



PROPERTY REPORT

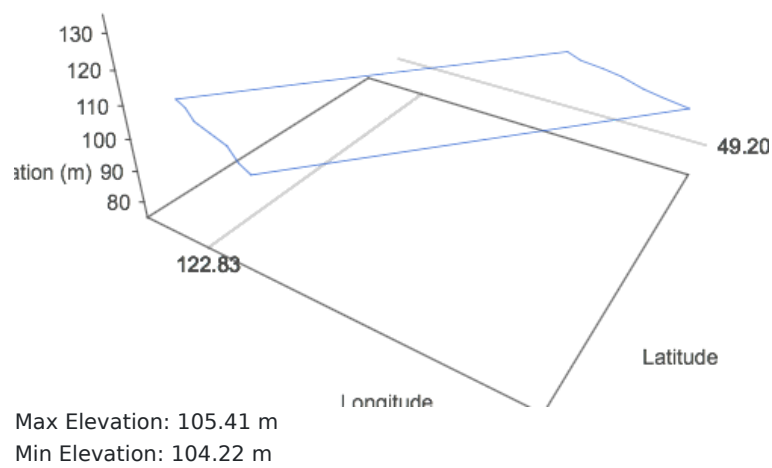
14145 PARK DR,
Surrey V3R 5N6

PID: 010-074-503

MAY 4, 2018

THE MACNABS

Property Boundary and Topography



Detailed Tax Report

Property Information

Prop Address	14145 PARK DR	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	N. WHALLEY/BRIDGEVIEW
Area	NORTH SURREY	SubAreaCode	F22
PropertyID	010-074-503	BoardCode	F
PostalCode	V3R 5N6		

Property Tax Information

TaxRoll Number	4000370042	Gross Taxes	\$3,159.91
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

010-074-503

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP15333	38	130		36				

Legal FullDescription

PL NWP15333 LT 38 BLK 130 LD 36. SUBURBAN BLOCK A.

Land & Building Information

Width		Depth	
Lot Size	10880 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1973		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3	1	Stories	1
Pool Flg		Carport	1
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$744,000.00	\$48,400.00	\$792,400.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$744,000.00	\$48,400.00	\$0.00	\$0.00	\$792,400.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
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Sale Date	Sale Price	Document Num	SaleTransaction Type
9/26/2000	\$106,400.00	BP229304	REJECT NOT SUITED SALE ANALYSIS
11/11/1911	\$0.00	J17552E	REJECT NOT SUITED SALE ANALYSIS

14145 PARK DR SURREY V3R 5N6



14-326-4000370042 12/20/2010

Total Value \$792,400
Assessed as of July 1st, 2017

Land \$744,000
Buildings \$48,400

Previous Year Value \$738,500
Land \$688,000
Buildings \$50,500

Year Built	Description	Area-Jurisdiction-Roll
1973		14-326-4000-37004-2

Land Size	10880 Sq Ft
First Floor Area	1,352
Second Floor Area	
Basement Finish Area	952
Strata Area	

Bedrooms	5
Baths	3
Carports	C
Garages	

LEGAL DESCRIPTION AND PARCEL ID
Lot 38 Block 130 Sub BlockA Plan NWP15333 Land District 36
010074503

Building Storeys
Gross Leaseable Area
Net Leasable Area
No. of Apartment Units

MANUFACTURED HOME
Width
Length
Total Area

SALES HISTORY (IN THE LAST 3 YEARS)

COMMENTS

Neighbourhood Analysis is based on:

14145 PARK DR

and SINGLE FAMILY DWELLING

Neighborhood: N. WHALLEY/BRIDGEVIEW

Jurisdiction: Surrey, City of

Avg. Assessed Value: \$727,432

Avg. Price (Last 6 months) \$766,019

Avg. Sale Price to Avg.

Assessed Value Ratio: 1: 1.05

Avg. Built Age Range: 40 - 61 Years

Avg. Effective Age Range: 36 - 54 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 2841

No. of the properties of the same type as the subject property's in the jurisdiction: 56191

No. of Demolition Permits in the last 6 months: 0

No. of Non-Demolition Permits in the last 6 months: 0

Statistical Information For SINGLE FAMILY DWELLING

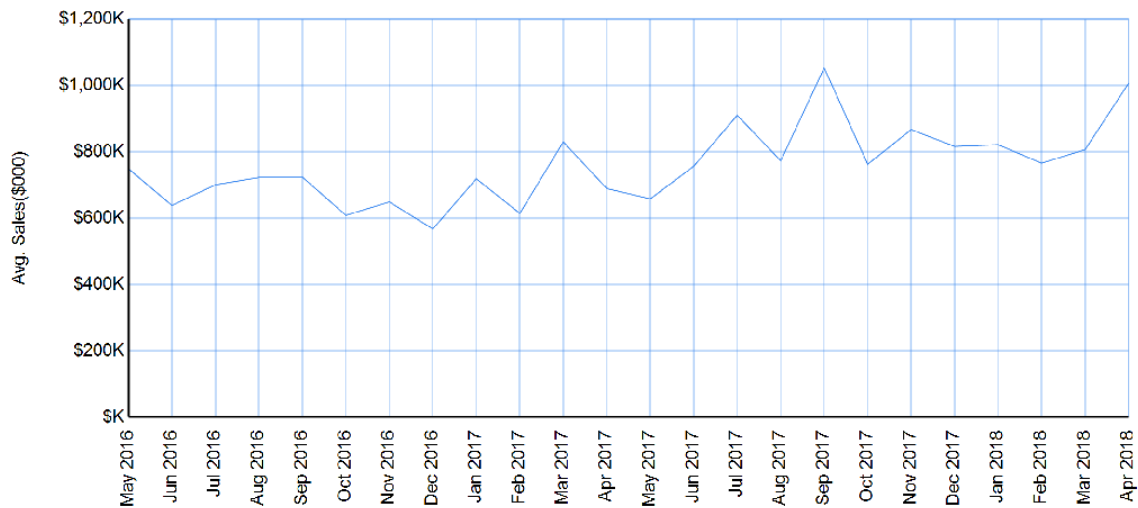
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	2503.00	81021.60	9052.11	8034.00
Improvement Value:	\$0	\$924,000	\$75,730	\$40,800
Assessed Value:	\$350,200	\$2,104,000	\$727,433	\$705,900
Sales Value in Last 6 Months:	\$475,000	\$2,550,000	\$766,019	\$715,000

10 Most Recent Sales For SINGLE FAMILY DWELLING in N. WHALLEY/BRIDGEVIEW

Address	Sale Date	Price	Type
10627 132A ST	Apr-2018	\$1,230,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
10597 132 ST	Apr-2018	\$1,066,666	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14362 MELROSE DR	Apr-2018	\$721,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13660 112 AVE	Mar-2018	\$750,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
11377 SURREY RD	Mar-2018	\$695,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14079 114 AVE	Mar-2018	\$705,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14105 115 AVE	Mar-2018	\$650,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13724 GROSVENOR RD	Mar-2018	\$753,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12620 113 AVE	Mar-2018	\$750,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12761 115A AVE	Mar-2018	\$550,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION

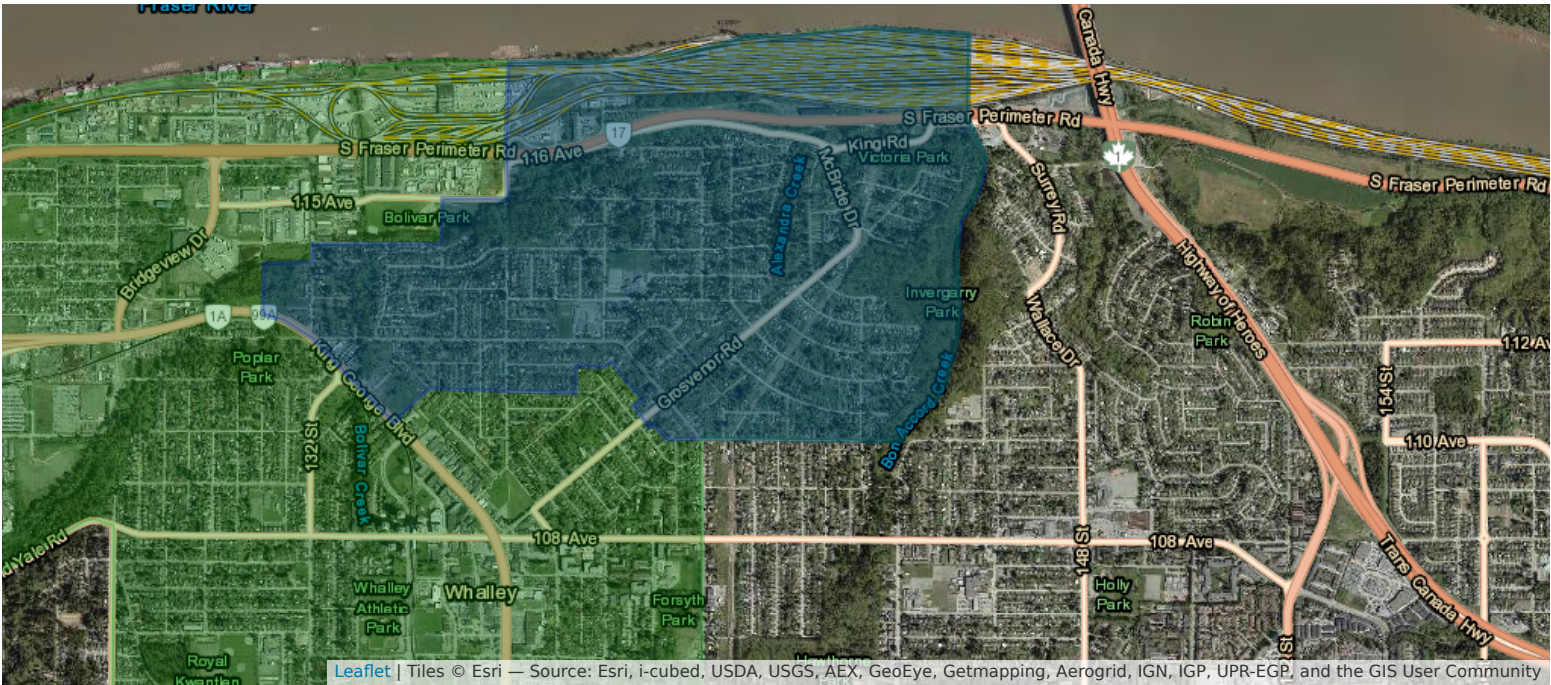
Neighbourhood Sales Graph

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.



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Nearest Schools with Ranking



Nearby Elementary Schools

School's Name	Grades Covered	2015-2016 Rating	5-year Average Rating	2015-2016 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
Surrey Traditional	K - 7	4.4	5.1	781/956	575/780	Surrey	Traditional School	11 mins	0.9 km	3 mins	7 mins
Ellendale	K - 7	5.8	5	496/956	593/780	Surrey		19 mins	1.5 km	5 mins	19 mins
James Ardiel	K - 7	5.1	5.3	663/956	535/780	Surrey		12 mins	1.0 km	2 mins	8 mins
Forsyth Road	K - 7	4.3	3.9	802/956	736/780	Surrey		16 mins	1.3 km	3 mins	16 mins
Mary Jane Shannon	K - 7	5.6	5.1	548/956	575/780	Surrey		18 mins	1.4 km	4 mins	18 mins

Nearby Middle & Secondary Schools

School's Name	Grades Covered	2015-2016 Rating	5-year Average Rating	2015-2016 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
Guildford Park	8 - 12	5.3	5.3	198/293	181/264	Surrey	AP Program	21 mins	1.7 km	4 mins	15 mins
Kwantlen Park	7 - 12	5.2	5.3	205/293	181/264	Surrey	French Immersion; AP Program; Inter A Program	38 mins	3.1 km	7 mins	24 mins
Johnston Heights	8 - 12	5.9	5.7	161/293	150/264	Surrey	AP Program	58 mins	4.6 km	11 mins	31 mins
Queen Elizabeth	8 - 12	4.5	4.3	236/293	230/264	Surrey	AP Program	55 mins	4.4 km	10 mins	34 mins
Khalsa (Surrey)	K - 12	6.9	n/a	86/293	n/a	Surrey	Independent School	51 mins	4.2 km	9 mins	29 mins

Elementary School Catchment: **James Ardiel**

Secondary School Catchment: **Kwantlen Park**

Walkscore

Walk Score: 37 / Car-Dependent

Transit Score: 44 / Some Transit

Please click on [this link](#) to see more information on this property's walkscore.