

# The Property Valuator™

The most accurate valuation tool in North America



## 5 Easy Steps to Instant and Accurate Property Valuation

### 1 Find the Subject Property Using Simple Search Criteria

Search by using only the address or PID to locate the subject property.

### View Comparable Properties

2 The characteristics of three comparable properties that have recently sold in a similar neighbourhood are included with those of the subject property in The Property Valuator™ report. Reporting details include address, lot size, building characteristics such as year built, number of bathrooms and bedrooms and recent assessed values.

### Trust Landcor To Put It In Perspective

3 Landcor's valuation system analyzes comparable sales data to identify any differences that may exist in property attributes, location or time, and generates a market value that incorporates the relative value of specific property characteristics at that given time.

### Receive a Single Market Value Instantly

4 Rather than calculating a range of values like other AVMs (Automated Valuation Models), The Property Valuator combines traditional appraisal methodology with proprietary algorithms to deliver a single market value, more accurate than any other AVM in North America.

### Reduce Risk While Improving Your Service Experience

5 Make educated lending decisions with the comprehensive data available only from Landcor. Now you can save time and money while serving your customers more efficiently.

The Property Valuator reflects current market trends in its objective, real time valuation.

The Property Valuator has been proven to be within 10% of the actual sale price over 80% of the time; redefining AVM industry standards.

Retrieve a reliable market value estimate in a matter of seconds, saving you time and money!

# The Property Valuator™

**LANDCOR™ THE PROPERTY VALUATOR™** 22-Nov-2007 11:22 AM

For: 22787 124 AVE As Of 22-Nov-2007

---

Property ID(PID): 004-921-046      Roll Number: 00000005282112000  
 Legal Desc: Lot: 184; Pt: 40137; LD: New Westminster Group 1 (37); Section: 20; Town: 12;      Jurisdiction: Maple Ridge, District of  
 Neighbourhood: HANEY - RESIDENTIAL  
 Property Address: 22787 124 AVE      Owner Address: 23315 133 AVE MAPLE RIDGE BC

---

**Comparable Sales Data\* - SINGLE FAMILY DWELLING**

Address	Subject	Comparable 1	Comparable 2	Comparable 3
22787 124 AVE		11848 MEADOWLARK DR	20181 WHARF ST	12006 ACADIA ST
Neighbourhood	HANEY - RESIDENTIAL	HANEY - RESIDENTIAL	HAMMOND SOUTH OF RAILROAD	RIVER-124 AVE AND LAITY-222 ST
Sale Price	-	\$450,000	\$410,000	\$415,000
Sale Date	-	Oct-2007	Oct-2007	Oct-2007
Assessed Value	Land: \$204,000 Improv: \$143,000 Total: \$347,000	Land: \$220,000 Improv: \$157,000 Total: \$377,000	Land: \$165,000 Improv: \$179,000 Total: \$344,000	Land: \$206,000 Improv: \$133,000 Total: \$339,000
Floor Area (sq ft)	2,076	1,777	2,142	1,923
Year Built	1973	1986	1987	1985
Effective Year	1973	1986	1987	1985
Manual Class	1 STY SFD - AFTER 1980 - MODERN STD	1 STY SFD - AFTER 1980 - NEW STANDARD	1 STY SFD - AFTER 1980 - NEW STANDARD	1 STY SFD - AFTER 1980 - NEW STANDARD
Lot Size (sq ft)	7,360	6,349	6,970	7,914
No. Bedrooms	4	5	3	4
No. Bathrooms	3	3	3	2
Parking	Carport	Multiple Garage	Multiple Garage	Single Garage
Foundation	Basement	Basement	Basement	Basement
Characteristics	Sewer Available, Curb & Gutter, Underground Conduit, Slope-Mod, Below Road	Sewer Available, Curb & Gutter, Underground Conduit	Sewer Available, Below Road	Sewer Available, Corner

---

Conclusion: The estimated value\*\* of this property on 22-Nov-2007 is **\$416,000**

---

**Neighbourhood Data**  
HANEY - RESIDENTIAL

Avg. Assessed Value: \$362,759  
 Avg. Price (Last 6 months): \$423,347  
 Avg. Built Age Range: 20 - 31 Years  
 Avg. Effective Age Range: 20 - 30 Years

**BCA Assessed Value**

Year:	2007	2006	2005	2004
Land:	\$204,000	\$177,000	\$168,000	\$130,000
Improvements:	\$143,000	\$120,000	\$100,000	\$96,200
Total:	\$347,000	\$297,000	\$268,000	\$226,200
Land to Total Value Ratio:	0.99	0.60	0.63	0.57

---

**Sales History of Subject Property**

Date	Amount	Sale Type	Title Certificate Number
5/30/2006	\$364,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION	BA509708
10/6/2004	\$190,000	REJECT - NOT SUITABLE FOR SALES ANALYSIS	BW461380
4/28/2004	\$120,000	REJECT - NOT SUITABLE FOR SALES ANALYSIS	BW176790
9/15/1998	\$189,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	BM258132

---

**Subject Property Data**

Assessment Area: Fraser Valley      Equity Type: REGISTERED OWNER  
 Manual Class Deviation: 0%      Co-op: No  
 Lot Width/Depth: 80.00 X 92.00 feet      Stories: 1  
 ALR: No

---

**Permit History (Since 1993)**

Date	Number	Demolition Permit
None Available		

---

**Neighborhood Sales Graph**

The graph below shows the average monthly sales price over the last 2 years for properties of the same type in the same neighbourhood as the subject property you have selected.

Comparable analysis provides three similar properties that have recently sold in the neighbourhood.

Detailed characteristics are listed to show the relevance of the selected set.

A current day estimated market value is calculated using Landcor's proprietary valuation technology, giving you North America's most accurate property valuation.

Four years of assessed value is included to show the value trend for this property.

Sales history for the property is included, illustrating sales frequency and market appreciation for the subject property.

The average value in the neighbourhood is graphed to give a visual indicator of historical market volatility and potential future trends.