TITLE SEARCH PRINT 2026-07-09, 15:19:04

File Reference: BIGRob.ca Requestor: Lynn McKibbon

Declared Value $1896000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CB528662
From Title Number	KX125119
Application Received	2023-03-22
Application Entered	2023-03-31

Registered Owner in Fee Simple

Registered Owner/Mailing Address: DALE BARRY DEXTRAZE, RETIRED
MICHELLE RENEE LOTT, RETIRED
PO BOX 82, 2868 GRANT ROAD
SORRENTO, BC
V0E 2W0
AS JOINT TENANTS

Taxation Authority Vernon Assessment Area

Description of Land

Parcel Identifier: 017-492-530

Legal Description:

LOT 1 SECTION 16 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP45883

Legal Notations

HERETO IS ANNEXED EASEMENT KF1452 OVER THOSE PORTIONS OF LOTS 2, 3 AND 4 PLAN KAP45883 SHOWN ON PLAN KAP45885

HERETO IS ANNEXED EASEMENT KF1453 OVER THAT PART OF LOT 4 PLAN KAP45883 SHOWN ON PLAN KAP46453

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	KE80180
Registration Date and Time:	1991-10-08 15:34
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA REGIONAL DISTRICT OF COLUMBIA-SHUSWAP
Remarks:	INTER ALIA INCLUDES AN INDEMNITY UNDER SEC. 215(2)(A) LTA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	KF1450
Registration Date and Time:	1992-01-08 09:09
Remarks:	INTER ALIA SECTION 216 LTA.

Duplicate Indefeasible Title	ISSUED 2023-03-31
To:	BANK OF MONTREAL 750 FORTUNE DRIVE #29 KAMLOOPS, BRITISH COLUMBIA V2B 2L2
Application Number:	CB528663

Transfers	NONE

Pending Applications	NONE

20-CS

PLAN OF SUBDIVISION OF LOT A, PLAN 4292 (EXCEPT PLAN 29180), SECTION 16, TOWNSHIP 22, RANGE 11, W.6 M. K.D.Y.D.

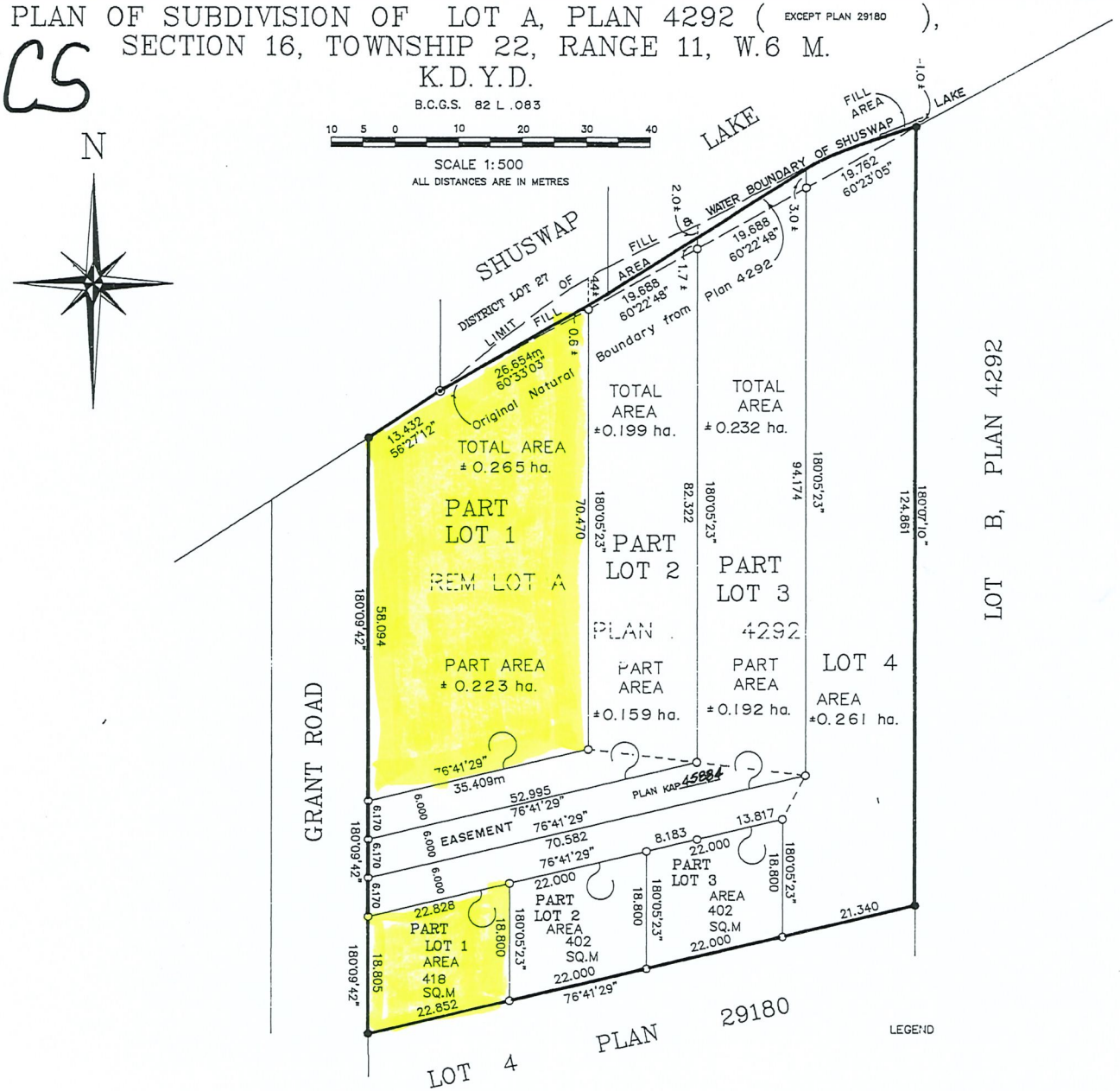
B.C.G.S. 82 L .083

PLAN NO. KAP 45883

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C., THIS 8TH DAY OF OCT., 1991.

Dan MacDonald DEP. REGISTRAR

KE80181 TL/SD



LEGEND

BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN 29180

- ◉ DENOTES STANDARD CONCRETE POST FOUND
- ● DENOTES STANDARD IRON POST FOUND
- ○ DENOTES STANDARD IRON POST PLACED

THIS PLAN LIES IN THE COLUMBIA SHUSWAP REGIONAL DISTRICT

ALL DISTANCES ARE IN METRES

APPROVED UNDER THE LAND TITLE ACT THIS 10th DAY OF September, 1991.

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

OWNER: BARRY DEXTRAZE, B. Dextraze

WITNESS: V.M. KONEY

OCCUPATION Barrister & Solicitor

ADDRESS 408 Victoria St. Kamloops B.C.

I, LEO B. COSTER , A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF KAMLOOPS, IN BRITISH COLUMBIA , CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 6th DAY OF AUGUST, 1991.

Leo Coster
B.C.L.S.

THE REGISTERED OWNER DESIGNATED HEREON HEREBY ACKNOWLEDGE THAT THE LAND AFFECTED BY THIS PLAN MAY BE SUBJECT TO FLOODING AND DECLARE THAT THEY HAVE ENTERED INTO A COVENANT IN FAVOUR OF HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA , AS REPRESENTED BY THE MINISTER OF ENVIRONMENT , UNDER SEC. 215 OF THE LAND ACT .

STOTHERS – COSTER – SINGER
B.C. AND CANADA LAND SURVEYORS.
543 BATTLE ST., KAMLOOPS, B.C.
V2C-2M1
PHONE 374-5331 FAX 374-5332

903161 903161F.DWG DEXTRAZE

Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Toll Free: 1.888.248.2773
Web: www.csrd.bc.ca | E-mail: info@csrd.bc.ca

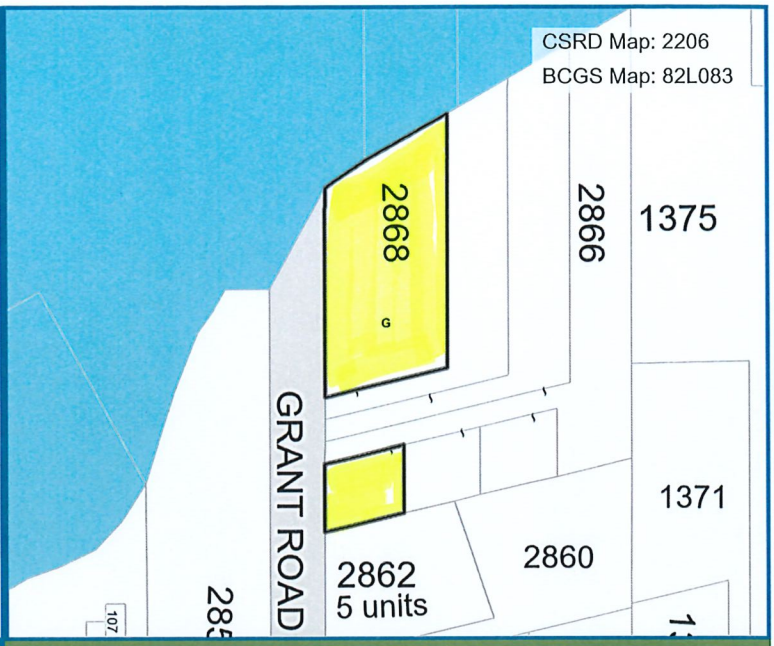
Property Report

Name / PID: 017-492-530
Roll / Folio: 78909765005
IDParcel: gsrp0113

Property Details

Address:	2868 Grant Road
Name / PID:	017-492-530
Roll / Folio:	78909765005
Electoral Area:	G
Local Area:	Sorrento
Ownership:	Private
Parcel Type:	Standard
GIS Lot Size:	0.26 HA | 0.64 Acres *
Percent in ALR:	0
Legal Description:	L 1 SEC 16 TP 22 R 11 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL KAP45883

** Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSRD if there is a discrepancy between the CSRD lot size data and another agency.*



Planning and Development

Building:	Bylaw 660-03: Building Regulation and Inspection
Zoning:	Bylaw 900: FR1 - Foreshore Residential 1 Bylaw 701: RR1 - Rural Residential (0.4ha)
OCP:	Bylaw 725: RR - Rural Residential

Related Planning Files and Permits:

Application Type - Status	File Number	Date
-		

Property potentially in one or more of the following CSRD permit application areas:

- Flood Construction Level
- Floodplain Setback
- Foreshore and Water
- Lakes 100m
- Riparian Areas Regulation (RAR)

** This information is generated automatically from various sources. Contact the CSRD to verify requirements for this property.*

BC Assessment - Property Details

Roll Number:	78909765005
Assess. Area:	20 - North Okanagan
Jurisdiction:	789 - Salmon Arm Rural
Neighbourhood:	789510 - Waterfront Squilax to Wild Rose Bay
School District:	83 - North Okanagan-Shuswap
Hospital District:	03 - North Okanagan/Columbia Shuswap
Actual Use:	000 - Single Family Dwelling
Manual Class:	0147 - 2 STY SFD - After 1990 - Standard

Minor Taxing:

- COLUMBIA-SHUSWAP EA G
- EA C FIRE SERVICE SRVA 56
- Fireworks Area C SRVA#57
- Okanagan Reg Library LSA#28
- S Shuswap Liq Waste SRVA#39
- S Shuswap Rec Trail SRVA#40
- S Shuswap Sub-Reg Road Rescue SRVA#84
- Sorrento Community Sewer SRVA#73
- Sorrento Water SRVA#54
- Sorrento/Blind Bay Park SA#23

Current Assessment:

Land:	$1,076,000
Improvements:	$697,000
Gross Value:	**$1,773,000**
Exemptions:	$00
Net Value:	**$1,773,000**

Assessment History:

Gross 2026:	$1,773,000
Gross 2025:	$1,952,000
Gross 2024:	$1,860,000
Gross 2023:	$1,896,000

Sales History:

** This information is provided by the BC Assessment Authority. Please contact BCAA if you have any questions.*

Monday, June 15, 2026

This information is provided for general information and convenience only. Data is compiled from various sources including BC Assessment and the LTSA. The CSRD makes no warranties, expressed or implied, as to the accuracy or completeness of the information; it is not a legal document. The CSRD is not responsible for any errors or omissions that may appear on this report.

Columbia Shuswap Regional District

Map Title



0 20 40 m

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Tax Record Detail

DB Modified: **2026-03-31**
Prop Modified: **2026-03-31**
Jurisdiction: **789 Salmon Arm Rural**
Roll No: **9765005**

Address: **2868 GRANT RD**

Parcel Number/MHR Details

Parcel Number: **017-492-530**
MHR(s):

Municipal Taxes

Tax Year: **2025**
Gross Taxes: **7,062.00**

Actual Values

Year: **2026**
Land: **1,076,000.00**
Imprvmnt: **697,000.00**
Total: **1,773,000.00**

Taxable Values

Municipal	Land	Improvements	Total	Sch/Hosp	Land	Improvements	Total
Gross:	**1,076,000.00**	**697,000.00**	**1,773,000.00**	Gross:	**1,076,000.00**	**697,000.00**	**1,773,000.00**
Exempt:	**0.00**	**0.00**	**0.00**	Exempt:	**0.00**	**0.00**	**0.00**
Net:	**1,076,000.00**	**697,000.00**	**1,773,000.00**	Net:	**1,076,000.00**	**697,000.00**	**1,773,000.00**

Legal Description

Plan: **KAP45883**
Section: **16**
L.D.:
Freeform:
Dist Lot:
Except Plan:

Lot: **1**
Block:
Range: **11**
Meridian:

Lot Size

SqFt: **28,749.60**
Width:
Acres: **0.66**
Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2023-03-22	**$1,896,000**	**CB528662**	**Reject - Not Suitable for Sales Analysis**

Exemption/Taxation Code

Neighbourhd: **WF SQUILAX TO WILD ROSE BAY**
Reg Dist: **Columbia-Shuswap**
Tenure: **Crown-Granted**

Street Number is like '2868*'
Street Name is like 'Grant*'
Found 2 results in 0.03 seconds.

Property information	Map	Neighbouring properties	Sample sold properties

2868 GRANT RD SORRENTO

Area-Jurisdiction-Roll: 20-789-09765.005

Favourite | Compare | Print



Total value $1,773,000

2026 assessment as of July 1, 2025

Land	$1,076,000
Buildings	$697,000
Previous year value	$1,952,000
Land	$1,185,000
Buildings	$767,000

Questions about this property assessment? Visit our Property assessment FAQ (https://info.bcassessment.ca/faq) or Contact us (/property/contact) if you have questions.

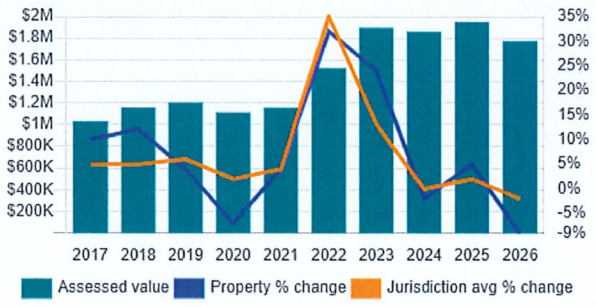
Visit our BC Assessment interactive market trends maps (https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618) for assessed value changes in your area, and our Property tax page (https://info.bcassessment.ca/propertytax) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx)

Property value history



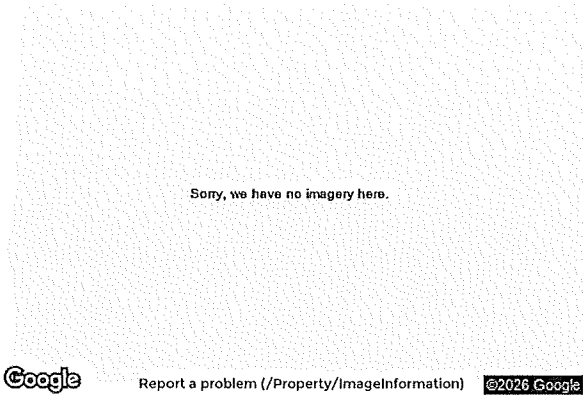
Property value and Salmon Arm Rural jurisdiction change



2868 GRANT RD SORRENTO

Area-Jurisdiction-Roll: 20-789-09765.006

Favourite Compare Print



Total value $3,900

2026 assessment as of July 1, 2025

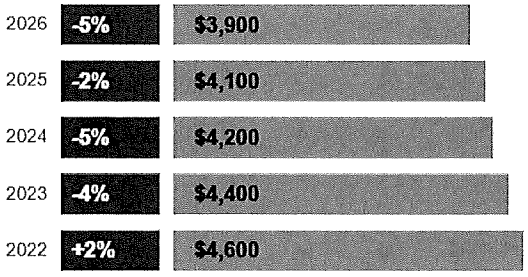
Land	$1,000
Buildings	$2,900
Previous year value	$4,100
Land	$1,000
Buildings	$3,100

Questions about this property assessment? Visit our Property assessment FAQ (https://info.bcassessment.ca/faq) or Contact us (/property/contact) if you have questions.

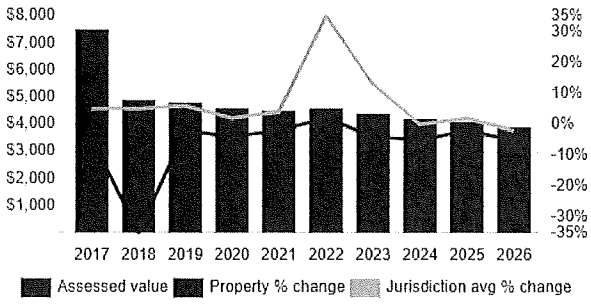
Visit our BC Assessment interactive market trends maps (https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618) for assessed value changes in your area, and our Property tax page (https://info.bcassessment.ca/propertytax) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (https://info.bcassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx)

Property value history



Property value and Salmon Arm Rural jurisdiction change



BC ASSESSMENT

BC ASSESSMENT

Find your property assessment

Search services and trends

Log in | Register (https://auth.bcassessment.ca/register/)

Click here to search by map (https://www.bcassessment.ca/Property/Mapsearch?sp=1&act=)

Civic address *Enter address*

Use of bcassessment.ca implies agreement with our terms of use (https://info.bcassessment.ca/Pages/Terms_Of_Use.aspx), collection notice (https://info.bcassessment.ca/Pages/Collection_notice.aspx) and privacy statements (https://info.bcassessment.ca/Privacy).

Any commercial use of these data in whole or in part, directly or indirectly, including the use of such data for business, residential address or telephone directory services or any solicitation service is specifically prohibited except with the prior written authority of the owner of the copyright.

Property information | Map | Neighbouring properties | Sample sold properties



Assessment Search (https://www.bcassessment.ca/Property/AssessmentSearch?bcalogin=1&act=)
Services & products (https://info.bcassessment.ca/services-and-products/)
Property information & trends (https://info.bcassessment.ca/property-information-trends)
About us (https://info.bcassessment.ca/About-Us)
Contact us (https://info.bcassessment.ca/contact-us)