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## Subject Property: 45-2990 PANORAMA DR

### Valuation Data

#### BC Assessment Data

Year:	2018	%Chg	2017	%Chg	2016	%Chg	2015
Land:	\$721,000	0.2	\$601,000	0.52	\$396,000	0.21	\$328,000
Improv.:	\$159,000	-0.03	\$164,000	0.07	\$153,000	0	\$153,000
Total:	\$880,000	0.15	\$765,000	0.39	\$549,000	0.14	\$481,000
Land/Total:	0.82		0.79		0.72		0.68

#### The Property Valuator

The estimated\*\* value of this property on January 19, 2018 is: **\$932,000**

### Property Data

#### Lot Data

Owner Address:	n/a
Legal:	Lot: 45; Pl: LMS482; LD: New Westminster (36); Section: 15; Town: 39; Narrative: TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Property Type:	ROW HOUSING (SINGLE UNIT OWNERSHIP) PID: 017-942-799
Taxation Type:	Residential Additional PIDs: N/A
ALR:	No Lot Size: N/A
Co-op:	No Lot Dimension: N/A X N/A feet
Equity Type:	REGISTERED OWNER Lot Characteristic: N/A

#### Improvement Data

Year Built:	1992	Stories:	N/A
Effective Year:	1992	Fireplace:	1
Foundation:	N/A	Manual Class:	STRATA TOWNHOUSE

#### Interior Improvements

Living Area	Bedrooms:	3
Main Floor:	Bathroom(s):	3
Basement:	4 Pc:	2
Unfinished Basement:	3 Pc:	0
Total Area:	2 Pc:	1

#### Exterior Improvements:

Uncovered Deck Area:	Single Garage:	
Covered Deck Area:	0 Multiple Garage:	0
Other Buildings:	No Carport:	0
	Pool:	No

### Sales History

Date:	Amount:	Title Certificate:	Sale Type:
Sep-28-2010	\$485,000	CA1747441	IMPROVED SINGLE PROPERTY CASH TRANSACTION
Jan-14-2010	\$471,000	CA1421364	IMPROVED SINGLE PROPERTY CASH TRANSACTION
Jul-14-2004	\$375,000	BW308787	IMPROVED SINGLE PROPERTY CASH TRANSACTION
Jun-28-1996	\$229,000	BK202091	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Permit History (Since 1993)

Date:	Number:	Demolition Permit:
N/A	None Available	N/A

BC Assessment Data

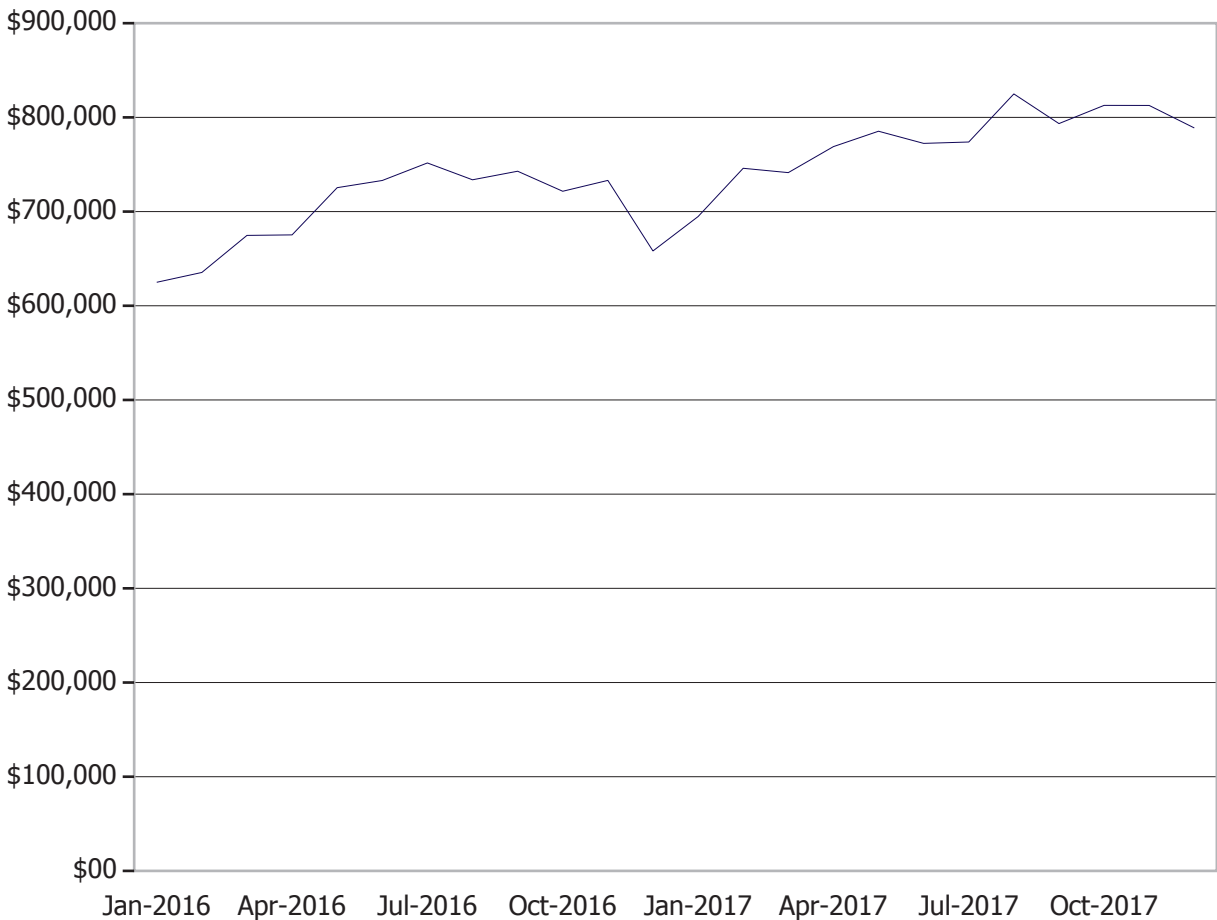
Assessment Area:	North Fraser	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Jurisdiction:	Coquitlam, City of	Roll Number:	000000000035870845

Neighbourhood

STRATAS - NTH RD/COTTONWOOD

Total number of properties:	2246	Sales in the last 6 months:	109
Average assessed value:	\$822,490	Average sale price (last 6 months):	\$802,521
Average building age:	10 - 15 Years	Average effective building age:	10 - 15 Years

Neighbourhood Graph  
Avg. Price for STRATAS - NTH RD/COTTONWOOD



## Recent Sales

Coquitlam, City of

STRATAS - NTH RD/COTTONWOOD

### Most Recent Sales

Address	Sale date	Price	Sale Type
40 - 1305 SOBALL ST	2017-12-29	\$733,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
114 - 3525 CHANDLER ST	2017-12-28	\$825,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
148 - 2979 PANORAMA DR	2017-12-18	\$887,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
119 - 3525 CHANDLER ST	2017-12-14	\$890,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
108 - 3525 CHANDLER ST	2017-12-14	\$799,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
29 - 1486 JOHNSON ST	2017-12-13	\$718,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
55 - 1320 RILEY ST	2017-12-12	\$740,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
23 - 1295 SOBALL ST	2017-12-11	\$712,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
142 - 3105 DAYANEE SPRINGS BL	2017-12-11	\$758,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
149 - 1460 SOUTHVIEW ST	2017-12-08	\$824,200	IMPROVED SINGLE PROPERTY CASH TRANSACTION

## Comparable Sales

Most Comparable Sales: 10 most comparable Sales\* in Jurisdiction

### Comparable 1

Address:	148-2979 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$887,000	Assess Land:	\$686,000
Sale Date:	2017-12-18	Assess Improv:	\$199,000
Assess Total:	\$885,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1996
No. Bathrooms:	2	Effective Year:	1996
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2418
Characteristics:	N/A		

### Comparable 2

Address:	223-1465 PARKWAY BLVD	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$825,000	Assess Land:	\$639,000
Sale Date:	2017-11-09	Assess Improv:	\$176,000
Assess Total:	\$815,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1997
No. Bathrooms:	2	Effective Year:	1997
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2048
Characteristics:	N/A		

### Comparable 3

Address:	7-2951 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$770,000	Assess Land:	\$635,000
Sale Date:	2017-11-30	Assess Improv:	\$161,000
Assess Total:	\$796,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1992
No. Bathrooms:	3	Effective Year:	1992
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2156
Characteristics:	N/A		

### Comparable 4

Address:	24-2951 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$860,000	Assess Land:	\$670,000
Sale Date:	2017-08-14	Assess Improv:	\$171,000
Assess Total:	\$841,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1992
No. Bathrooms:	4	Effective Year:	1992
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2289
Characteristics:	N/A		

### Comparable 5

Address:	149-1495 LANSLOWNE DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$695,000	Assess Land:	\$628,000
Sale Date:	2016-12-14	Assess Improv:	\$168,000
Assess Total:	\$796,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1992
No. Bathrooms:	3	Effective Year:	1992
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2198
Characteristics:	N/A		

**Comparable 6**

Address:	2-2590 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$650,000	Assess Land:	\$630,000
Sale Date:	2016-09-01	Assess Improv:	\$168,000
Assess Total:	\$798,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1993
No. Bathrooms:	3	Effective Year:	1993
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2311
Characteristics:	N/A		

**Comparable 7**

Address:	22-2979 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$872,000	Assess Land:	\$670,000
Sale Date:	2017-07-06	Assess Improv:	\$192,000
Assess Total:	\$862,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1994
No. Bathrooms:	3	Effective Year:	1994
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2328
Characteristics:	N/A		

**Comparable 8**

Address:	83-2979 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$863,000	Assess Land:	\$648,000
Sale Date:	2017-08-01	Assess Improv:	\$190,000
Assess Total:	\$838,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1994
No. Bathrooms:	3	Effective Year:	1994
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2306
Characteristics:	N/A		

**Comparable 9**

Address:	95-2979 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$863,500	Assess Land:	\$641,000
Sale Date:	2017-09-28	Assess Improv:	\$190,000
Assess Total:	\$831,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1994
No. Bathrooms:	3	Effective Year:	1994
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2303
Characteristics:	N/A		

**Comparable 10**

Address:	99-2979 PANORAMA DR	Neighbourhood:	STRATAS - NTH RD/COTTONWOOD
Sale Price:	\$825,000	Assess Land:	\$671,000
Sale Date:	2017-05-30	Assess Improv:	\$190,000
Assess Total:	\$861,000	Manual Class:	STRATA TOWNHOUSE
No. Bedrooms:	3	Year Built:	1994
No. Bathrooms:	3	Effective Year:	1994
Foundation:	N/A	Lot Size (Sq ft):	0
Parking:	N/A	Floor Area (Sq ft):	2305
Characteristics:	N/A		

## Additional PIDs:

N/A

### Disclaimer

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. 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. The information in this application is confidential, intended only for your use, and is provided "as is" and "as available". You cannot and may not distribute, disseminate or otherwise resell the information in this document. The content is provided without warranties of any kind, either express or implied, including, but not limited to, implied warranties of merchantability, fitness for a particular purpose, or noninfringement, under no circumstances shall Landcor Data Corporation ("Landcor"), its subsidiaries, or its licensors be liable for any direct, indirect, punitive, incidental, special, or consequential damages that result from the use of, or inability to use, this site. This limitation applies whether the alleged liability is based on contract, tort, negligence, strict liability, or any other basis, even if Landcor has been advised of the possibility of such damage. Because some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, Landcor's liability in such jurisdictions shall be limited to the extent permitted by law.