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Subject Property: 2640 BELMONT AVE

Valuation Data

BC Assessment Data

Year:	2012	%Chg	2011	%Chg	2010	%Chg	2009
Land:	\$364,000	0	\$364,000	0.06	\$344,000	0.05	\$329,000
Improv.:	\$100,000	-0.06	\$106,000	0.08	\$98,500	0.12	\$87,700
Total:	\$464,000	-0.01	\$470,000	0.06	\$442,500	0.06	\$416,700
Land/Total:	0.78		0.77		0.78		0.79

The Property Valuator

The estimated** value of this property on October 22, 2012 is: **\$449,000**

Property Data

Lot Data

Owner Address:	2640 BELMONT AVE VICTORIA BC		
Legal:	Lot: 6; Blk: 17; Pl: VIP835; LD: Victoria (57); Section: 48;		
Property Type:	SINGLE FAMILY DWELLING	PID:	001-894-251
Taxation Type:	Residential	Additional PIDs:	
ALR:	No	Lot Size:	5500.00 sq.ft/0.13 acres
Co-op:	No	Lot Dimension:	50.00 X 110.00 feet
Equity Type:	REGISTERED OWNER	Lot Characteristic:	

Improvement Data

Year Built:	1941	Stories:	1.0
Effective Year:	1941	Fireplace:	1
Foundation:	BASEMENT	Manual Class:	1 STY SFD - AFTER 1930 - STD

Interior Improvements

Living Area		Bedrooms:	2
Main Floor:	1000	Bathroom(s):	1
Basement:	0	4 Pc:	1
Unfinished Basement:	987	3 Pc:	0
Total Area:	1000	2 Pc:	0

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:
Jun-2010	\$535,000	CA1604911	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Oct-1998	\$169,000	EM101500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
Jul-1990	\$00	ED79348	REJECT - NOT SUITABLE FOR SALES ANALYSIS
Jul-1988	\$31,900	EB67527	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Permit History (Since 1993)

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

BC Assessment Data

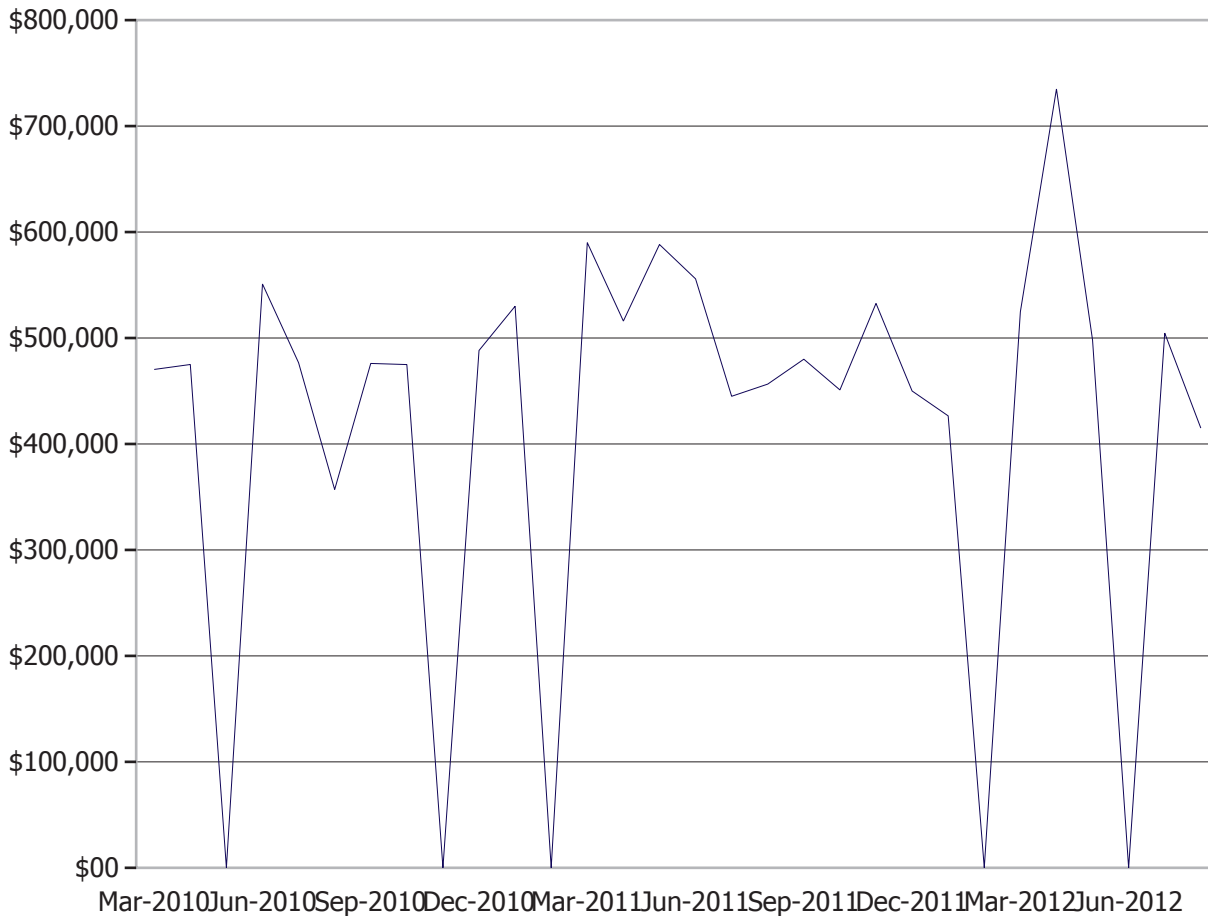
Assessment Area:	Capital	Neighbourhood:	HAULTAIN
Jurisdiction:	Victoria, City of	Roll Number:	000000000008547007

Neighbourhood

HAULTAIN

Total number of properties:	465	Sales in the last 6 months:	11
Average assessed value:	\$475,803	Average sale price (last 6 months):	\$481,822
Average building age:	55 - 82 Years	Average effective building age:	50 - 75 Years

**Neighbourhood Graph
Avg. Price for HAULTAIN**



Recent Sales

Victoria, City of

HAULTAIN

Most Recent Sales

Address	Sale date	Price	Sale Type
2515 VICTOR ST	2012-08-24	\$430,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2538 SCOTT ST	2012-08-13	\$400,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2650 CEDAR HILL RD	2012-07-18	\$600,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2690 BELMONT AVE	2012-07-18	\$510,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1514 HAULTAIN ST	2012-07-16	\$404,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1512 BAY ST	2012-05-31	\$385,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2547 SCOTT ST	2012-05-28	\$519,400	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2546 SHELBOURNE ST	2012-05-10	\$513,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2538 BELMONT AVE	2012-05-01	\$575,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1351 KINGS RD	2012-04-13	\$735,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Comparable Sales

Most Comparable Sales: 10 most comparable Sales* in Jurisdiction

Comparable 1

Address:	1483 STROUD RD	Neighbourhood:	HILLSIDE SHOPPING CENTRE
Sale Price:	\$421,000	Assess Land:	\$342,000
Sale Date:	2012-09-28	Assess Improv:	\$98,300
Assess Total:	\$440,300	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	2	Year Built:	1956
No. Bathrooms:	1	Effective Year:	1956
Foundation:	Basement	Lot Size (Sq ft):	5,250
Parking:	Single Garage	Floor Area (Sq ft):	1,029
Characteristics:	N/A		

Comparable 2

Address:	2515 VICTOR ST	Neighbourhood:	HAULTAIN
Sale Price:	\$430,000	Assess Land:	\$350,000
Sale Date:	2012-08-24	Assess Improv:	\$78,600
Assess Total:	\$428,600	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	2	Year Built:	1962
No. Bathrooms:	1	Effective Year:	1962
Foundation:	Partial Basement	Lot Size (Sq ft):	5,500
Parking:	N/A	Floor Area (Sq ft):	954
Characteristics:	N/A		

Comparable 3

Address:	1512 BAY ST	Neighbourhood:	HAULTAIN
Sale Price:	\$385,000	Assess Land:	\$319,000
Sale Date:	2012-05-31	Assess Improv:	\$95,400
Assess Total:	\$414,400	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	2	Year Built:	1958
No. Bathrooms:	1	Effective Year:	1958
Foundation:	Basement	Lot Size (Sq ft):	6,160
Parking:	N/A	Floor Area (Sq ft):	1,540
Characteristics:	N/A		

Comparable 4

Address:	1487 STROUD RD	Neighbourhood:	HILLSIDE SHOPPING CENTRE
Sale Price:	\$468,000	Assess Land:	\$342,000
Sale Date:	2012-03-01	Assess Improv:	\$107,000
Assess Total:	\$449,000	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	3	Year Built:	1956
No. Bathrooms:	1	Effective Year:	1956
Foundation:	Basement	Lot Size (Sq ft):	5,250
Parking:	Single Garage	Floor Area (Sq ft):	1,420
Characteristics:	N/A		

Comparable 5

Address:	1455 WESTALL AVE	Neighbourhood:	HILLSIDE SHOPPING CENTRE
Sale Price:	\$440,000	Assess Land:	\$321,000
Sale Date:	2012-06-01	Assess Improv:	\$100,000
Assess Total:	\$421,000	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	3	Year Built:	1946
No. Bathrooms:	1	Effective Year:	1946
Foundation:	Basement	Lot Size (Sq ft):	4,990
Parking:	Single Garage	Floor Area (Sq ft):	1,317
Characteristics:	N/A		

Comparable 6

Address:	1619 OAKLAND AVE	Neighbourhood:	HILLSIDE SHOPPING CENTRE
Sale Price:	\$420,000	Assess Land:	\$334,000
Sale Date:	2012-01-26	Assess Improv:	\$122,000
Assess Total:	\$456,000	Manual Class:	1 STY SFD - BEFORE 1930 - STD
No. Bedrooms:	3	Year Built:	1912
No. Bathrooms:	1	Effective Year:	1912
Foundation:	Basement	Lot Size (Sq ft):	4,800
Parking:	Single Garage	Floor Area (Sq ft):	1,030
Characteristics:	N/A		

Comparable 7

Address:	1520 CLAWTHORPE AVE	Neighbourhood:	HILLSIDE SHOPPING CENTRE
Sale Price:	\$465,000	Assess Land:	\$344,000
Sale Date:	2012-06-29	Assess Improv:	\$95,200
Assess Total:	\$439,200	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	3	Year Built:	1940
No. Bathrooms:	1	Effective Year:	1970
Foundation:	Basement	Lot Size (Sq ft):	5,840
Parking:	Single Garage	Floor Area (Sq ft):	1,664
Characteristics:	N/A		

Comparable 8

Address:	1661 BEGBIE ST	Neighbourhood:	JUBILEE
Sale Price:	\$400,000	Assess Land:	\$339,000
Sale Date:	2012-01-03	Assess Improv:	\$96,800
Assess Total:	\$435,800	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	2	Year Built:	1951
No. Bathrooms:	1	Effective Year:	1960
Foundation:	Crawl	Lot Size (Sq ft):	5,400
Parking:	Single Garage	Floor Area (Sq ft):	1,556
Characteristics:	Sanitary Sewer Available, Curb & Gutter, Sidewalk		

Comparable 9

Address:	2215 BELMONT AVE	Neighbourhood:	JUBILEE
Sale Price:	\$421,000	Assess Land:	\$367,000
Sale Date:	2012-06-29	Assess Improv:	\$86,300
Assess Total:	\$453,300	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	3	Year Built:	1948
No. Bathrooms:	1	Effective Year:	1948
Foundation:	Basement	Lot Size (Sq ft):	6,392
Parking:	Single Garage	Floor Area (Sq ft):	1,145
Characteristics:	Sanitary Sewer Available, Curb & Gutter, Sidewalk		

Comparable 10

Address:	2535 AVEBURY AVE	Neighbourhood:	HAULTAIN
Sale Price:	\$440,000	Assess Land:	\$364,000
Sale Date:	2012-03-19	Assess Improv:	\$120,000
Assess Total:	\$484,000	Manual Class:	1 STY SFD - AFTER 1930 - STD
No. Bedrooms:	2	Year Built:	1964
No. Bathrooms:	1	Effective Year:	1974
Foundation:	Crawl	Lot Size (Sq ft):	6,400
Parking:	Carport	Floor Area (Sq ft):	1,041
Characteristics:	N/A		

Additional PIDs:

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.