ADJUSTED VALUE PROFILER™

Report Date:

November 3, 2026

Property Address:

3004 22 St, Vernon, BC

LANDCOR
An mpac company

Monthly Adjusted Value

$953,000

Market Shift: 1.5% ↑

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.



Property Image Date: Jul 2024

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	**$939,000**	**$921,000**	**$927,000**	**$883,000**

Climate Events (Fire/Flood/Landslide)

Event Type	Date	Event Name	Notice Type[1]
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

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

Roll Number: 000000000002720010

Assessment Area: North Okanagan

Jurisdiction: City of Vernon

Neighbourhood: East Hill

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

Property Details

Lot Data

Property Use:	Residential
Use Type:	Single Family Dwelling
Class Type:	2 Sty Sfd - New Standard
Lot Size:	6098.40 sq ft / 0.14 acres
ALR:	No
Co-op:	No
Char:	N/A

Exterior Data

Uncovered Deck Area(sq ft):	0
Covered Deck Area (sq ft):	0
Pool:	No
Garage(s):	N/A
Carport(s):	N/A
Other Buildings:	No

Interior Data

Year Built(2):	1990
Effective Year(3):	2005
Fire Place:	0
Foundation Type:	Basement
Bedroom(s):	4
Bathroom(s):	**4 Pc:** 2; **3 Pc:** 1 ; **2 Pc:** 1
Stories:	2
Unfinished Basement (sq ft):	0
Finished Area (sq ft):	
Main Floor	1,953
Basement:	883
Total:	**2,836**

(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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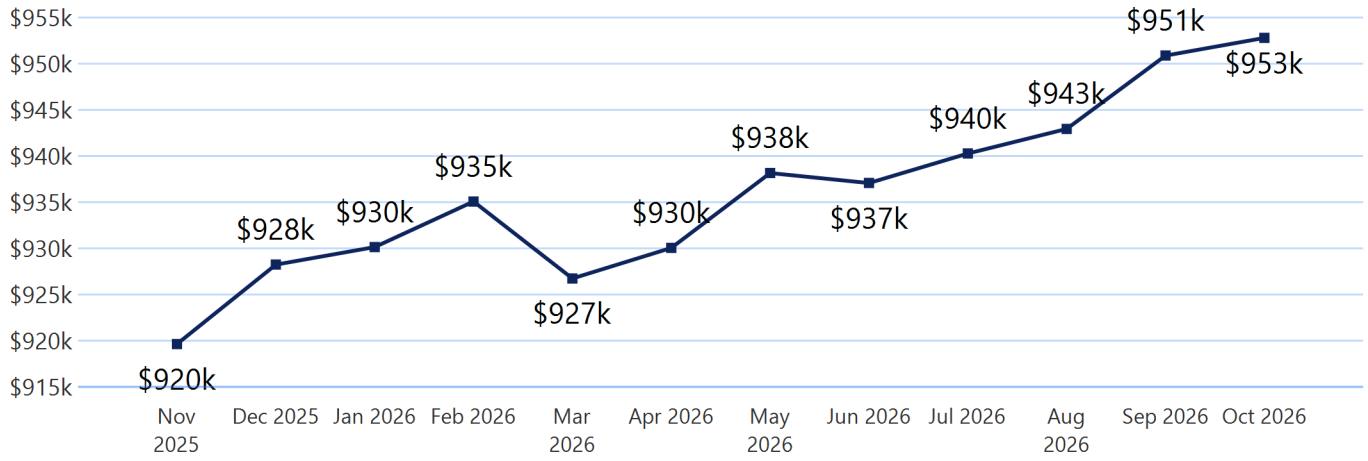
3004 22 St, Vernon, BC

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

Jurisdiction: City of Vernon **Neighbourhood:** East Hill



Recent 5 Sales

Single Family Dwelling in neighbourhood East Hill

#	Property Address	Sale Date	Amount	Sale Type
1	1906 23 Ave	Sep, 2026	$772,597	Improved Single Property Cash Transaction
2	1800 30 Ave	Sep, 2026	$764,000	Improved Single Property Cash Transaction
3	4221 Wellington Dr	Aug, 2026	$802,000	Improved Single Property Cash Transaction
4	3002 20 St	Aug, 2026	$780,850	Improved Single Property Cash Transaction
5	1801 39 Ave	Aug, 2026	$625,000	Improved Single Property Cash Transaction

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

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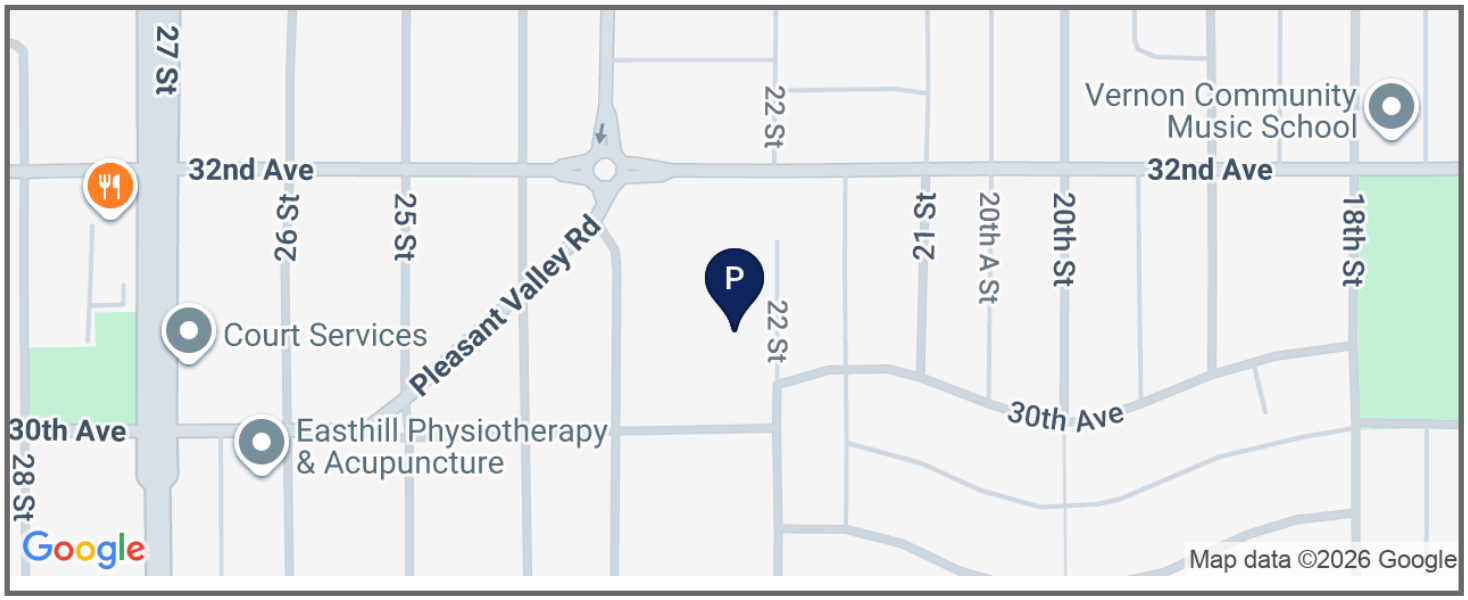
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Property Location & Surrounding Area



Additional PIDs, if applicable:

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