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Subject Property: 2265 LECLAIR DR

Assessment Data

BC Assessment Data

Year:	2021	%Chg	2020	%Chg	2019	%Chg	2018
Land:	\$1,085,000	0.14	\$953,000	-0.1	\$1,062,000	-0.02	\$1,084,000
Improv.:	\$610,000	0.06	\$575,000	-0.04	\$599,000	-0.04	\$623,000
Total:	\$1,695,000	0.11	\$1,528,000	-0.08	\$1,661,000	-0.03	\$1,707,000
Land/Total:	0.64		0.62		0.64		0.64

Home Estimated Value Range: \$2,006,550 - \$2,171,190

Property Data

Lot Data

Legal:	Narrative: Lot 90, Plan NWP80618, District Lot 112, New Westminster Land District		
Property Type:	SFD WITH BASEMENT SUITE	PID:	013-135-881
Taxation Type:	Residential	Lot Size:	7642.00 sq.ft/0.18 acres
ALR:	No	Lot Dimension:	N/A X N/A feet
Co-op:	No	Lot Characteristics:	View - Fair

Improvement Data

Year Built:	2002	Stories:	2.0
Effective Year:	2003	Fireplace:	2
Foundation:	BASEMENT	Manual Class:	2 STY SFD - NEW SEMICUSTOM

Interior Improvements

Living Area	Bedrooms:	6	
Main Floor:	3228	Bathroom(s):	6
Basement:	1352	4 Pc:	4
Unfinished	0	3 Pc:	2
Basement:			
Total Area:	4580	2 Pc:	0

Exterior Improvements:

Uncovered Deck	Single Garage:		
Area:			
Covered Deck	99	Multiple Garage:	1
Area:			
Other Buildings:	No	Carport:	0
		Pool:	No

Sales History

Date:	Amount:	Title Certificate:	Sale Type:
Mar-26-2002	\$217,000	BT98061	VACANT SINGLE PROPERTY CASH TRANSACTION
Mar-13-2002	\$191,000	BT83420	VACANT SINGLE PROPERTY CASH TRANSACTION
Jul-25-1990	\$85,000	AD179592	VACANT SINGLE PROPERTY CASH TRANSACTION
Apr-19-1989	\$85,000	AC92294	VACANT SINGLE PROPERTY CASH TRANSACTION

Permit History (Since 1993)

Date:	Number:	Demolition Permit:
Jun-25-2002	02164225	N

BC Assessment Data

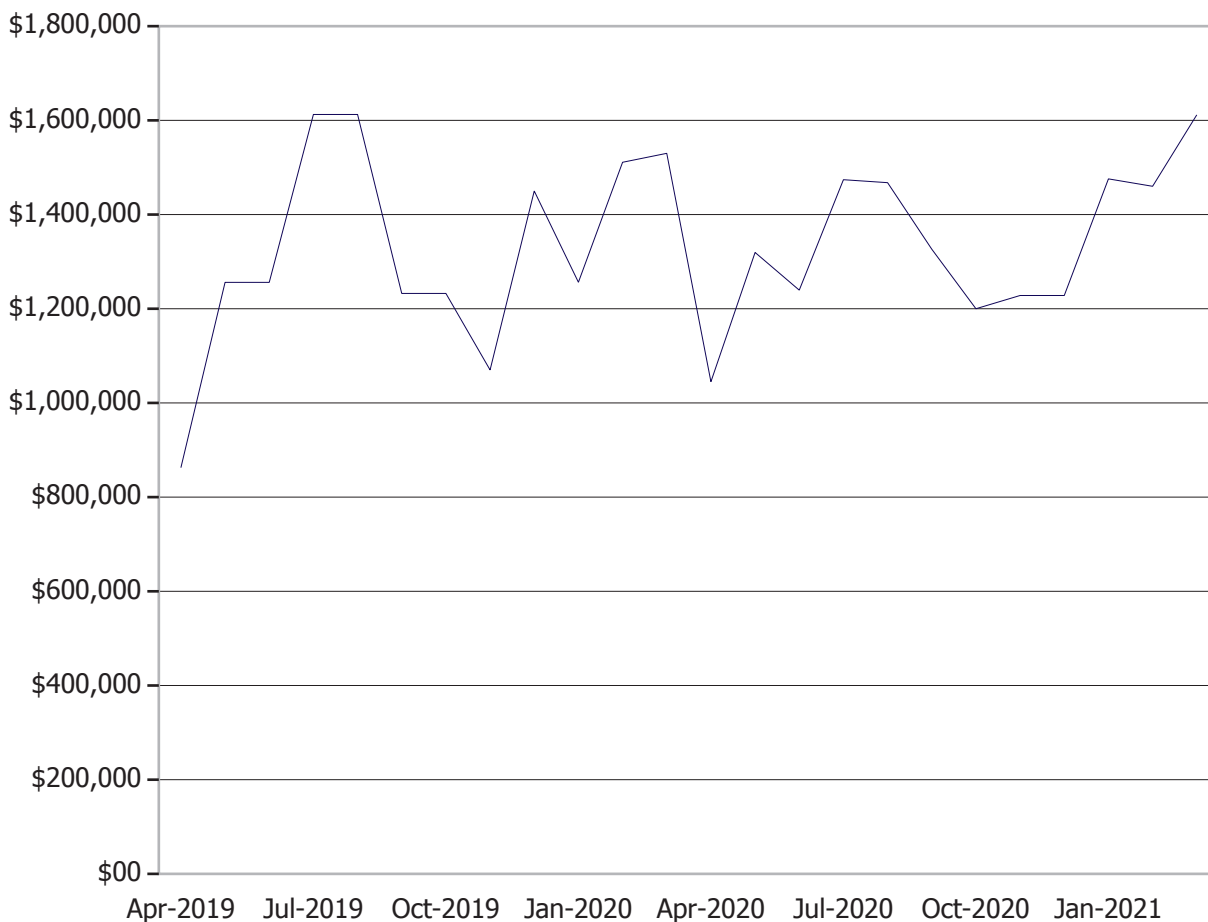
Assessment Area:	North Fraser	Neighbourhood:	DARTMOOR/RIVER HEIGHTS
Jurisdiction:	Coquitlam, City of	Roll Number:	00000000006291001

Neighbourhood

DARTMOOR/RIVER HEIGHTS

Total number of properties:	252	Sales in the last 6 months:	6
Average assessed value:	\$1,388,028	Average sale price (last 6 months):	\$1,408,500
Average building age:	25 - 38 Years	Average effective building age:	20 - 31 Years

Neighbourhood Graph
Avg. Price for DARTMOOR/RIVER HEIGHTS



Recent Sales

Coquitlam, City of

DARTMOOR/RIVER HEIGHTS

Most Recent Sales

Address	Sale date	Price	Sale Type
2211 LORRAINE AVE	10-Mar-2021	\$1,950,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
456 ALOUETTE DR	04-Mar-2021	\$1,385,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2756 MARA DR	03-Mar-2021	\$1,500,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2245 SORRENTO DR	19-Feb-2021	\$1,460,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2300 AUSTIN AVE	29-Jan-2021	\$1,150,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
213 SICAMOUS PL	28-Jan-2021	\$1,750,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2378 LATIMER AVE	25-Jan-2021	\$1,350,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2212 LORRAINE AVE	11-Jan-2021	\$1,653,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2466 AUSTIN AVE	30-Nov-2020	\$890,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2230 SORRENTO DR	27-Nov-2020	\$1,765,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION

Comparable Sales

*Displays up to 10 Comparable Sales in Jurisdiction

Comparable 1

Address:	213 SICAMOUS PL	Neighbourhood:	DARTMOOR/RIVER HEIGHTS
Sale Price:	\$1,750,000	Assess Land:	\$1,102,000
Sale Date:	28-Jan-2021	Assess Improv:	\$493,000
Assess Total:	\$1,595,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	7	Year Built:	1990
No. Bathrooms:	6	Effective Year:	2005
Foundation:	Basement	Lot Size (Sq ft):	7000
Parking:	Multiple Garage	Floor Area (Sq ft):	4633
Characteristics:	View - Good		

Comparable 2

Address:	3535 GALLOWAY AVE	Neighbourhood:	LOWER MTN
Sale Price:	\$1,720,000	Assess Land:	\$950,000
Sale Date:	02-Mar-2021	Assess Improv:	\$696,000
Assess Total:	\$1,646,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	7	Year Built:	2014
No. Bathrooms:	6	Effective Year:	2014
Foundation:	Basement	Lot Size (Sq ft):	8764
Parking:	Multiple Garage	Floor Area (Sq ft):	3820
Characteristics:	N/A		

Comparable 3

Address:	1551 ALPINE LANE	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,548,000	Assess Land:	\$1,048,000
Sale Date:	15-Dec-2020	Assess Improv:	\$461,000
Assess Total:	\$1,509,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	6	Year Built:	1994
No. Bathrooms:	4	Effective Year:	1998
Foundation:	Basement	Lot Size (Sq ft):	7890
Parking:	Multiple Garage	Floor Area (Sq ft):	4620
Characteristics:	View - Fair		

Comparable 4

Address:	1475 PURCELL DR	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,590,000	Assess Land:	\$985,000
Sale Date:	16-Sep-2020	Assess Improv:	\$515,000
Assess Total:	\$1,500,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	4	Year Built:	1992
No. Bathrooms:	4	Effective Year:	2000
Foundation:	Basement	Lot Size (Sq ft):	7446
Parking:	Multiple Garage	Floor Area (Sq ft):	4498
Characteristics:	View - Fair, Location Inferior To Rate Code		

Comparable 5

Address:	3178 ARROWSMITH PL	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,802,000	Assess Land:	\$1,023,000
Sale Date:	25-Jun-2020	Assess Improv:	\$676,000
Assess Total:	\$1,699,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	5	Year Built:	1996
No. Bathrooms:	5	Effective Year:	2005
Foundation:	Basement	Lot Size (Sq ft):	7088
Parking:	Multiple Garage	Floor Area (Sq ft):	4631
Characteristics:	View - Fair		

Comparable 6

Address:	3132 QUINTETTE CRES	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,630,000	Assess Land:	\$1,166,000
Sale Date:	29-May-2020	Assess Improv:	\$481,000
Assess Total:	\$1,647,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	7	Year Built:	1995
No. Bathrooms:	4	Effective Year:	1995
Foundation:	Basement	Lot Size (Sq ft):	7001
Parking:	Multiple Garage	Floor Area (Sq ft):	4435
Characteristics:	View - Good		

Comparable 7

Address:	1641 BLUE JAY PL	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,660,000	Assess Land:	\$1,161,000
Sale Date:	05-Oct-2020	Assess Improv:	\$465,000
Assess Total:	\$1,626,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	4	Year Built:	1996
No. Bathrooms:	4	Effective Year:	1998
Foundation:	Basement	Lot Size (Sq ft):	6878
Parking:	Multiple Garage	Floor Area (Sq ft):	4267
Characteristics:	View - Good		

Comparable 8

Address:	1606 BLUE JAY PL	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,550,000	Assess Land:	\$971,000
Sale Date:	11-Mar-2020	Assess Improv:	\$534,000
Assess Total:	\$1,505,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	5	Year Built:	1996
No. Bathrooms:	4	Effective Year:	2005
Foundation:	Basement	Lot Size (Sq ft):	6975
Parking:	Multiple Garage	Floor Area (Sq ft):	4253
Characteristics:	N/A		

Comparable 9

Address:	1619 PINETREE WAY	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,546,000	Assess Land:	\$1,007,000
Sale Date:	13-Aug-2020	Assess Improv:	\$460,000
Assess Total:	\$1,467,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	7	Year Built:	1995
No. Bathrooms:	4	Effective Year:	1995
Foundation:	Basement	Lot Size (Sq ft):	8310
Parking:	Multiple Garage	Floor Area (Sq ft):	4695
Characteristics:	View - Fair, Site Borders Busy Street		

Comparable 10

Address:	1430 SANDSTONE CRES	Neighbourhood:	WESTWOOD PLATEAU
Sale Price:	\$1,525,000	Assess Land:	\$1,020,000
Sale Date:	28-Jul-2020	Assess Improv:	\$494,000
Assess Total:	\$1,514,000	Manual Class:	2 STY SFD - NEW SEMICUSTOM
No. Bedrooms:	6	Year Built:	1992
No. Bathrooms:	4	Effective Year:	1997
Foundation:	Basement	Lot Size (Sq ft):	7137
Parking:	Multiple Garage	Floor Area (Sq ft):	4232
Characteristics:	Location Inferior To Rate Code		

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.