

Report Overview



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

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

Estimate of Value⁽¹⁾

\$767,000

Price Per Sq.ft.

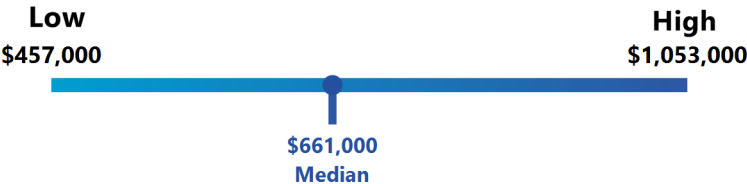
\$263

Confidence Score⁽²⁾

High

Neighbourhood Value Range⁽³⁾

Current Property Value Range



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

Report Date: August 5, 2026



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⁽⁷⁾

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

Estimate of Value: \$767,000 Confidence Score: High	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	5278 Silver Star Rd	2307 22 St	7595 Klinger Rd	6149 Bella Vista Rd
Sale Price	-	\$890,000	\$819,000	\$815,000
Sale Date	-	July, 2026	July, 2026	January, 2026
BC Assessment Value				
Land	\$381,000	\$375,000	\$369,000	\$364,000
Improvements	\$377,000	\$363,000	\$340,000	\$396,000
Total	\$758,000	\$738,000	\$709,000	\$760,000
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Sfd With Basement Suite	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Lot Size (sq ft)	19,166	13,939	16,553	19,166
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Traffic Heavy	N/A	N/A	Traffic Above Average
Exterior Data				
Uncovered Deck Area (sq ft)	230	399	426	0
Covered Deck Area (sq ft)	230	185	0	0
Pool	No	Yes	No	No
Parking	N/A	1 Garage(s)	N/A	1 Garage(s)
Other Buildings	No	Yes	Yes	Yes
Interior Data				
Year Built	1956	1967	1969	1970
Effective Year	1980	1967	1985	1995
Fireplace	0	2	2	2
Foundation Type	Partial Basement	Basement	Basement	Basement
Bedroom(s)	6	5	4	4
Bathroom(s)	3	2	2	2
Stories	1	1	1	1
Floor Area (sq ft)	2,917	2,542	2,839	2,225
Price per sq. ft.	\$263	\$350	\$288	\$366
Other				
Zoning Code⁽⁴⁾	R1	R2	R2	R1
Distance to Subject Property	-	2.92 km	9.43 km	6.46 km

Total number of properties reviewed to determine Estimate of Value:

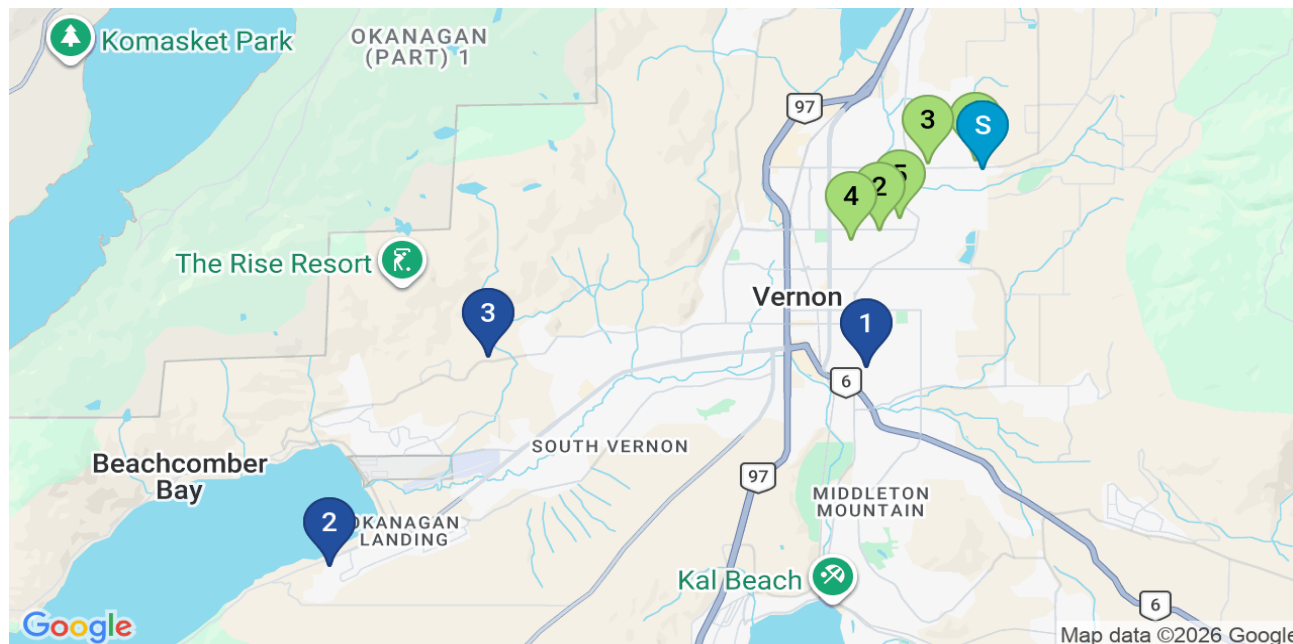


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Subject Property – Proximity to Comparables and Recent Sales



Comparable Properties

Subject Property



Address

5278 Silver Star Rd V1B 3K4

Comparable 1



2307 22 St V1B 3K4

Comparable 2



7595 Klinger Rd V1B 3K4

Comparable 3



6149 Bella Vista Rd V1B 3K4

Recent Sales

**Sale Date****Amount****Address****Title Certificate Number**

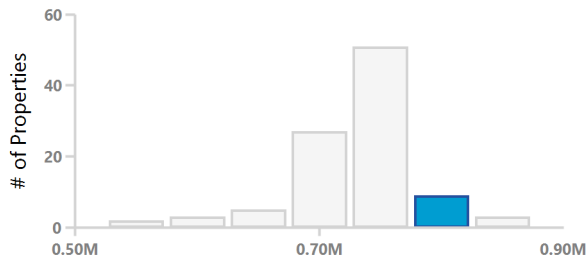
1	Jun 30, 2026	\$1,800,000	5241 SILVER STAR RD; 1 - 5241 SILVER STAR RD; 10 - 5241 SILVER STAR RD; 11 - 5241 SILVER STAR RD; 12 - 5241 SILVER STAR RD; 13 - 5241 SILVER STAR RD; 14 - 5241 SILVER STAR RD; 15 - 5241 SILVER STAR RD; 16 - 5241 SILVER STAR RD; 17 - 5241 SILVER STAR RD; 18 - 5241 SILVER STAR RD; 19 - 5241 SILVER STAR RD; 2 - 5241 SILVER STAR RD; 20 - 5241 SILVER STAR RD; 21 - 5241 SILVER STAR RD; 22 - 5241 SILVER STAR RD; 23 - 5241 SILVER STAR RD; 24 - 5241 SILVER STAR RD; 25 - 5241 SILVER STAR RD; 26 - 5241 SIL VIB 3K4	CB2890599
2	Jun 29, 2026	\$839,000	1 - 4215 20 ST; 2 - 4215 20 ST VIB 3K4	CB2883297
3	Jun 15, 2026	\$945,000	4963 SILVER STAR RD VIB 3K4	CB2853457
4	Nov 06, 2025	\$662,000	2302 42 AVE VIB 3K4	CB2439442
5	Aug 28, 2025	\$765,000	1750 BIGHORN RD VIB 3K4	CB2301118



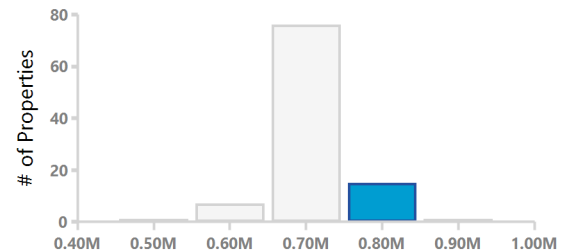
Subject Property Comparison

■ Subject Property ■ Comparable Properties

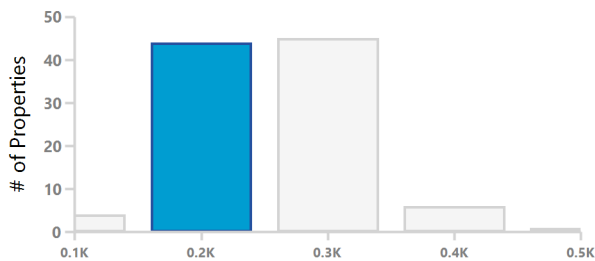
Assessed Value



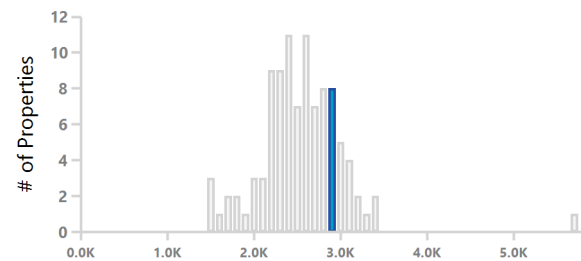
Market Valuation



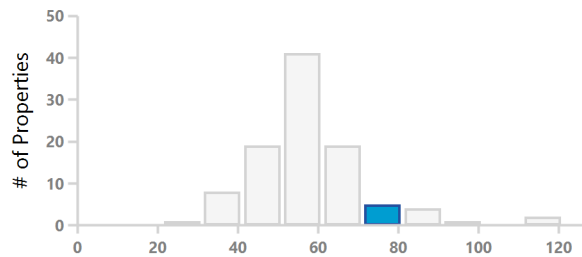
Price per SqFt



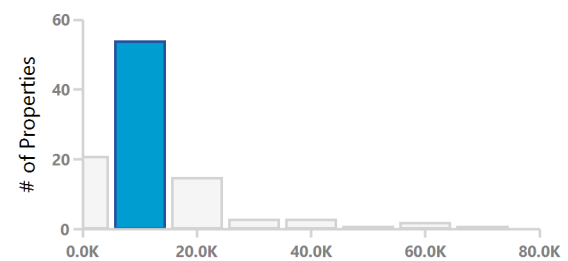
Total Finished Area



Property Age



Lot Size



Climate Events (Fire/Flood/Landslide)

Event Type	Date	Event Name	Notice Type ⁽⁶⁾
Fire	2021-07-13	White Rock Lake Wildfire	Alert

Permit History

No Permits Listed for this Property

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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 :**

5.1%



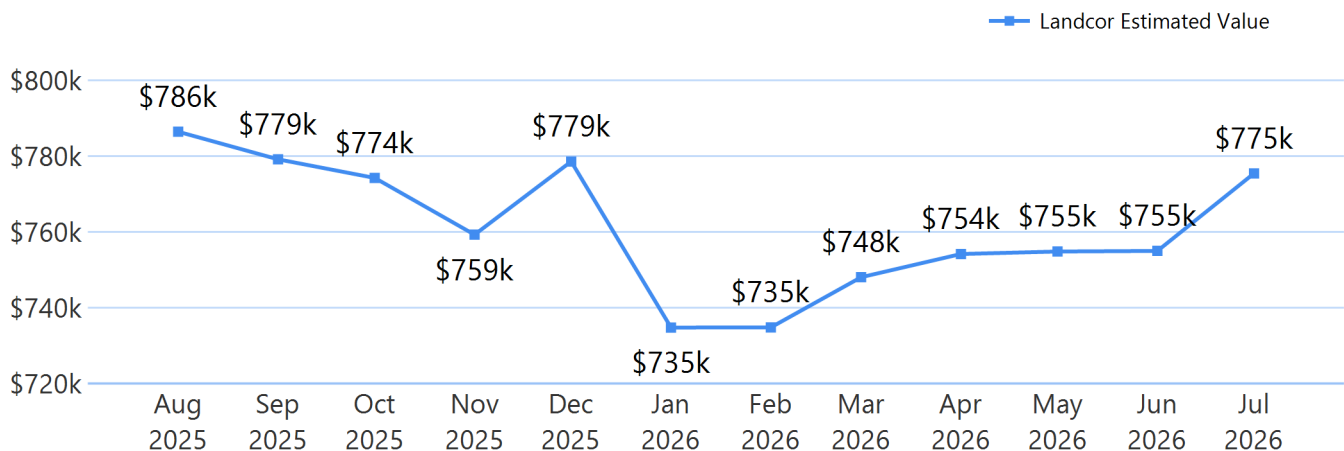
**Per Year Annualized Since 1st Valid
Sale Date Apr 1992 (Amount \$133,000):**

5.3%



12 Month ESTIMATE OF VALUE

Jurisdiction:	City of Vernon	Neighbourhood:	Harwood
Average Assessed Value:	\$692,652	Average Price (Last 6 months):	\$1,194,667





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.
⁽⁷⁾ Walk Score	For a more in-depth explanation on how the walk score is calculated, click on this link Walk Score

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