

# The 2009 Adjusted Value Profiler

Landcor's improved Property Profiler for 2009.



Assessments are capped. Reduce your risk with an adjusted monthly value.

## Make more sense of 2009's Assessed Values.

With over 80% of residential property assessments being capped this year, a property's assessed value should no longer be used to determine market value in 2009.

Landcor Data Corporation understands the impact this change is having on businesses. To meet the needs of our clients Landcor has taken our **Property Profiler Report** and added a conservative market value adjustment to this year's assessment.

The 2009 Adjusted Value Profiler delivers a statistically reliable value for BC's residential properties. By adjusting the current year's property assessment, using the sales activity of similar properties in their immediate jurisdiction, this new and improved product determines a monthly market indexed value for the subject property.

Our **Adjusted Value Profiler** can be used by Lenders in low-risk lending and refinance transactions to determine a more reliable value. This new product also includes the assessed values frequently used in legal contracts and asset transfers; transactions that would not typically require the accuracy of an appraisal or AVM.

Also included are over 30 property characteristics, neighbourhood trends and recent neighbourhood sales to help you relate the subject property's value to the real estate transactions.

The 2009 AVP is a great alternative to:

✓ The Property Profiler™

✓ The Assessment Query

*Please note - this report does not offer the precise market valuation delivered through our **Property Valuator** product.*

*Those seeking an alternative to annual assessed values will benefit from the 2009 Adjusted Value Report, for a cost similar to BC Assessment Authority's Assessment Query transaction.*

The only report that adjusts government issued values using current market trends.

# The 2009 Adjusted Value Profiler

| LANDCOR DATA CORPORATION       |   | 2009 Adjusted Value Profiler |   | Monday, March 02, 2009<br>www.landcor.com |  |
|--------------------------------|---|------------------------------|---|---|--|
| <b>Property Identification</b> |   |                              | <b>Market Adjustment Summary</b>  |   |  |
| Property ID(PID):              | 000-465-721   |                              | <b>Jurisdiction Analysis based on:</b><br>18,262 properties in Jurisdiction<br>312 sales in Jurisdiction since July 2008<br>2009 BC Assessment Market Value: \$851,000 (as of July 1, 2009)<br>-7.7% market shift<br><b>Landcor Monthly Adjusted Value</b><br><b>March: \$785,000</b> |   |  |
| Roll Number:                   | 00000000742538060                                   |                              |   |   |  |
| Assessment Area:               | Capital   |                              |   |   |  |
| Jurisdiction:                  | Saanich, District of(SD 61)                         |                              |   |   |  |
| Neighbourhood:                 | TEN MILE POINT - ASH RD - W/F                       |                              |   |   |  |
| Property Address:              | 3959 GRANDIS PL                                     |                              |   |   |  |
| Owner Address:                 | 3959 GRANDIS PL VICTORIA BC                         |                              |   |   |  |
| Legal Desc:                    | Lot: 3; Pt: VIS997; LD: Victoria (57); Section: 44; |                              |   |   |  |

Identifies the physical location of the property and owner details. Comparing the property address with owner address can help identify if this is a primary residence.

Includes the key statistics used in the assessment adjustment, such as how many properties are in the jurisdiction of the same property type, the number that have sold since July 2008, the 2009 uncapped assessed value for the property (as of July 2008) and the increase or decrease in sales prices in the area, or House Price Index. The final detail is the Monthly Adjusted Value for the property.

*Landcor's Monthly Adjusted Value is a jurisdiction indexed property value. This value is intended to update the 2009 Uncapped Assessed Value (determined as of July 2008) with the current market trend of the jurisdiction pertaining to properties of the same property type. This value is updated monthly.*

**For our most accurate market value on this specific property please purchase a Landcor Property Valuator™.**

| Subject Property Details |                        |                 |               |
|--------------------------|------------------------|-----------------|---------------|
| ALR:                     | No                     | Co-op:          | No            |
| Equity Type:             | REGISTERED OWNER       |                 |               |
| Lot Data                 |                        |                 |               |
| Taxation Type:           | Residential            | Year Built:     | 1982          |
| Property Type:           | SINGLE FAMILY DWELLING | Effective Year: | 1982          |
| Bedrooms:                | 3                      | Basement:       | 0             |
| Lot Size:                | 10008.00/0.23 acres    | Bathroom(s):    | Unfinished    |
| Lot Width/Depth:         | 72.00 X 139.00 feet    | 4 Pc:           | 1             |
| Characteristics:         | Sewer Available        | 3 Pc:           | 0             |
|                          |                        | 2 Pc:           | 1             |
|                          |                        | Total Area:     | 2,626 (Sq.ft) |

| Exterior Description Data |            |                  |       |
|---------------------------|------------|------------------|-------|
| Uncovered Deck Area:      | 659(sq.ft) | Fire Place:      | 1     |
| Covered Deck Area:        | 180(sq.ft) | Foundation Type: | Crawl |
| Pool:                     | No         | Single Garage:   | 0     |
|                           |            | Stories:         | 2.00  |
|                           |            | Multiple Garage: | 1     |
|                           |            | Carport:         | 0     |
| Other Buildings:          | No         |                  |       |

| BC Assessment Data - applicable to taxation |           |        |           |        |           |         |           |
|---|-----------|--------|-----------|--------|-----------|---------|-----------|
| Year:                                       | 2009      | %chg   | 2008      | %chg   | 2007      | %chg    | 2006      |
| Land:                                       | \$475,000 | 0.00 % | \$475,000 | 9.95 % | \$432,000 | 23.08 % | \$351,000 |
| Improvements:                               | \$266,000 | 0.00 % | \$266,000 | 2.31 % | \$260,000 | 9.70 %  | \$237,000 |
| Total:                                      | \$741,000 | 0.00 % | \$741,000 | 7.08 % | \$692,000 | 17.69 % | \$588,000 |
| Land /Value Ratio:                          | 0.64      |        | 0.64      |        | 0.62      |         | 0.60      |

Lists the property's BC Assessment values for the past 4 years, broken down to land and improvements value. Improvements are anything that has been added to the land to improve its value, including houses, garages, etc. Percentage Change is from the previous year to the current year. The 2009 value included here is the capped value, used for taxation purposes.

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| Permit History (Since 1993)    |          |  |                          |   |  |
| Date                           | Number   | Demolition Permit                        |                          |   |  |
|                                |          | None Available                           |                          |   |  |
| Subject Property Sales History |          |  |                          |   |  |
| Date                           | Amount   | Sale Type                                | Title Certificate Number |   |  |
| 5/15/1984                      | \$0      | REJECT - NOT SUITABLE FOR SALES ANALYSIS | N39154                   |   |  |
| 2/15/1982                      | \$69,500 | VACANT SINGLE PROPERTY CASH TRANSACTION  | L1477                    |   |  |
| 8/15/1981                      | \$1      | REJECT - NOT SUITABLE FOR SALES ANALYSIS | K77998                   |   |  |

| Neighbourhood Details for SINGLE FAMILY DWELLING in TEN MILE POINT - ASH RD - W/F |   |           |   |
|---|---|-----------|---|
| 1,550 properties in Neighbourhood   | 30 sales in Neighbourhood since July 2008 |           |   |
| Last 5 Sales of SINGLE FAMILY DWELLING in neighbourhood                           |   |           |   |
| Address   | Sale Date                                 | Price     | Type                                      |
| 2065 PAUL'S TERR  | Feb-2009                                  | \$750,000 | IMPROVED SINGLE PROPERTY CASH TRANSACTION |
| 3926 HOBBS ST   | Jan-2009                                  | \$579,100 | IMPROVED SINGLE PROPERTY CASH TRANSACTION |
| 4590 SEAWOOD TERR   | Jan-2009                                  | \$475,000 | IMPROVED SINGLE PROPERTY CASH TRANSACTION |
| 4045 HOLLYDENE PL   | Jan-2009                                  | \$975,000 | IMPROVED SINGLE PROPERTY CASH TRANSACTION |
| 1954 FERDALE RD   | Dec-2008                                  | \$627,500 | IMPROVED SINGLE PROPERTY CASH TRANSACTION |

Outlines the number of properties in the subject property's neighbourhood of the same property type; and of those, how many have sold since July 2008. Also included are the last 5 sales and a neighbourhood sales graph.

