HISTORIC PROPERTY PROFILER™

Automated Valuation Model

REPORT DATE:
November 4, 2026

PROPERTY ADDRESS
A 1073 URQUHART AVE COURTENAY V9N 3K6

LANDCOR
An mpac company

Landcor's Historic Estimate of Value

December, 2018 : $381,020

BC Assessment Value (4 years of historic assessment values)

Year:	2018	2017	2016	2015
Land:	$160,000	$126,000	$114,000	$108,000
Improvements:	$108,000	$95,900	$95,100	$90,400
Total:	**$268,000**	**$221,900**	**$209,100**	**$198,400**

Property Identification

Property ID (PID): 016-799-674
Additional PID's (if applicable): 0
Roll Number: 000000000001325002
Assessment Area: Courtenay
Jurisdiction: City of Courtenay

Legal Description:
STRATA LOT A, PLAN VIS2025, DISTRICT LOT 104, COMOX LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Property Details

Lot Data		Interior Data		Exterior Data	
Property Use:	Residential	**(1) Year Built:**	1990	**Uncovered Deck Area (sq. ft.):**	0
Use Type:	DUPLEX SINGLE UNIT OWNERSHIP (SIDE)	**(2) Effective Year:**	1990	**Covered Deck Area (sq. ft.):**	0
		Fireplace:	0	**Pool:**	No
Lot Size:	2613.6	**Foundation Type:**	Basement	**Single Garage:**	0
ALR:	No	**Bedrooms:**	2	**Carport:**	N/A
Co-Op:	No	**Bathroom(s):**	4 Pc: 1; 3Pc: 0; 2 Pc:1	**Multiple Garage:**	0
Characteristics:	Alley	**Stories:**	2	**Other Buildings:**	No
		Unfinished Basement (sq. ft.):	0		
		Finished Area (sq. ft.):			
		Main Floor:	1512		
		Basement:	504		
		Total:	2016		

(1) Year Built: Is the original date when the property was completed and entered the assessment roll
(2) 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
All property information & details (excluding the valuation) contained in this report are from the current BC Assessment roll.

Permit History

Date	Number	Demolition Permit
	No permits listed for this property	

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

Date	Amount	Sale Type	Title Certificate Number
2017-07-14	$ 239,900.00	IMPROVED SINGLE PROPERTY CASH TRANSACTION	CA6145974
1990-12-19	$ 65,900.00	VACANT SINGLE PROPERTY CASH TRANSACTION	ED132686
1990-11-09	NULL	REJECT - NOT SUITABLE FOR SALES ANALYSIS	ED118083

The estimate of value 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.

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