



BC Assessment Value

Year :	2023	2022	2021	2020
Land:	\$321,000	\$312,000	\$312,000	\$331,000
Improvements:	\$906,000	\$773,000	\$662,000	\$579,000
Total:	\$1,227,000	\$1,085,000	\$974,000	\$910,000

No Street View Available

Property Identification

Parcel ID (PID): 014-554-810

Additional PIDs can be found listed on the last page, if applicable.

Roll Number: 000000000011506000

Assessment Area: Kamloops

Jurisdiction: Ashcroft Rural

Neighbourhood: RURAL NORTH

Legal Description: Narrative: PART SW1/4, SECTION 9, TOWNSHIP 20, RANGE 24, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H822, & EXC EPP22501

Property Details

Lot Data

Property Use: Residential

Use Type: 2 Acres Or More (Single Family Dwelling, Duplex)

Class Type: 1 1/2 Sty Sfd - After 1930 - Fair

Lot Size: 3393324.00 sq ft / 77.90 acres

ALR: Yes

Co-op: No

Char: N/A

Exterior Data

Uncovered Deck Area (sq ft): 444

Covered Deck Area (sq ft): 444

Pool: Yes

Single Garage: 1

Multiple Garage: 2

Carport: N/A

Other Buildings: Yes

Interior Data

Year Built⁽¹⁾: 1941

Effective Year⁽²⁾: 1941

Fire Place: 1

Foundation Type: Basement

Bedroom(s): 7

Bathroom(s): 4 Pc: 3; 3 Pc:0 ; 2 Pc: 0

Stories: 1.5

Unfinished Basement (sq ft): 2,527

Finished Area (sq ft):

Main Floor 4,336

Basement: 1,643

Total: 5,979

(1) **Year Built:** Is the original date when the property was completed and entered the assessment tax roll.

(2) **Effective Year:** A subjective adjustment to the economic remaining life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example, a home with a year built of 1954 and an effective year built of 1977 means that the home was significantly updated to a condition similar to a home built 1977.

Report Date:

January 19, 2023

Property Address:

2345 Hwy 97C, Ashcroft, BC



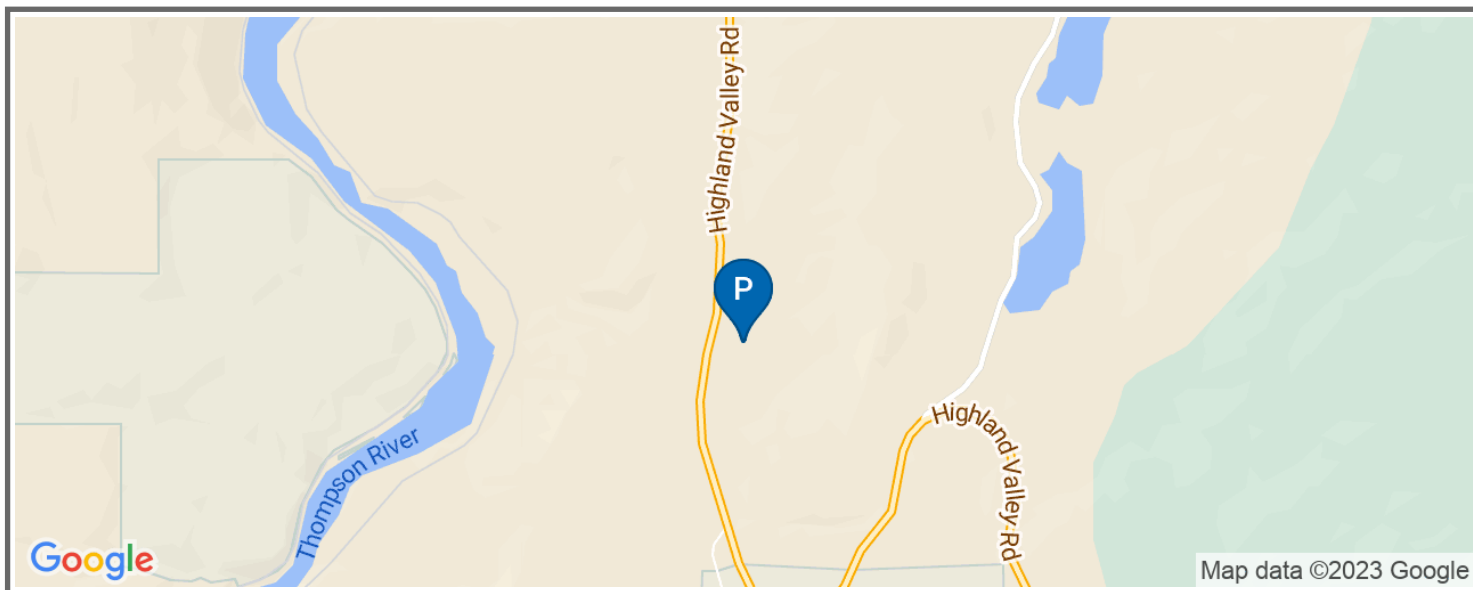
Permit History (Since 1993)

No Permits Listed for this Property

Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Sale Date	Amount	Sale Type	Title Certificate Number
Jan 30, 2013	\$0	Reject - Not Suitable For Sales Analysis	LB514644
Aug 28, 2008	\$1,305,000	Improved Single Property Cash Transaction	LB234946
Aug 28, 2008	\$45,000	Improved Single Property Cash Transaction	00311002
Oct 22, 2001	\$55,400	Reject - Not Suitable For Sales Analysis	200172
Dec 15, 1980	\$341,950	Reject - Not Suitable For Sales Analysis	R83733F

Property Location & Surrounding Area



Additional PIDs, if applicable:

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