



# Columbia Shuswap Regional District

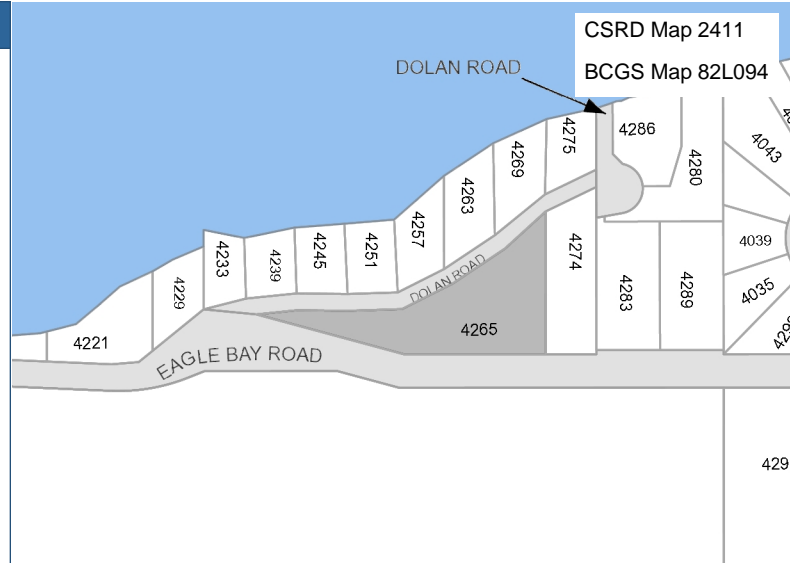
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# Property Report

Parcel Number (PID): 010-703-284  
 IDParcel: cebp0257  
 Report Date: 6/29/2016

## Property Details

Address: 4265 Eagle Bay Rd  
 PID: 010-703-284  
 Roll: 78904248000  
 Electoral Area: C  
 Local Area: eb  
 Ownership: Private  
 Zoning: Bylaw 701: RR1 - Rural Residential (.4ha)  
 OCP: Bylaw 725: NR - Neighbourhood Residential  
 Lakes Zoning: No Lakes Zoning  
 Land Use: Residential  
 GIS Lot Size: 0.57 HA | 1.42 Acres  
 Taxable Value: \$208,000  
 Percent in ALR: 0



## Legal Description

Legal Plan:	3893	Section:	6	Land District:	Kamloops
District Lot:		Township:	23	Freeform:	L 9 SEC 6 TP 23 R 9 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 3893
Block:		Range:	9		
Lot:	9	Meridian:	6		

## BCAA - Property Details

Roll Number: 78904248000  
 Roll Year: 2016  
 Assess Area: 20 - Vernon  
 Jurisdiction: 789 - Salmon Arm Rural  
 Neighbourhood: 500 - South Highway 95  
 Regional District: 08 - Columbia Shuswap  
 Electoral Area: C  
 School District: 83  
 Hospital District: 03  
 Use Category: 000 - Single Family Residence  
 Actual Use: 000 - Single Family Dwelling  
 Manual Class: 0080 - 1 Sty Sfd - After 1930 - Fair  
 Tenure: 01 - Crown-Granted

## BCAA - Minor Taxing

Defined Area	Elect Area C Sub-Regional Fire; Fireworks Area C; South Shuswap Sewer
Specified-Regional	
Service Area	Okanagan Regional Library; Shuswap Watershed
Improvement District	
Local Community	

## BCAA - Valuation

Taxable	\$208,000
Exempt	\$0
<b>Net Taxable Value</b>	<b>\$208,000</b>

## BCAA - Sales History

Current Sale	\$140,000	2003
First Previous	\$64,000	1988
Second Previous	\$1	1982