PROPERTY PROFILER™

Report Date:
November 3, 2026

Property Address:
3404 17 St, Vernon, BC

LANDCOR
An mpac company

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
Total:	**$593,000**	**$606,000**	**$606,000**	**$575,000**



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(1)
Fire	2021-07-13	White Rock Lake Wildfire	Alert

Property Details

Lot Data

Property Use:	Residential
Use Type:	Single Family Dwelling
Class Type:	1 Sty Sfd - After 1930 - Fair
Lot Size:	6192.00 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):	1
Carport(s):	N/A
Other Buildings:	Yes

Interior Data

Year Built(2):	1948
Effective Year(3):	1985
Fire Place:	0
Foundation Type:	Partial Basement
Bedroom(s):	3
Bathroom(s):	**4 Pc:** 2; **3 Pc:**0 ; **2 Pc:** 0
Stories:	1
Unfinished Basement (sq ft):	31
Finished Area (sq ft):	
Main Floor	958
Basement:	300
Total:	**1,258**

(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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Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Feb 12, 2021	BP007874	No

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
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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