VALUATOR™

Report Date: November 3, 2026

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Report Overview

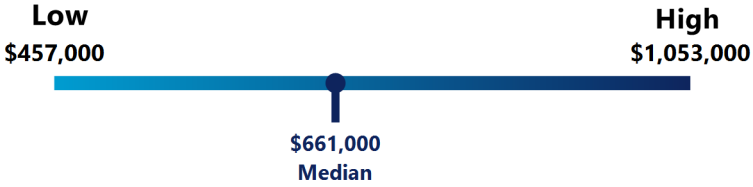


Property Image Date: Jul 2024 ***(as shown in Google Streeview)***

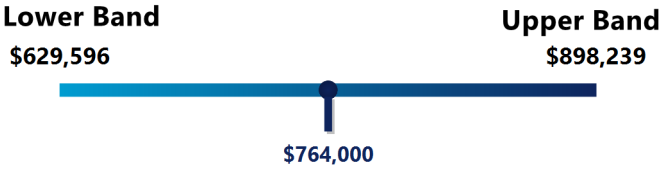
Property Address: 5278 Silver Star Rd, Vernon, BC V1B 3K4

Estimate of Value[1]	Price Per Sq.ft.	Confidence Score[2]
$764,000	$262	Medium

Neighbourhood Value Range[3]



Current Property Value Range



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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.

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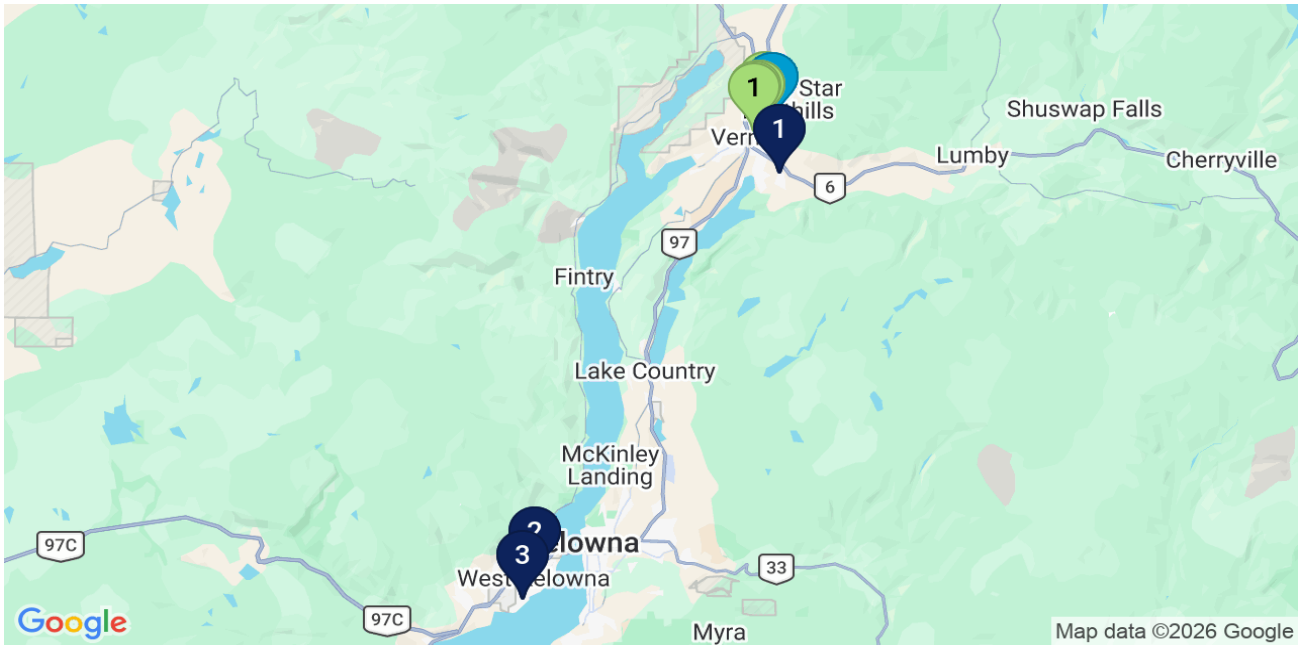
Comparison Approach[4] – Sfd With Basement Suite

Estimate of Value: **$764,000** Confidence Score: **Medium**	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
Address	5278 Silver Star Rd	9803 Venables Dr	1183 Trevor Dr	3629 Empire Pl
Sale Price	-	**$785,000**	**$665,000**	**$790,000**
Sale Date	-	August, 2026	July, 2026	July, 2026
BC Assessment Value				
Land	$381,000	$400,000	$457,000	$450,000
Improvements	$377,000	$400,000	$324,000	$336,000
Total	**$758,000**	**$800,000**	**$781,000**	**$786,000**
Lot Data				
Property Use	Residential	Residential	Residential	Residential
Use Type	Sfd With Basement Suite	Single Family Dwelling	Single Family Dwelling	Sfd With Basement Suite
Lot Size (sq ft)	19,166	11,326	16,117	10,019
ALR	No	No	No	No
Co-op	No	No	No	No
Characteristics	Traffic Heavy	N/A	Alley, Below Road	Sanitary Sewer Available, View - Fair, Below Road, Difficult Access, Traffic Above Average
Exterior Data				
Uncovered Deck Area (sq ft)	230	0	198	504
Covered Deck Area (sq ft)	230	0	90	176
Pool	No	No	No	No
Parking	N/A	N/A	N/A	1 Carport(s)
Other Buildings	No	No	Yes	No
Interior Data				
Year Built	1956	1965	1977	1957
Effective Year	1980	1980	1977	1980
Fireplace	0	2	1	1
Foundation Type	Partial Basement	Basement	Slab	Partial Basement
Bedroom(s)	6	4	4	5
Bathroom(s)	3	3	4	3
Stories	1	1	2	1
Floor Area (sq ft)	2,917	2,736	3,210	2,956
Price per sq. ft.	**$262**	**$287**	**$207**	**$267**
Other				
Zoning Code[4]	R1	R2	R1	R1
Distance to Subject Property	-	5.46 km	52.58 km	55.32 km

Total number of properties reviewed to determine Estimate of Value: **613**

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Subject Property - Proximity to Comparables and Recent Sales



Comparable Properties

	Subject Property	Comparable 1	Comparable 2	Comparable 3
	S	1	2	3
Address	5278 Silver Star Rd V1B 3K4	9803 Venables Dr V1B 3K4	1183 Trevor Dr V1B 3K4	3629 Empire Pl V1B 3K4

Recent Sales

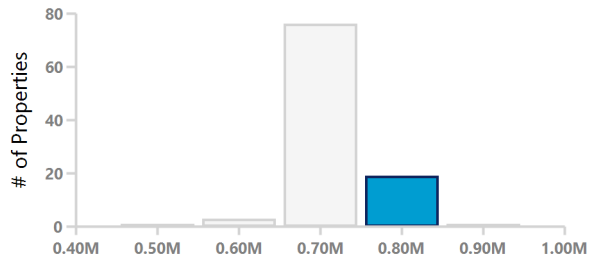
#	Sale Date	Amount	Address	Title Certificate Number
1	Aug 06, 2026	$875,000	4002 25 ST V1B 3K4	CB2963123
2	Jun 29, 2026	$839,000	1 - 4215 20 ST V1B 3K4	CB2883297
3	Jun 15, 2026	$945,000	4963 SILVER STAR RD V1B 3K4	CB2853457
4	Nov 06, 2025	$662,000	2302 42 AVE V1B 3K4	CB2439442

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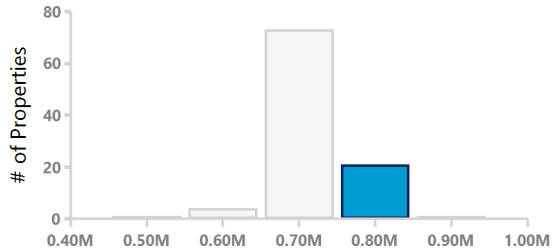
Subject Property Comparison

Subject Property | Comparable Properties

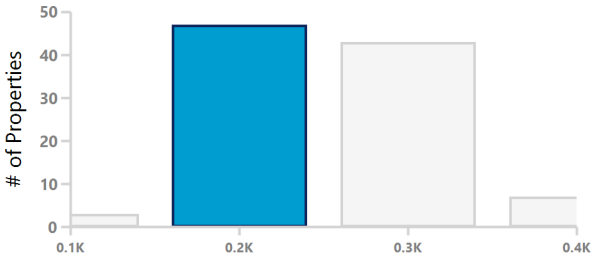
Assessed Value



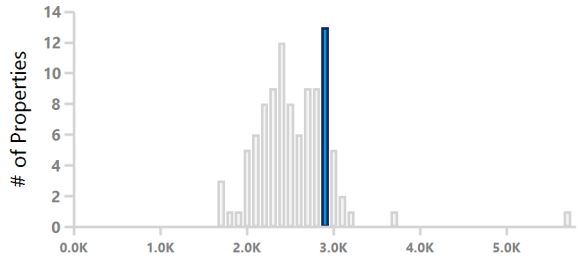
Market Valuation



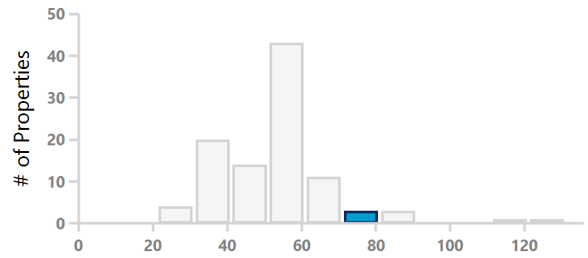
Price per SqFt



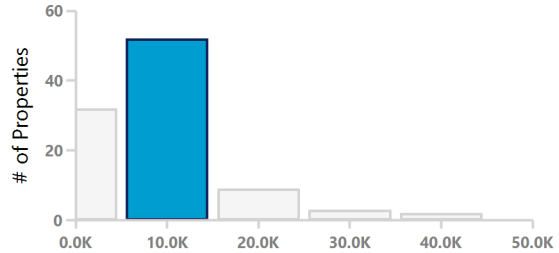
Total Finished Area



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 : 4.7% ↑

Per Year Annualized Since 1st Valid Sale Date Apr 1992 (Amount $133,000): 5.3% ↑

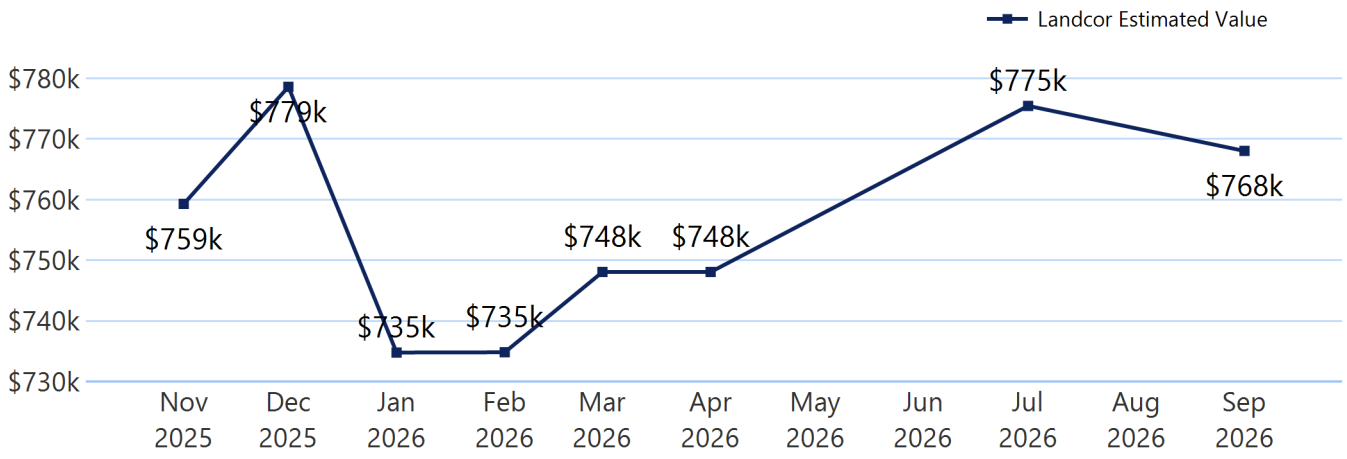
12 Month ESTIMATE OF VALUE

Jurisdiction: City of Vernon

Neighbourhood: Harwood

Average Assessed Value: $692,652

Average Price (Last 6 months): $886,333



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Glossary

[1]**Estimate of Value**	This is a computer-generated value based on statistical analysis. As with all statistic alanalysis, 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 valueby analyzing the sale prices of comparable properties that closely match the subject property. These comparables are selected based on numerous parameters, such as size, lotdetails, 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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