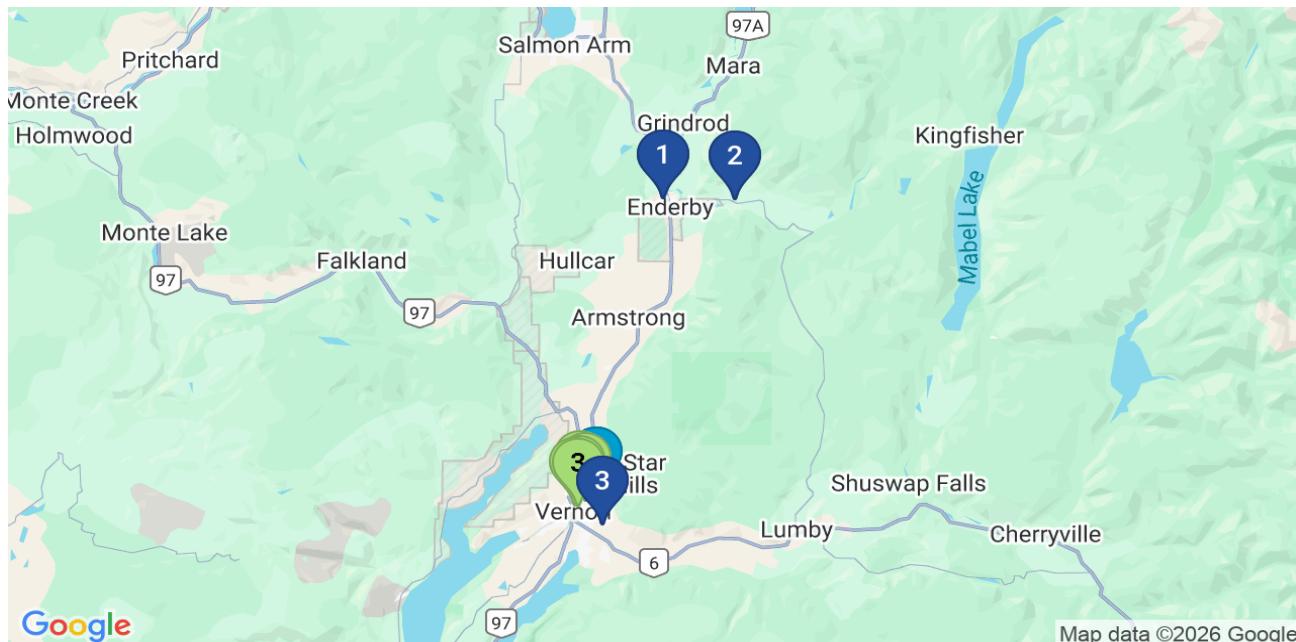
Comparison Approach⁽⁴⁾ – Sfd With Basement Suite

Subject Property		Comparable 1	Comparable 2	Comparable 3
Estimate of Value: \$756,000	Confidence Score: High	 Google	 Google	 Google
Address	5278 Silver Star Rd	166 Salmon Arm Dr	28 Rosoman Rd	616 Decosmos Rd
Sale Price	-	\$778,000	\$883,500	\$747,500
Sale Date	-	December, 2025	November, 2025	November, 2025
BC Assessment Value				
Land	\$381,000	\$179,000	\$239,000	\$348,000
Improvements	\$377,000	\$585,000	\$608,000	\$426,000
Total	\$758,000	\$764,000	\$847,000	\$774,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Sfd With Basement Suite	Single Family Dwelling	Sfd With Basement Suite	Single Family Dwelling
Lot Size (sq ft)	19,166	18,034	76,666	14,700
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Traffic Heavy	N/A	N/A	N/A
Exterior Data				
Uncovered Deck Area (sq ft)	230	345	573	0
Covered Deck Area (sq ft)	230	0	573	0
Pool	No	No	No	No
Parking	N/A	1 Garage(s), 1 Carport(s)	1 Garage(s), 1 Carport(s)	1 Garage(s)
Other Buildings	No	Yes	Yes	No
Interior Data				
Year Built	1956	1955	1963	1972
Effective Year	1980	1980	1975	1980
Fireplace	0	2	2	2
Foundation Type	Partial Basement	Partial Basement	Partial Basement	Basement
Bedroom(s)	6	3	4	5
Bathroom(s)	3	3	3	2
Stories	1	2	1	1
Floor Area (sq ft)	2,917	3,066	2,748	2,287
Price per sq. ft.	\$259	\$254	\$322	\$327
Other				
Zoning Code⁽⁴⁾	R1	R1	SH	R1
Distance to Subject Property	-	31.28 km	33.37 km	3.09 km

Total number of properties reviewed to determine Estimate of Value:



Subject Property - Proximity to Comparables and Recent Sales



Comparable Properties

Subject Property	Comparable 1	Comparable 2	Comparable 3
 5278 Silver Star Rd V1B 3K4	 166 Salmon Arm Dr V1B 3K4	 28 Rosoman Rd V1B 3K4	 616 Decosmos Rd V1B 3K4

Address

5278 Silver Star Rd V1B 3K4

166 Salmon Arm Dr V1B 3K4

28 Rosoman Rd V1B 3K4

616 Decosmos Rd V1B 3K4

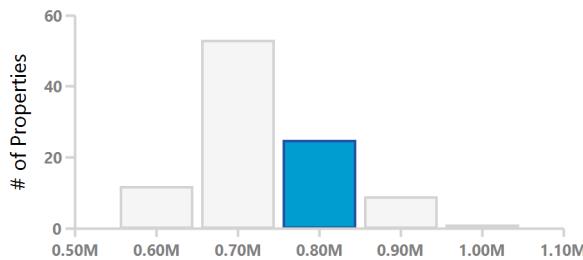
Recent Sales

#	Sale Date	Amount	Address	Title Certificate Number
1	Nov 06, 2025	\$662,000	2302 42 AVE V1B 3K4	CB2439442
2	Aug 28, 2025	\$765,000	1750 BIGHORN RD V1B 3K4	CB2301118
3	Aug 15, 2025	\$670,000	3908 25 ST V1B 3K4	CB2258048
4	Jul 30, 2025	\$1,282,922	4503 23 ST; B - 4503 23 ST V1B 3K4	CB2212168
5	Jul 21, 2025	\$704,000	4009 29 ST V1B 3K4	CB2187960

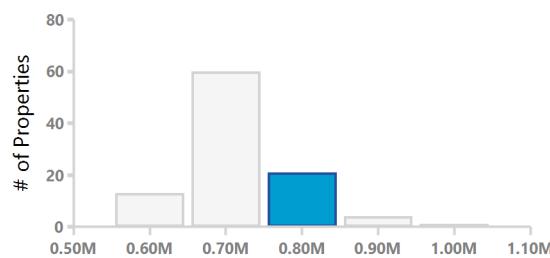
Subject Property Comparison

Subject Property Comparable Properties

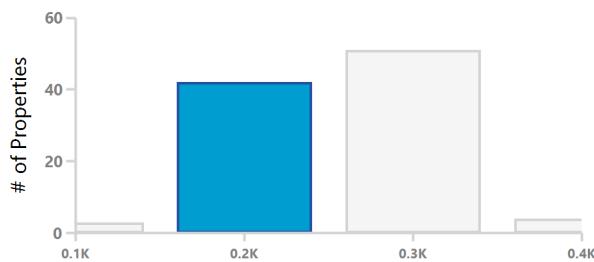
Assessed Value



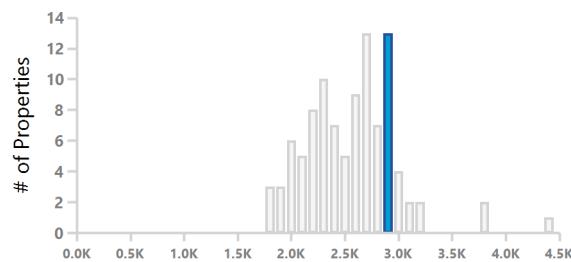
Market Valuation



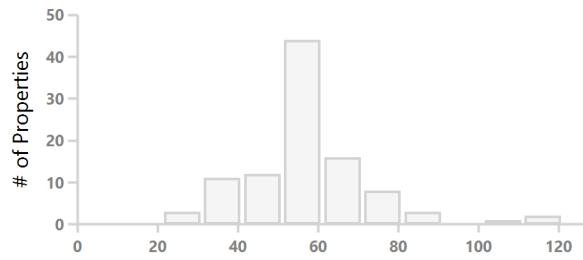
Price per SqFt



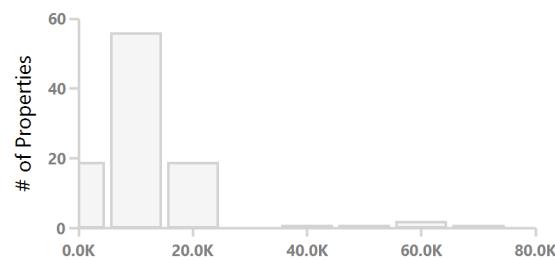
Total Finished Area



Property Age



Lot Size



Climate Events (Fire/Flood/Landslide)

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

Permit History

No Permits Listed for this Property

Property Sales History

Sale Date	Amount	Sale Type	Title Certificate Number
Feb 06, 2025	\$863,000	Reject - Not Suitable For Sales Analysis	CB1858986
Jun 27, 2024	\$729,900	Improved Single Property Cash Transaction	CB1407493
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

Property Valuation Changes

Current Estimate Change Since
Last Valid Sale Date Jun 2024 :

3.6%



Per Year Annualized Since 1st Valid
Sale Date Apr 1992 (Amount \$133,000):

5.2%

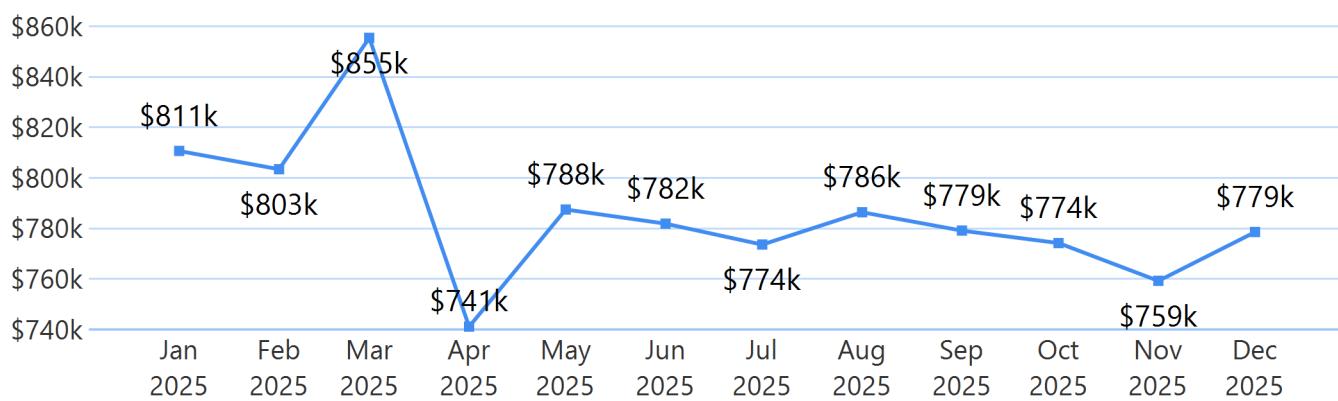


12 Month ESTIMATE OF VALUE

Jurisdiction: City of Vernon **Neighbourhood:** Harwood

Average Assessed Value: \$692,652 **Average Price (Last 6 months):** \$762,320

— Landcor Estimated Value



Glossary

(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) Comparison Approach	Comparison Approach: Our Automated Valuation Model (AVM) estimates a property's value by analyzing the sale prices of comparable properties that closely match the subject property. These comparables are selected based on numerous parameters, such as size, lot details, interior features, views, and more. Because of this, some comparable properties may not be located in the immediate area but still provide relevant data for the valuation.
(5) Zoning Code	Refer to jurisdiction bylaws for definition of code.
(6) Notice Type	Alert: Be ready to leave. Order: Evacuate immediately.

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