



Columbia Shuswap Regional District

781 Marine Park Dr. NE, Salmon Arm, BC V1E 4P1
 Phone: 250.832.8194 | Fax: 250.832.3375
 Web: www.csr.bc.ca | E-Mail: inquiries@csr.bc.ca

Property Report

Parcel Number (PID): 003-852-741
 IDParcel: ccsp0065
 Report Date: 3/2/2015

Property Details

* Address: 638 Caouette Rd
 PID | Parent PID: 003-852-741 | 003-852-741
 Roll: 78909998040
 Electoral Area: Electoral Area C
 Local Area: Cruikshank Point
 Ownership: Private
 Land Use: Residential
 BCAA Lot Size: 1.4 Acres
 GIS Lot Size: 0.56 HA
 Taxable Value: \$456,000
 Percent in ALR: 0

* additional addresses may be shown at end of report



CSR Map 2305

BCGS Map 82L083

Legal Description

Legal Plan:	30746	Section:	19	Land District:	Kamloops Division Yale District
District Lot:		Township:	22	Freeform:	Meridian W6.
Block:		Range:	11		
Lot:	4	Meridian:	6		

Zoning, Landuse and OCP Designations

Type	Description	Notes
General Land Use - 2013	RES - Residential	
OCP	RR2 - Rural Residential 2	Bylaw 725
Zoning	RR3 - Rural Residential (1ha)	Bylaw 701

Local Service Bylaws

Type	Bylaw	Service
firedept	5208	Sorrento/Blind_Bay
firedept	5606	Area C Sub-Regional Fire Service Merger
fireworks	5517	Fireworks / Firecracker (Area C)
other	5386	Electoral Area C Dog Control Service
park	1106	Sorrento/Blind Bay Community Park
park	5209	Community Parks
waste	5358	South Shuswap Liquid Waste - Converted to BL5550
waste	5550	Electoral Area C Liquid Waste
water	5541	Sorrento Water



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BCAA Details

Roll Number: 78909998040
 Roll Year: 2014
 Assess Area: 20 - Vernon
 Jurisdiction: 789 - Salmon Arm Rural
 Neighbourhood: 500 - Carlin To Squilax (Backland)
 Regional District: 08 - Columbia Shuswap
 Electoral Area: C - South Shuswap

BCAA Minor Taxing

Sc	Defined Area	Copperview Haven Water
Hos	Defined Area	Elect Area C Sub-Regional Fire Service
Us	Defined Area	Fireworks Area C
	Service Area	Okanagan Regional Library
M	Specified Area	Sorrento / Blind Bay Park
	Defined Area	Sorrento Water
Farm L	Defined Area	South Shuswap Sewer
Lands		

BCAA - Valuation

Tax Code	Exempt Code	Property Code / Class	Type	Exempt Value	Gross Value
01 - Eligible Natural Area Property	00 - Eligible Natural Area Property	01 Residential	Land	\$0	\$127,000
		01 Residential	Buildings	\$0	\$329,000
				Taxable	\$456,000
				Exempt	\$0
				Net Taxable Value	\$456,000

BCAA - Sales test

Year/Month	Sale Price	Certificate	Sale Type
2009/07	\$0	LB327387	5 - Reject - Not Suitable for Sales Analysis
2009/04	\$570,000	LB303836	0 - Improved Single property Cash trans
2004/03	\$61,000	KW36491	2 - Vacant Single property Cash trans

Related Planning Files

File Number	Date Entered	Application or File Type	Status



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All Addresses

Roll	Address	House Type	Ownership Type
78909998040	638 Caouette Rd	Dwelling -regular house	Private