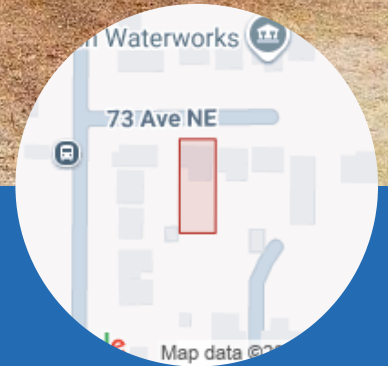




PROPERTY REPORT

5350 73 AV NE
Salmon Arm
VOE 1K0
Canada

PID: 003-268-756

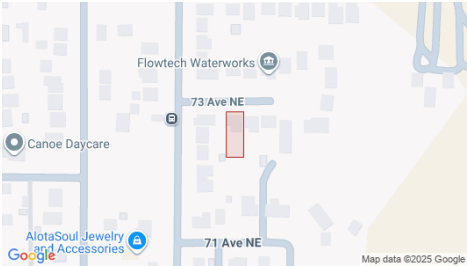
DECEMBER 2, 2025



Grace Bootsma
Coldwell Banker Executive Realty
P: +1 250 833 2051
O: 250 833 9921
gracebootsma@outlook.com

Summary Sheet

5350 73 AV NE Salmon Arm BC V0E 1K0



PID	003-268-756
Legal Description	LOT 6 SECTION 5 TOWNSHIP 21 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 33013
Plan	KAP33013
Zoning	R-10 - Residential Zone
Community Plan(s)	OCP: Residential Low Density , not in ALR

Year Built	1983	Structure	SINGLE FAMILY DWELLING
Lot Size	6288.14 ft²	Floor Area	1060 Ft²
Bathrooms	1	Bedrooms	3
Max Elev.	355.00 m	Min Elev.	354.58 m
Walk Score	22 / Car-Dependent	Transit Score	–
Tax Year	2023	Annual Taxes	\$2,892.00

ASSESSMENT

	2024	%	2025
Building	\$311,000	↓ -3.22	\$301,000
Land	\$192,000	↑ 4.17	\$200,000
Total	\$503,000	↓ -0.40	\$501,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$501,000	↑ 902.00
Sales History	21/10/1988	\$50,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10370101	Preactive 02/12/2025		\$549,000 /	Coldwell Banker Executives Realty

DEVELOPMENT APPLICATIONS

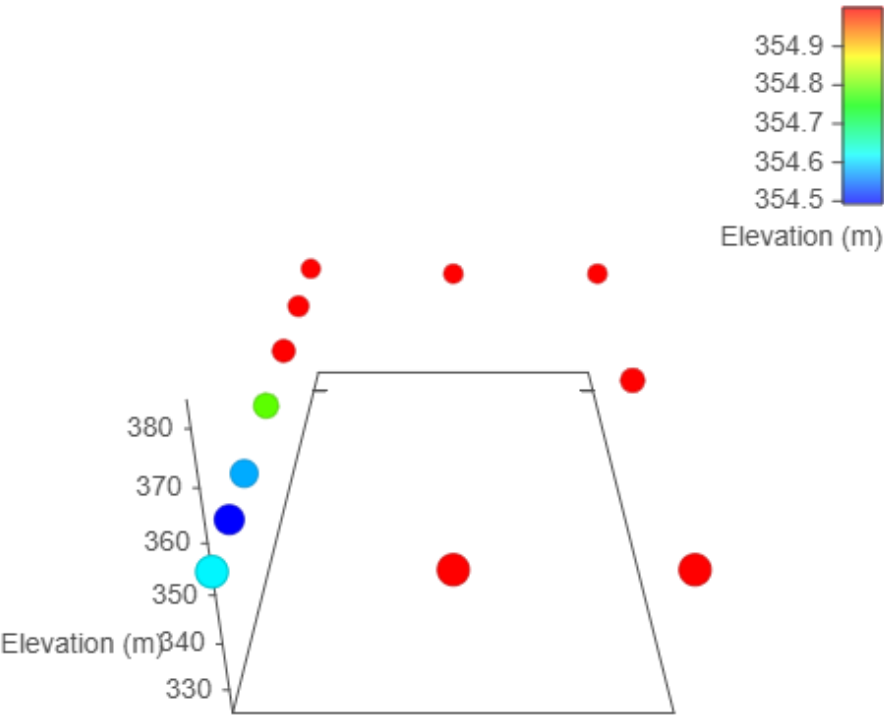
–

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: 355.00 m | Min Elevation: 354.49 m | Difference: 0.51 m

Tax Record Detail

DB Modified: 2025-03-28

Prop Modified: 2025-03-28

Jurisdiction: 322 City of Salmon Arm

Roll No: 4260060

Address: 5350 73 AVE

PID/MHR Details

PID #: 003-268-756

MHR(s):

Municipal Taxes

Tax Year: 2023

Gross Taxes: \$2,892

Actual Values

Year: 2025

Land: \$200,000

Imprvmnt: \$301,000

Total: \$501,000

Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$200,000	\$301,000	\$501,000	Gross:	\$200,000	\$301,000	\$501,000
Exempt:	\$0	\$0	\$0	Exempt:	\$0	\$0	\$0
Net:	\$200,000	\$301,000	\$501,000	Net:	\$200,000	\$301,000	\$501,000

Legal Description

Plan: KAP33013

Section: 5

L.D.:

Freeform:

Except Plan:

Lot: 6

Block:

Range: 9

Dist Lot:

Meridian:

Lot Size

SqFt: 6,098.40

Width:

Acres: 0.14

Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2020-08-04	\$306,000	CA8343905	Reject - Not Suitable for Sales Analysis
1988-10-20	\$50,000	KB22556	Improved Single Property Transaction
1986-04-14	\$61,000	X97349	Improved Single Property Transaction

Exemption/Taxation Code

Nghbrhd: SALMON ARM NE OF TCH TO CANOE

Reg Dist: Columbia-Shuswap

Tenure: Crown-Granted

Nearest Schools

Nearby Elementary Schools



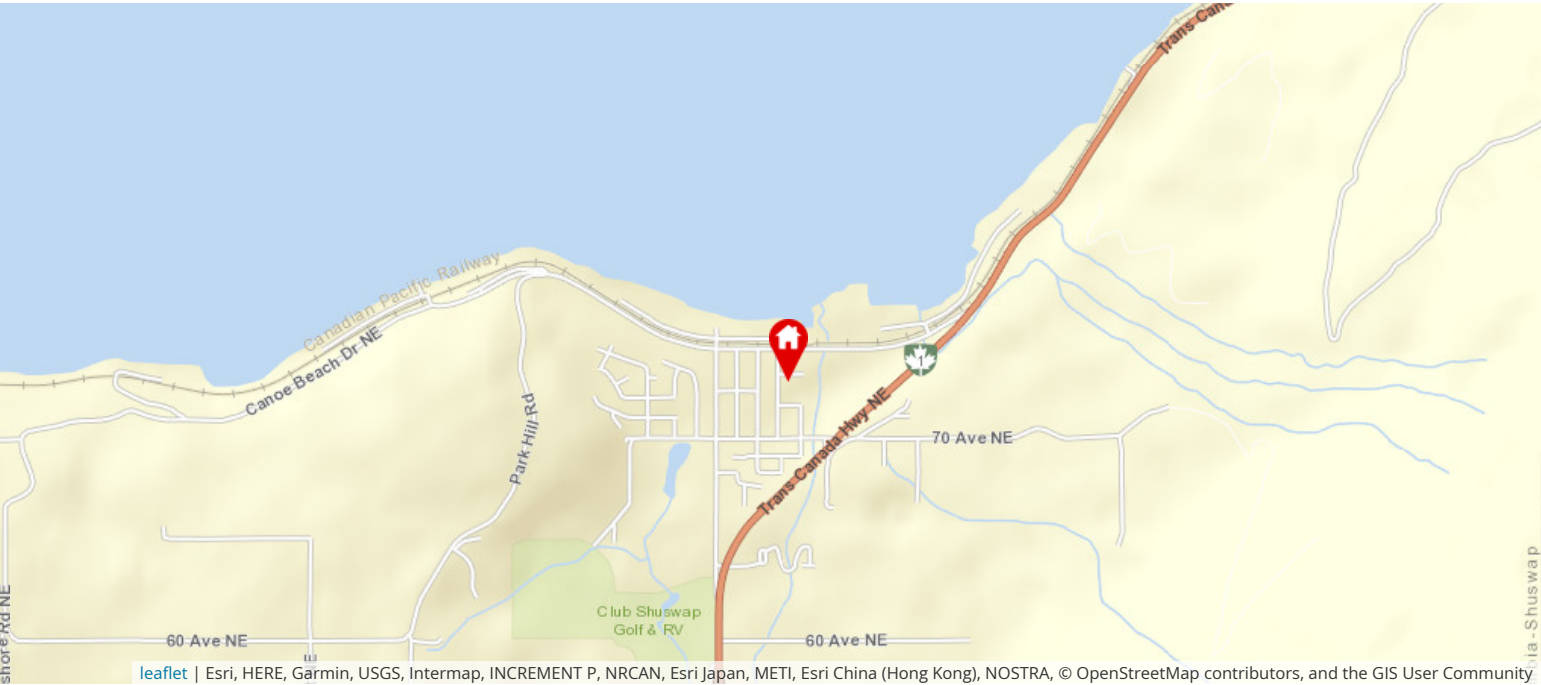
Legend: Subject Property Catchment School Other Schools

School District: North Okanagan-Shuswap (83)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A North Canoe	K - 5	SD 83	Canoe		15 mins	1.0 km	3 mins	4 mins
B Bastion	K - 5	SD 83	Salmon Arm		1 hour 53 mins	7.8 km	9 mins	15 mins
C South Broadview	K - 5	SD 83	Salmon Arm		1 hour 44 mins	7.1 km	8 mins	22 mins
D King's Christian	K - 12	Independent	Salmon Arm		1 hour 45 mins	7.2 km	8 mins	23 mins
E South Canoe	K - 8	SD 83	Salmon Arm		1 hour 52 mins	7.8 km	8 mins	n/a
F Hillcrest	K - 5	SD 83	Salmon Arm		2 hours 16 mins	9.2 km	10 mins	59 mins

Nearby Middle Schools



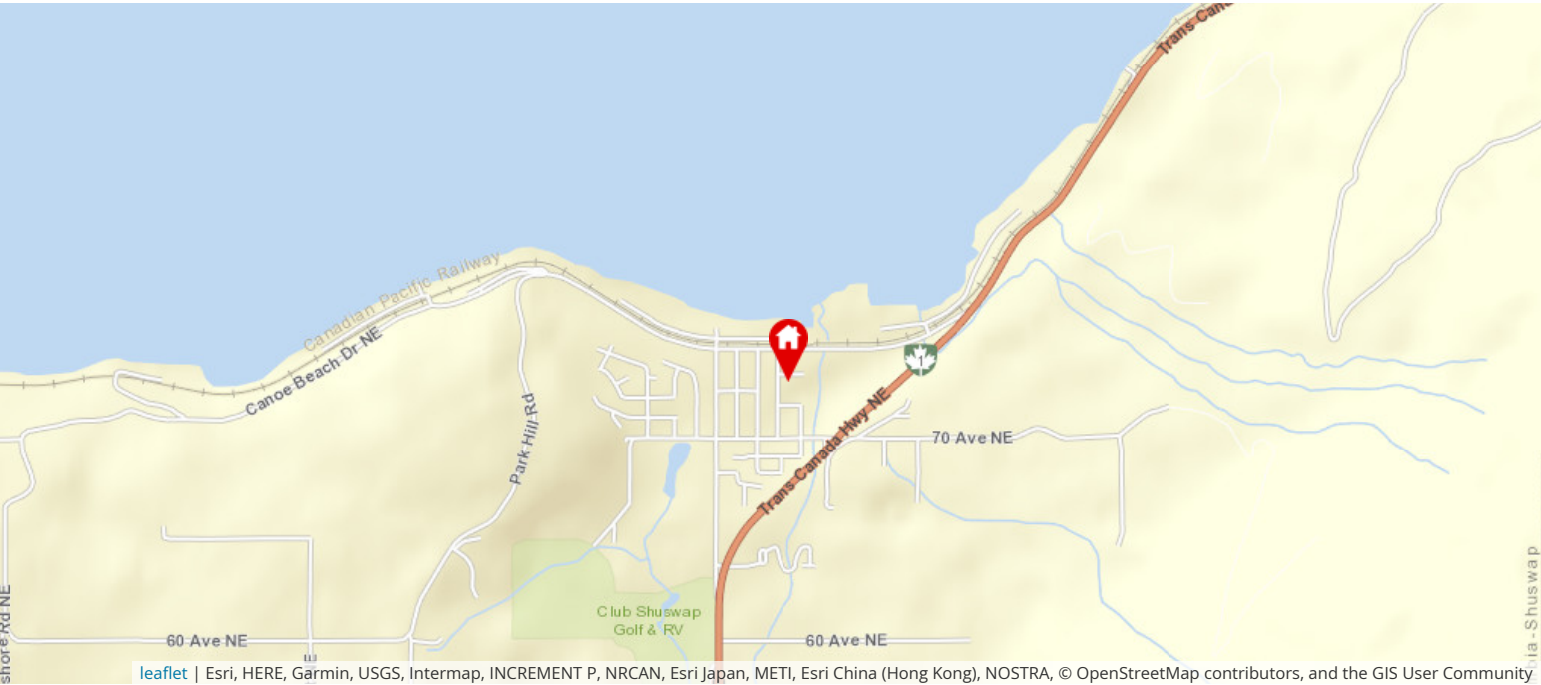
Legend: Subject Property Catchment School Other Schools

School District: North Okanagan-Shuswap (83)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Shuswap Middle	6 - 9	SD 83	Salmon Arm		1 hour 54 mins	7.7 km	8 mins	31 mins
B	Len Wood	6 - 9	SD 83	Armstrong		9 hours 19 mins	41.2 km	35 mins	1 hour 47 mins

Nearby Secondary Schools



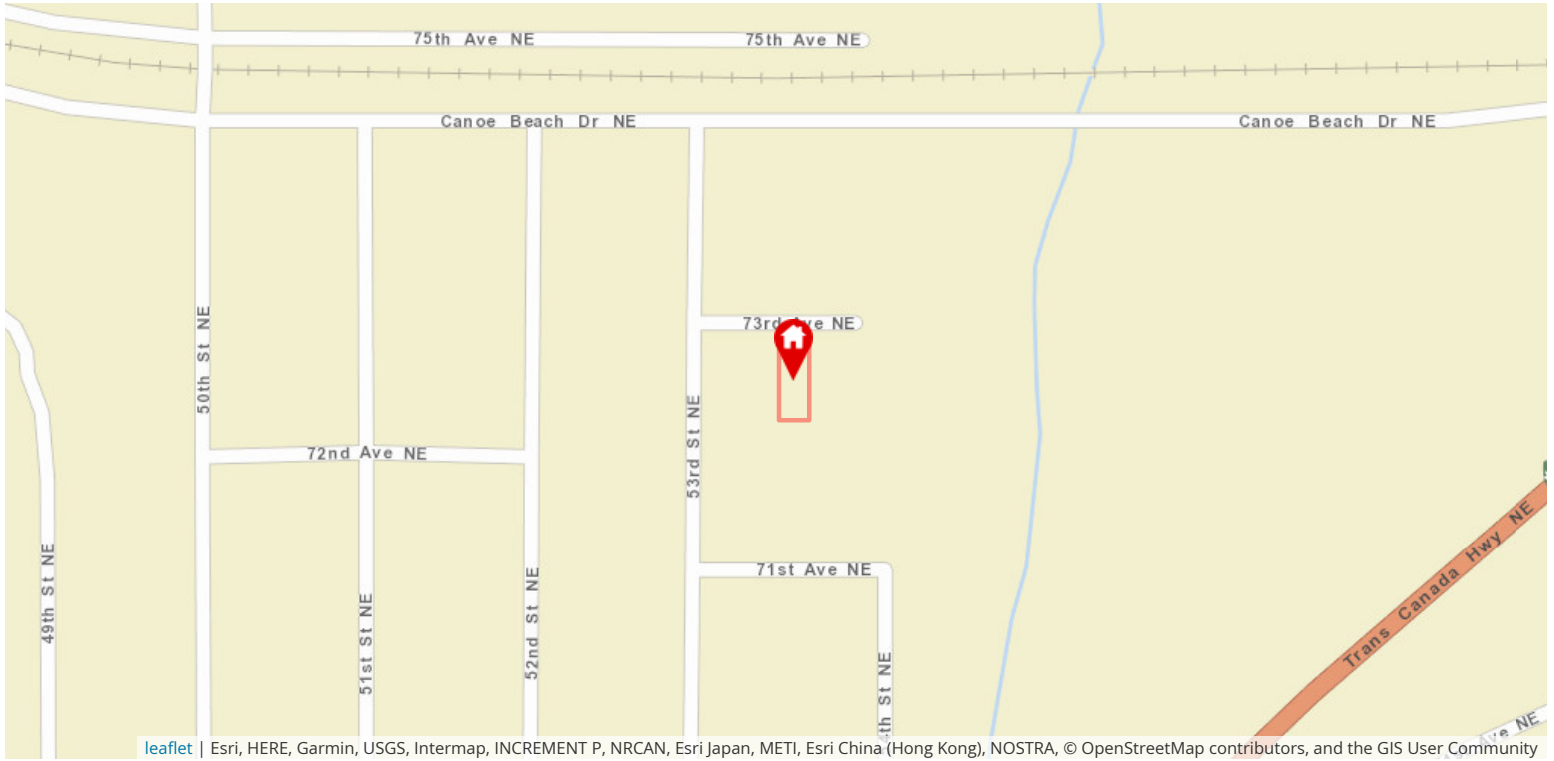
Legend: Subject Property Catchment School Other Schools

School District: North Okanagan-Shuswap (83)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Salmon Arm Secondary - Sullivan	9 - 12	SD 83	Salmon Arm	AP Program	1 hour 35 mins	6.6 km	7 mins	16 mins
B King's Christian	K - 12	Independent	Salmon Arm		1 hour 45 mins	7.2 km	8 mins	23 mins
C Salmon Arm Secondary - Jackson	9 -12	SD 83	Salmon Arm		1 hour 58 mins	8.4 km	8 mins	13 mins
D Eagle River	8 - 12	SD 83	Sicamous		4 hours 54 mins	21.7 km	19 mins	n/a
E A L Fortune	7 - 12	SD 83	Enderby		5 hours 39 mins	25.0 km	21 mins	1 hour 27 mins
F Pleasant Valley	9 - 12	SD 83	Armstrong	AP Program	9 hours 23 mins	41.4 km	36 mins	1 hour 51 mins

Sub Areas



Subject Property Designations:

Not Applicable

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-10 Description: Residential Zone
Official Community Plan	Residential Low Density
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable

Zoning



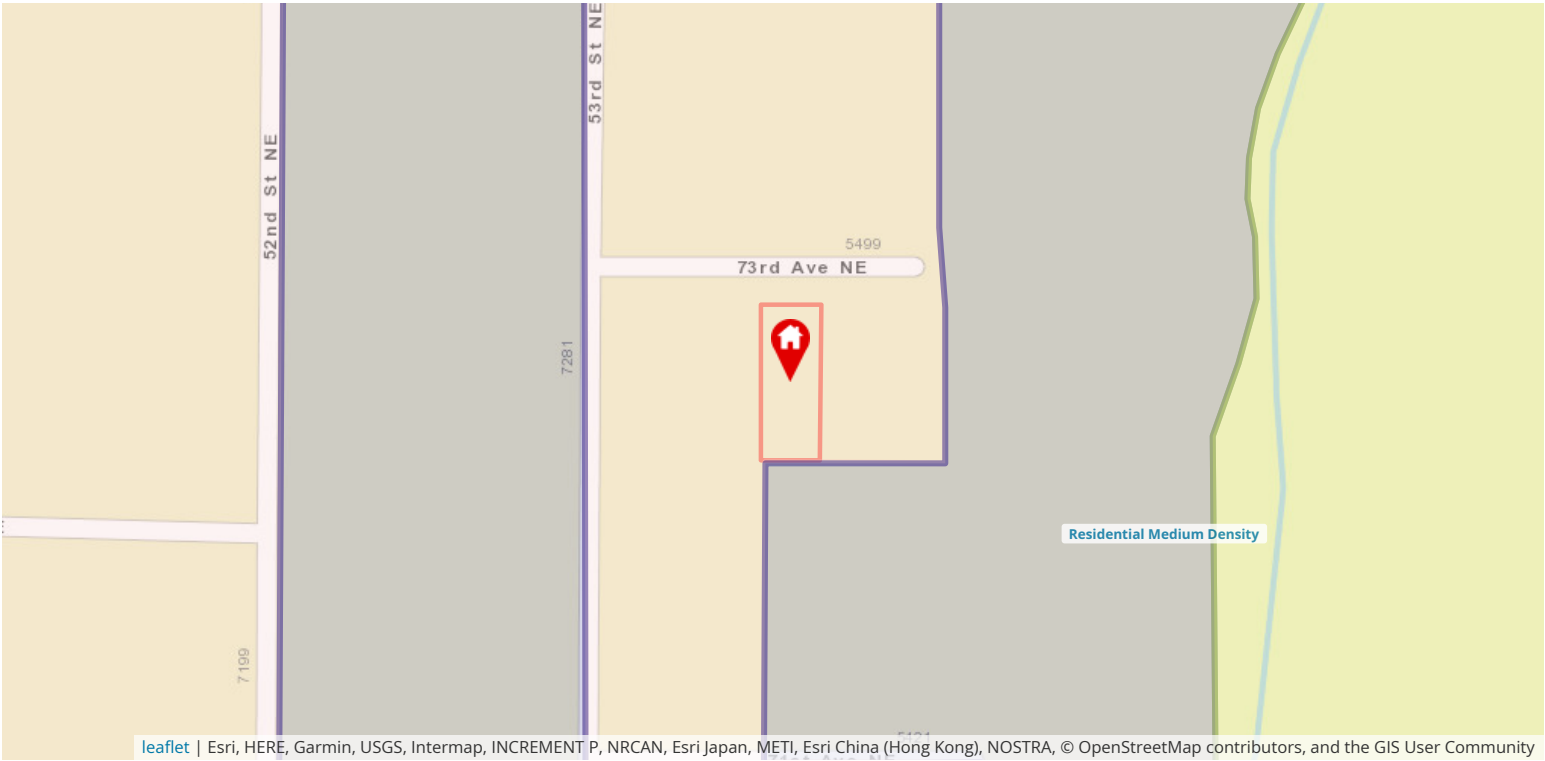
Subject Property Designations:

Code: [R-10](#)
Description: Residential Zone

Layer Legend:

	Code	Description
	R-10	Residential Zone
	R-14	Compact/Strata Multi-Family Residential Zone
	A-2	Rural Holding Zone
	P-1	Park and Recreation Zone
	P-3	Institutional Zone

Official Community Plan



Subject Property Designations:

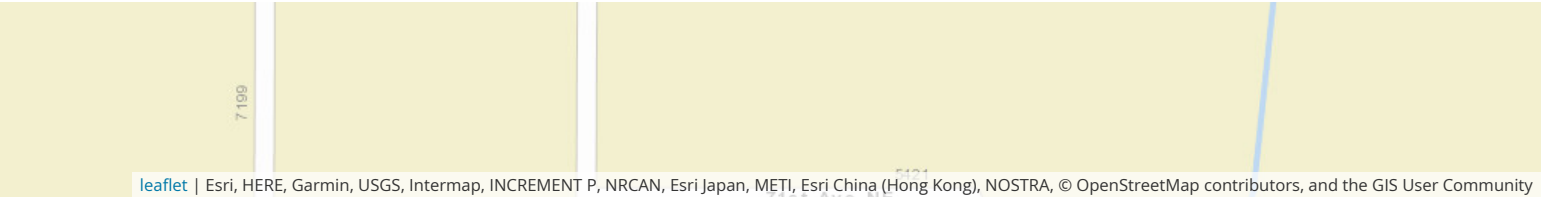
Residential Low Density

Layer Legend:

- Residential Low Density
- Residential Medium Density
- Industrial Light

Neighbourhood Community Plan





Subject Property Designations:

Not Applicable

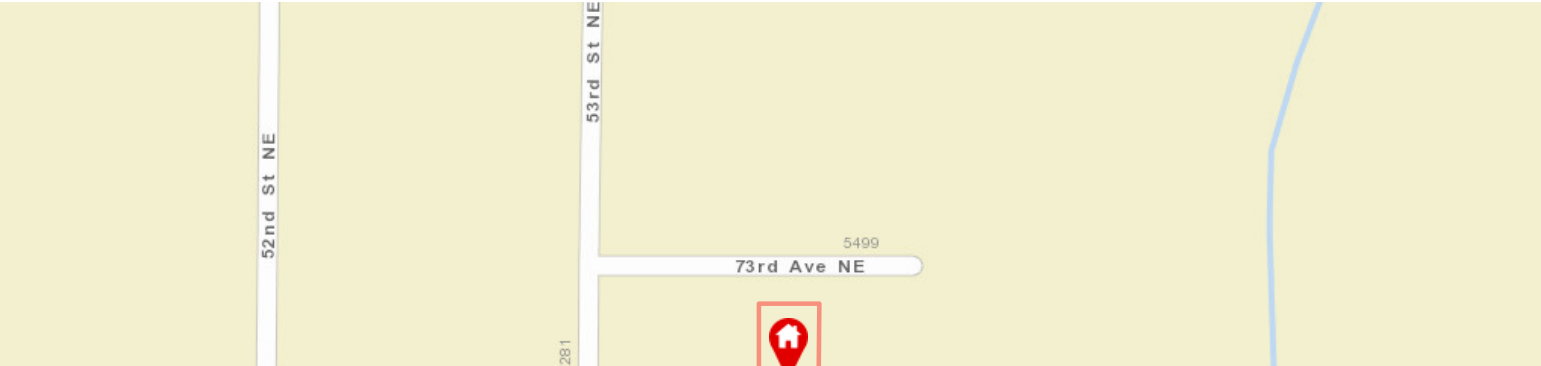
Local Area Plan

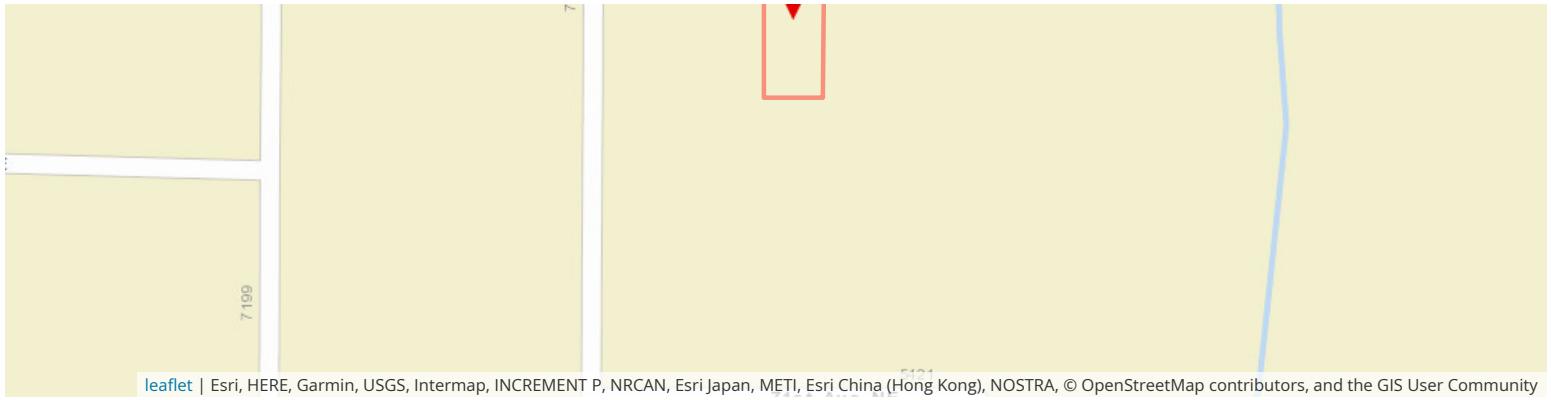


Subject Property Designations:

Not Applicable

Proposed Plans





Subject Property Designations:

Not Applicable