



PROPERTY REPORT

4451 BLACK RD

Rural

V1X 7V6

Canada

PID: 010-395-423

APRIL 3, 2024

Summary Sheet

4451 BLACK RD Rural BC V1X 7V6

PID	010-395-423
Legal Description	LOT 2 DISTRICT LOTS 121 AND 145 OSOYOOS DIVISION YALE DISTRICT PLAN 4978
Plan	KAP4978
Zoning	A1 - Agricultural
Community Plan(s)	OCP: Agriculture , in ALR



Year Built	1949	Structure	BEEF
Lot Size	13.01 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	501.93 m	Min Elev.	464.18 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	\$1,011.00

ASSESSMENT

	2023	%	2024
Building	\$329,300	↓ -1.85	\$323,200
Land	\$26,995	0.00	\$26,995
Total	\$356,295	↓ -1.71	\$350,195

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$350,195	↓ -52.68
Sales History	14/12/2007	\$740,000	↑ 109.63
	26/04/1995	\$353,000	↑ 95.03
	30/12/1991	\$181,000	-

DEVELOPMENT APPLICATIONS

Application ID: 07/5461

SCHOOL CATCHMENT

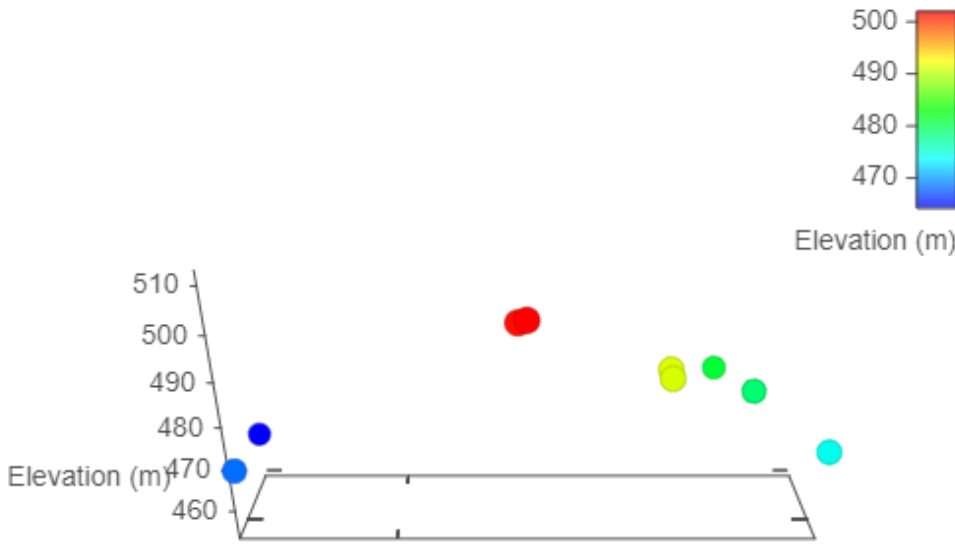
	Elementary	Middle	Secondary
Catchment	Ellison	Rutland Middle	Rutland
School District	SD 23	SD 23	SD 23
Grades	K - 6	6 - 8	9 - 12

The enclosed information, while deemed to be correct, is not guaranteed.

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 501.93 m | Min Elevation: 464.18 m | Difference: 37.76 m

Tax Record Detail

DB Modified: 2023-12-04

Prop Modified: 2023-12-04

Jurisdiction: 723 Central Okanagan Rural

Roll No: 10215000

Address: 4451 BLACK RD

PID/MHR Details

PID #: 010-395-423

MHR(s): 69280

Municipal Taxes

Tax Year: 2022

Gross Taxes: \$1,011

Actual Values

Year: 2024

Land: \$26,995

Imprvmnt: \$323,200

Total: \$350,195

Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$26,995	\$323,200	\$350,195	Gross:	\$26,995	\$323,200	\$350,195
Exempt:	\$0	\$178,200	\$178,200	Exempt:	\$13,498	\$20,200	\$33,698
Net:	\$26,995	\$145,000	\$171,995	Net:	\$13,497	\$303,000	\$316,497

Legal Description

Plan: KAP4978

Lot: 2

Block:

Section:

Range:

L.D.:

Freeform:

Except Plan:

Dist Lot: 121&145

Meridian:

Lot Size

SqFt: 581,961.60

Width:

Acres: 13.36

Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2007-12-14	\$740,000	LB148013	Improved Single Property Transaction
1995-04-26	\$353,000	KJ30805	Improved Single Property Transaction
1991-12-30	\$181,000	KE106237	Improved Single Property Transaction

Exemption/Taxation Code

Nghbrhd: SCOTTY CREEK/ ELLISON

Reg Dist: Central Okanagan

Tenure: Crown-Granted