



PROPERTY REPORT

281 HUDSON ST NW
Salmon Arm
V1E 1W3
Canada

PID: 002-357-071

DECEMBER 2, 2025



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Summary Sheet

281 HUDSON ST NW Salmon Arm BC V1E 1W3



PID	002-357-071
Legal Description	LOT 1 SECTION 14 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 23839
Plan	KAP23839
Zoning	R-10 - Residential Zone
Community Plan(s)	OCP: Commercial City Centre , not in ALR

Year Built	1989	Structure	SINGLE FAMILY DWELLING
Lot Size	5877.30 ft²	Floor Area	957 Ft²
Bathrooms	1	Bedrooms	2
Max Elev.	348.21 m	Min Elev.	345.36 m
Walk Score	77 / Very Walkable	Transit Score	–
Tax Year	2023	Annual Taxes	\$2,169.00

ASSESSMENT

	2024	%	2025
Building	\$175,000	↓ -1.71	\$172,000
Land	\$162,000	↓ -9.88	\$146,000
Total	\$337,000	↓ -5.64	\$318,000

APPRECIATION

	Date	(\$)	% Growth
List Price	01/12/2025	\$459,000	↑ 36.20

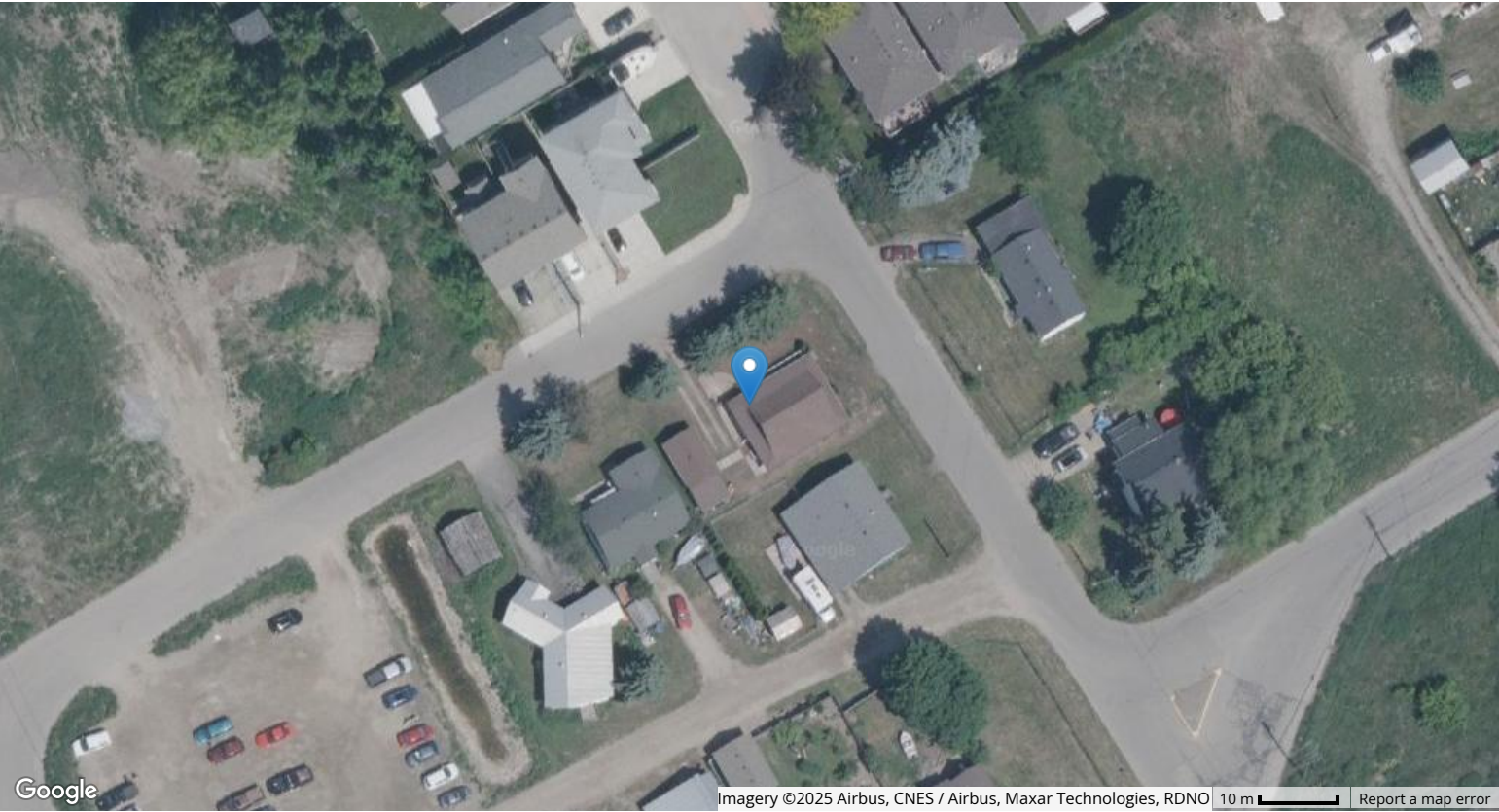
RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10370106	Active 01/12/2025	1	\$459,000 /	Coldwell Banker Executives Realty

DEVELOPMENT APPLICATIONS

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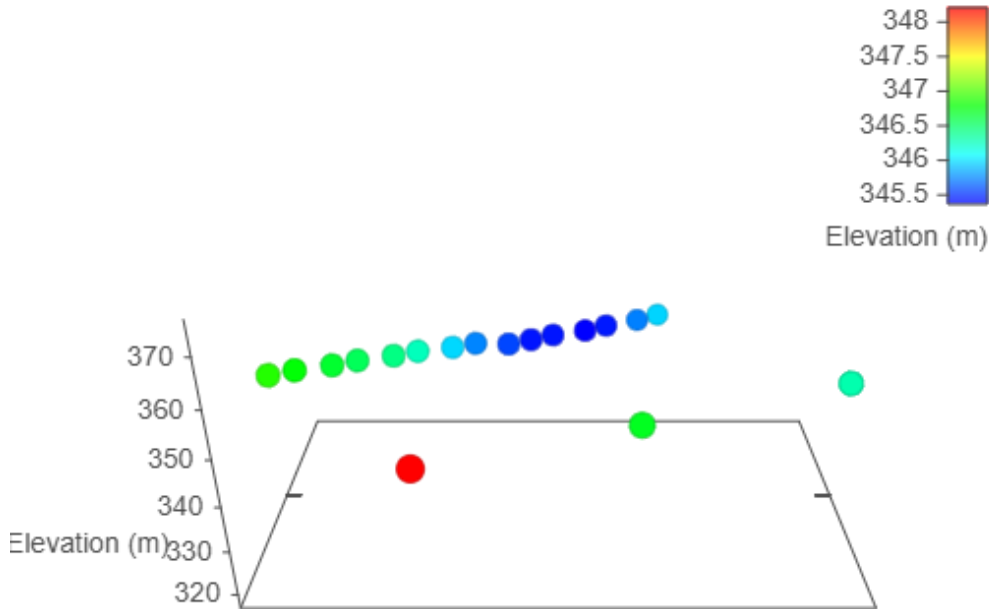
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 348.21 m | Min Elevation: 345.36 m | Difference: 2.84 m

Tax Record Detail

DB Modified: 2025-03-28

Prop Modified: 2025-03-28

Jurisdiction: 322 City of Salmon Arm

Roll No: 6779000

Address: 281 HUDSON ST

PID/MHR Details

PID #: 002-357-071

MHR(s):

Municipal Taxes

Tax Year: 2023

Gross Taxes: \$2,169

Actual Values

Year:	2025	Land:	\$146,000	Imprvmnt:	\$172,000	Total:	\$318,000
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Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$146,000	\$172,000	\$318,000	Gross:	\$146,000	\$172,000	\$318,000
Exempt:	\$0	\$0	\$0	Exempt:	\$0	\$0	\$0
Net:	\$146,000	\$172,000	\$318,000	Net:	\$146,000	\$172,000	\$318,000

Legal Description

Plan: KAP23839

Section: 14

L.D.:

Freeform:

Except Plan:

Lot: 1

Block:

Range: 10

Dist Lot:

Meridian:

Lot Size

SqFt:	5,663.00	Width:		Acres:	0.13	Depth:
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Last Three Sales per BCA

Date	Price	Title	Type
2011-10-20	\$200,600	CA2241243	Reject - Not Suitable for Sales Analysis
2000-01-18	\$60,000	AP5178	Reject - Not Suitable for Sales Analysis
1985-08-31	\$34,000	X60238	Improved Single Property Transaction

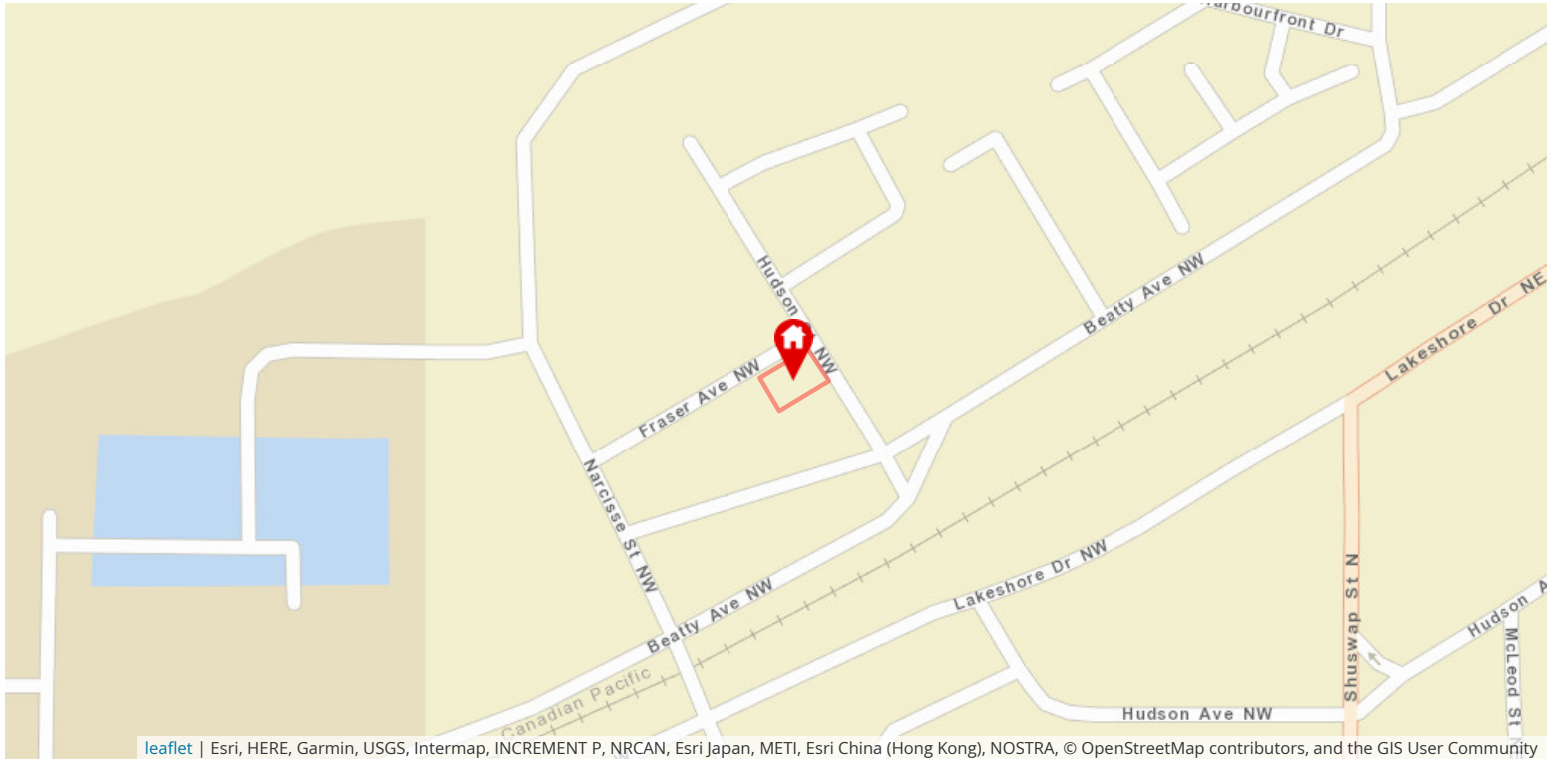
Exemption/Taxation Code

Nghbrhd: SALMON ARM CENTRAL

Reg Dist: Columbia-Shuswap

Tenure: Crown-Granted

Sub Areas



Subject Property Designations:

Not Applicable

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-10 Description: Residential Zone
Official Community Plan	Commercial City Centre
Neighbourhood Community Plan	Not Applicable

Zoning



Subject Property Designations:

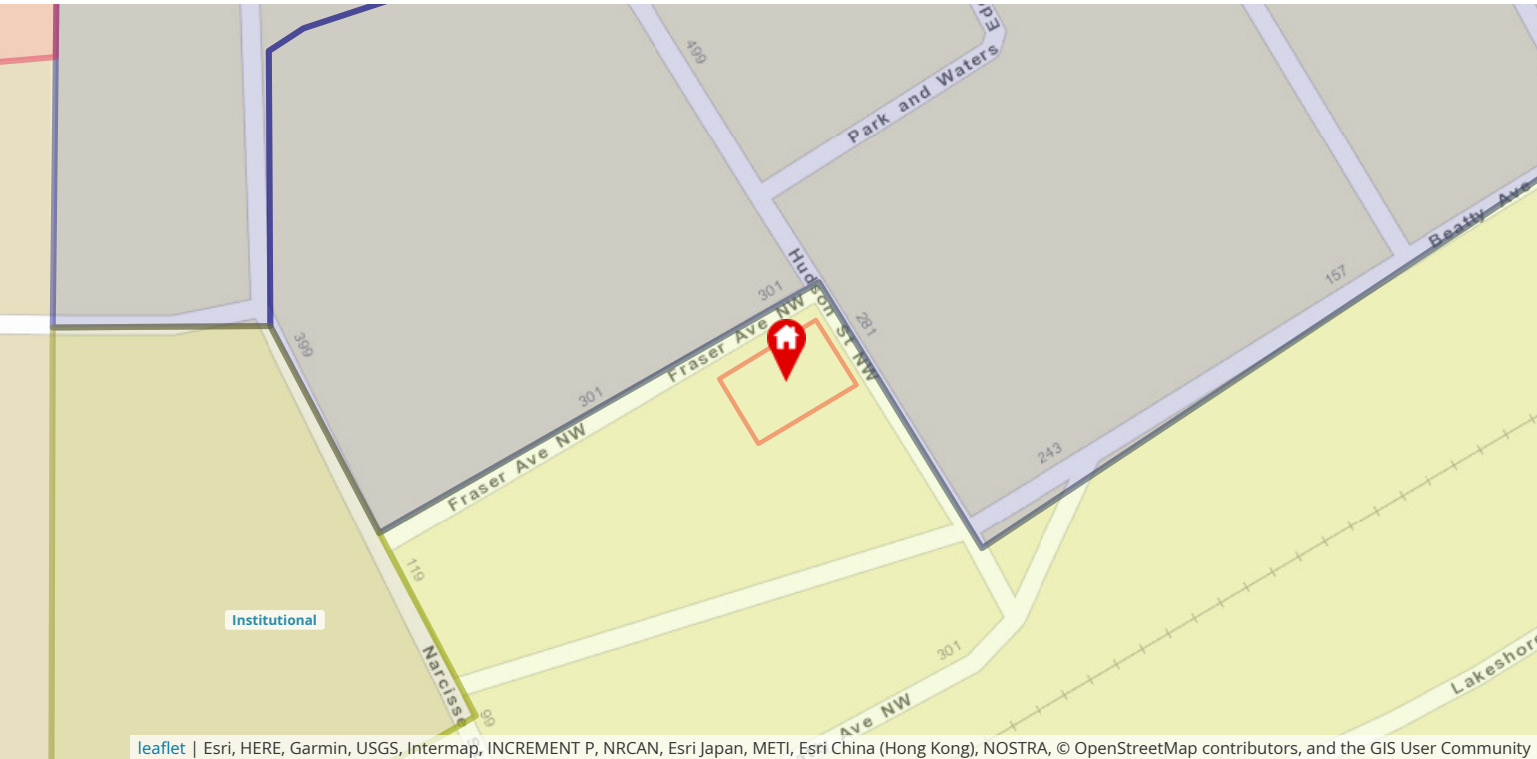
Code: [R-10](#)
Description: Residential Zone

Layer Legend:

Code	Description
R-10	Residential Zone
CD-7	Comprehensive Development Zone - 7
R-11	Existing Compact/Single-Family Residential Zone
C-2	Town Centre Commercial Zone
CD-20	Comprehensive Development Zone - 20
M-2	Light Industrial Zone
R-5	High Density Residential Zone

	Code	Description
	C-6	Tourist / Recreation Commercial Zone
	R-14	Compact/Strata Multi-Family Residential Zone
	P-1	Park and Recreation Zone
	C-3	Service Commercial Zone
	IR	Reserve

Official Community Plan



Subject Property Designations:

Commercial City Centre

Layer Legend:

- Commercial City Centre
- Residential Medium Density
- Park
- Institutional
- Environmentally Sensitive Lake Areas

Neighbourhood Community Plan





Subject Property Designations:

Not Applicable