



# Property Information Report

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Thompson-Nicola Regional District  
 300 - 465 Victoria St  
 Kamloops, BC V2C 2A9  
 T (250) 377-8673  
 F (250) 372-5048  
 E [gisinfo@tnrd.ca](mailto:gisinfo@tnrd.ca)

5156 Hwy 97

## Parcel Description & Location [More Details](#)

### Legal Description:

L 7 PL 1317 DL 432 EXC PT LYING WLY OF A LINE & THE PRODUCTION DRAWN 350 FT PERPLY DISTANT ELY FROM THE WLY BDY OF SAID L

District Lot:

432

Land District:

KDYD

Lot Size(Calculated)(+/-5%):

Square Meter:

4643.12

Acre:

1.147

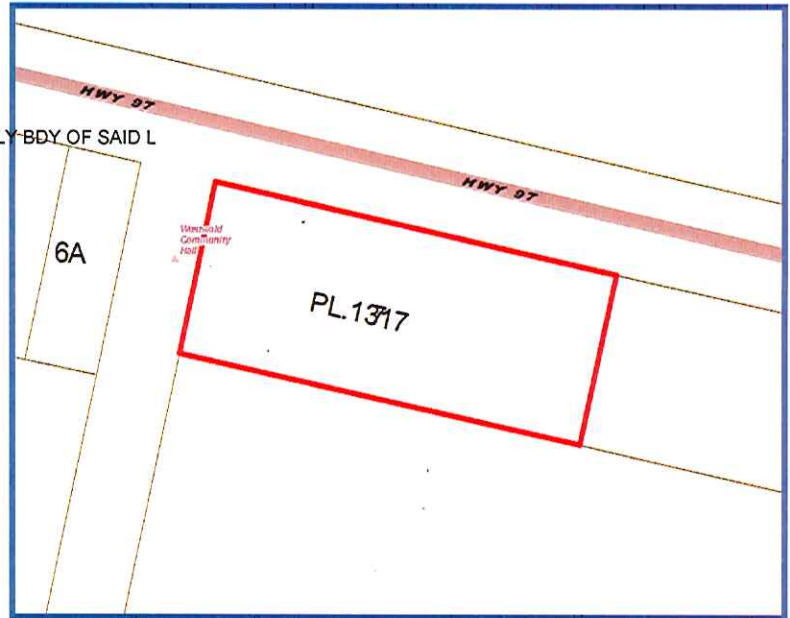
Hectare:

0.464

Community: Westwold

Local Authority: TNRD (Electoral Area "L")

School District: Kamloops/Thompson



## TNRD Services [More Details](#)

(Contact the Local Authority for services provided by other jurisdictions)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

## Future Debt (Loan Authorization) [More Details](#)

(For enquiries, contact the Local Authority)

Future Debt: None

## Planning & Zoning [More Details](#)

(For enquiries, contact the Local Authority)

Zoning Bylaw: 2400

Zoning: AF-1

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: N/A

OCP Designation: N/A

Agriculture Land Reserve (Intersect): Yes

Riparian Area (Source: TRIM)(Intersect): No

## Development Applications & Permits [More Details](#)

- from July 2009 to Present (For enquiries, contact the Local Authority)

Folio:	Development Application Number:	Development Application Type:	Status:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
724.00535.034	BP014454	Jul 12, 2016			STOP WORK
	Type of Construction:				
	Construct a single family dwelling				

## BC Assessment [More Details](#)

(For enquiries, contact BC Assessment Authority)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
724.00535.034	006-349-404	2017	\$1,543.00	\$0.00	9-Farm
724.00535.034	006-349-404	2017	\$0.00	\$131,000.00	1-Res
724.00535.034	006-349-404	2016	\$1,543.00	\$0.00	9-Farm
724.00535.034	006-349-404	2016	\$0.00	\$107,000.00	1-Res

Folio:	Actual Use:	Manual class:
724.00535.034	BEEF	Manufactured Home-Single Wide -Very Good Q

**Disclaimer:** This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).

# Property Assessment Report

Address	<b>5156 KAML VERNON HWY</b>	Owner 1
Jurisdiction	<b>724 KAMLOOPS RURAL</b>	Owner 2
Neighbourhood	<b>321 Chase Rural To Westwold</b>	Address
Roll No.	<b>000535034</b>	
PID/MHP No.	<b>006-349-404</b>	
School District	<b>73</b>	P C
Area Code	<b>23</b>	Hospital District <b>5</b>
Electoral Area	<b>L</b>	Regional District <b>28</b>

Legal Description

Plan	Lot	Block	DLot	LDist	Section	TwN	Range	Md
<b>KAP1317</b>	<b>7</b>		<b>432</b>	<b>25</b>				

**EXC W 350 FT, Manufactured Home Reg. # 93218.**

	2011	2012	2013	2014	2015	2016	2017
Land Value	<b>1,543</b>	<b>1,543</b>	<b>1,543</b>	<b>1,543</b>	<b>1,543</b>	<b>1,543</b>	<b>1,543</b>
Improvements	<b>120,400</b>	<b>111,400</b>	<b>109,400</b>	<b>108,300</b>	<b>106,900</b>	<b>107,000</b>	<b>131,000</b>
Total Value	<b>121,943</b>	<b>112,943</b>	<b>110,943</b>	<b>109,843</b>	<b>108,443</b>	<b>108,543</b>	<b>132,543</b>
Percent Change	<b>92%</b>	<b>85%</b>	<b>84%</b>	<b>83%</b>	<b>82%</b>	<b>82%</b>	<b>100%</b>
Taxes	<b>516.81</b>	<b>492.21</b>	<b>493.74</b>	<b>507.45</b>	<b>497.94</b>	<b>489.24</b>	<b>576.82</b>

Transactions

Month	Year	Sale Price	Title	Transaction Type
<b>May</b>	<b>2005</b>	<b>7,935</b>	<b>KX55853</b>	<b>Vacant Single Property Cash</b>
<b>January</b>	<b>1985</b>		<b>X60F</b>	<b>Reject</b>
<b>December</b>	<b>1912</b>		<b>116239F</b>	<b>Reject</b>

Actual Use	<b>Beef</b>	Lot Size	<b>2.3</b>
Equity	<b>Registered Owner</b>		
Tenure		Lot Size Type	<b>Acres</b>

Exemptions

**FARM LAND, FARM BUILDING, FARM HOUSE IN RURAL AREA**