

For: 22337 124 AVE As Of 23-Feb-2010

Property ID(PID):	007-865-791	Roll Number:	00000004252902022
Legal Desc:	Lot: 2; Pl: 75000; DL: 400; LD: New Westminster (36); Narrative: Group 1.	Jurisdiction:	Maple Ridge, District of
Property Address:	22337 124 AVE	Neighbourhood:	RIVER - 124 AVE AND LAITY - 222 ST
		Owner Address:	22337 124 AVE MAPLE RIDGE BC

Comparable Sales Data* - SINGLE FAMILY DWELLING

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	22337 124 AVE	20922 DEWDNEY TRUNK RD	20440 122 AVE	21104 WICKLUND AVE
Neighbourhood	RIVER - 124 AVE AND LAITY - 222 ST	LAITY - 207ST (RIV - DTRK) LAITY - 319	LAITY - 207ST (RIV - DTRK) LAITY - 319	LAITY - 207ST (RIV - DTRK) LAITY - 319
Sale Price	-	\$330,000	\$390,000	\$370,000
Sale Date	-	Dec-2009	Nov-2009	Nov-2009
Assessed Value	Land: \$218,000	Land: \$199,000	Land: \$260,000	Land: \$232,000
	Improv: \$127,000	Improv: \$97,000	Improv: \$121,000	Improv: \$108,000
	Total: \$345,000	Total: \$296,000	Total: \$381,000	Total: \$340,000
Floor Area (sq ft)	1,026	920	1,204	1,381
Year Built	1950	1958	1969	1975
Effective Year	1975	1958	1973	1975
Manual Class	1 STY SFD - AFTER 1930 - STD	1 STY SFD - AFTER 1930 - FAIR	1 STY SFD - AFTER 1930 - STD	1 STY SFD - AFTER 1960 - MODERN STD
Lot Size (sq ft)	6,012	7,507	7,070	7,200
No. Bedrooms	3	2	3	3
No. Bathrooms	1	1	1	1
Parking	Multiple Garage	Multiple Garage	Carport	Carport
Foundation	Crawl	Crawl	Crawl	Crawl
Characteristics	Sewer Available	Sewer Available		Sewer Available, Curb and Gutter, Corner

Conclusion: The estimated value** of this property on 23-Feb-2010 is **\$372,000**

*These comparables are selected from the pool of properties used to generate the estimate based on proximity to the subject, physical similarity, and date of sale. All comparables are located in the same jurisdiction as the subject and, where possible, are in the same project (for a strata apartment or townhouse unit) or same subdivision plan (for a single family house or duplex unit). These are not necessarily the three most recent comparable sales, but are the best indicators of the value of the subject property taking all factors into consideration.

**The estimate of value is a computer-generated value based on statistical analysis. As with all statistical analysis, 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. † 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.

Neighbourhood Data

RIVER - 124 AVE AND LAITY - 222 ST

Avg. Assessed Value: \$397,567

Avg. Price(Last 6 months): \$427,585

Avg. Built Age Range: 30 - 45 Years

Avg. Effective Age Range: 29 - 44 Years

BCA Assessed Value

Year:	2010	2009	2008	2007
Land:	\$218,000	\$231,000	\$231,000	\$213,000
Improvements:	\$127,000	\$133,000	\$133,000	\$95,100
Total:	\$345,000	\$364,000	\$364,000	\$308,100
Land to Total Value Ratio:	0.63	0.63	0.63	0.69

Sales History of Subject Property

Date	Amount	Sale Type	Title Certificate Number
10/28/2004	\$220,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	BW493553
6/8/2001	\$153,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	BR139729
4/28/1994	\$171,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	BH146371
3/29/1988	\$77,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION	AB49267

Subject Property Data

Assessment Area: Fraser Valley Equity Type: REGISTERED OWNER

Manual Class Deviation: +3% Co-op: No

Lot Width/Depth: 60.30 X 99.70 feet Stories: 1

ALR: No

Permit History (Since 1993)

Date	Number	Demolition Permit
12/17/2004	04-130103	N

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.

