

Detect Real Estate Fraud with The Property Valuator™ available on BC OnLine

In the residential real estate conveyance procedure it is your responsibility to:

- Properly identify the client,
- Verify their employment details, and
- Verify the property purchase details are correct and reasonable.

What steps do you take to look for signs of real estate fraud?

How do you verify the purchase price and ensure the property hasn't changed hands too frequently?

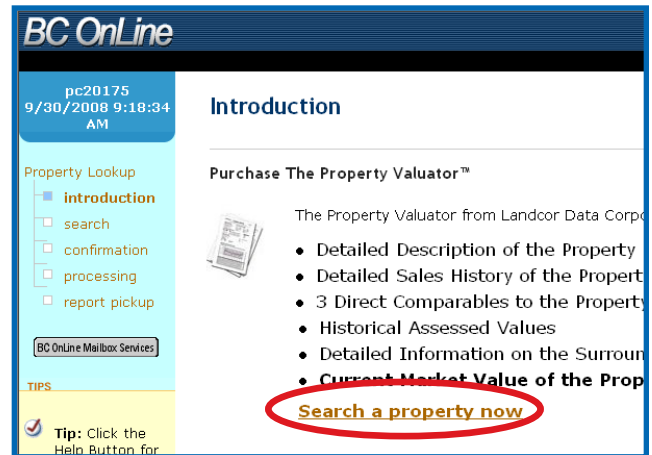
Now, on BC OnLine, you can use **The Property Valuator™** from Landcor Data Corporation to verify the current market value of the home and see how many sales have occurred on the property.

The Property Valuator is an automated valuation model (AVM) which replaces a traditional appraisal, and is the only AVM that considers current market sales and trends to return a SINGLE VALUE for the property, all for only \$29.95.

PLUS, the Property Valuator includes over 40 pieces of information on the property including Property ID (PID), Legal Description, Property Address and Owner Address that can be used to ensure full property information.

Running a Property Valuator is simple. Here's how:

1. Select "Landcor Property Valuator" application from Main Menu
2. On the Introduction page, click "Search a property now"
3. Enter an address (or legal description, PID, or roll number)
4. Select the subject property; click 'Confirm' to complete the purchase
5. After it processes, click the link to open your PDF report, or find it in your BC OnLine Mailbox



See a sample report on the next page.

Visit BC OnLine to try a Property Valuator today. It delivers:

- Quick and reliable property valuations without leaving the security of the BC OnLine site
- Cost savings by accessing the most reliable data in one inexpensive search—**\$29.95** (plus GST)
- Trusted and accurate information to help you to detect real estate fraud

**For more information visit the FAQ page on BC OnLine,
or contact the Help Desk at bcolhelp@accessbc.com.**

The Property Valuator™ – Sample

LANDCOR™		THE PROPERTY VALUATOR™		04-Jun-2008 02:24 PM		
For: 3959 GRANDIS PL As Of 04-Jun-2008						
Property ID(PID):	000-465-721	Roll Number:	00000000742538060			
Legal Desc:	Lot: 3, Pl: V/S997, LD: Victoria (57); Section: 44;	Jurisdiction:	Saanich, District of(SD 61)			
Property Address:	3959 GRANDIS PL	Neighbourhood:	TEN MILE POINT - ASH RD - W/F			
		Owner Address:	3959 GRANDIS PL VICTORIA BC			
Comparable Sales Data* - SINGLE FAMILY DWELLING						
	Subject	Comparable 1	Comparable 2	Comparable 3		
Address	3959 GRANDIS PL	2601 SHIELING PL	3759 WARING PL	1816 FERNDALE RD		
Neighbourhood	TEN MILE POINT - ASH RD - W/F	CADBORO BAY - FINNERTY	CADBORO BAY - FINNERTY	TEN MILE POINT - ASH RD - W/F		
Sale Price	-	\$745,000	\$827,000	\$594,500		
Sale Date	-	Apr-2008	Mar-2008	Jan-2008		
Assessed Value	Land: \$475,000 Improv: \$266,000 Total: \$741,000	Land: \$534,000 Improv: \$151,000 Total: \$685,000	Land: \$467,000 Improv: \$259,000 Total: \$726,000	Land: \$415,000 Improv: \$137,000 Total: \$552,000		
Floor Area (sq ft)	2,626	1,616	2,185	1,245		
Year Built	1982	1965	1984	1972		
Effective Year	1982	1965	1990	1972		
Manual Class	2 STY SFD - AFTER 1930 - SEMICUSTOM	1 STY SFD - AFTER 1960 - MODERN STD	1 STY SFD - AFTER 1930 - SEMICUSTOM	1 STY SFD - AFTER 1960 - MODERN STD		
Lot Size (sq ft)	10,008	11,416	8,407	11,895		
No. Bedrooms	3	3	4	3		
No. Bathrooms	2	2	3	2		
Parking	Multiple Garage	Carport	N/A	Carport		
Foundation	Crawl	Basement	Slab	Basement		
Characteristics	Sewer Available	Sewer Available, Good View, Fair View		Sewer Available, Corner		
Conclusion:	The estimated value** of this property on 04-Jun-2008 is			\$810,000		
Neighbourhood Data		BCA Assessed Value				
TEN MILE POINT - ASH RD - W/F		Year:	2008	2007	2006	2005
Avg. Assessed Value:	\$1,126,049	Land:	\$475,000	\$432,000	\$351,000	\$278,000
Avg. Price>Last 6 months:	\$1,376,092	Improvements:	\$266,000	\$260,000	\$237,000	\$202,000
Avg. Built Age Range:	31 - 46 Years	Total:	\$741,000	\$692,000	\$588,000	\$480,000
Avg. Effective Age Range:	24 - 37 Years	Land to Total Value Ratio:	0.64	0.62	0.60	0.58
Sales History of Subject Property						
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			
9/15/1981	\$1	REJECT - NOT SUITABLE FOR SALES ANALYSIS	K77998			
Subject Property Data						
Assessment Area:	Capital	Equity Type:	REGISTERED OWNER			
Manual Class Deviation:	+10%	Co-op:	No			
Lot Width/Depth:	72.00 X 139.00 feet	Stories:	2			
		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 estimated market value** is calculated using Landcor's proprietary valuation technology, giving you one of North America's most accurate property valuations.

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