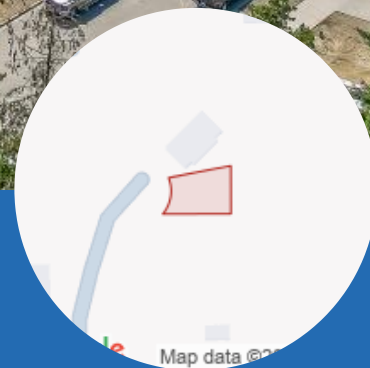




PROPERTY REPORT

1450 21 AV NE
Salmon Arm
V1E 2V4
Canada

PID: 031-710-492

DECEMBER 2, 2025



Grace Bootsma
Coldwell Banker Executive Realty
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Summary Sheet

1450 21 AV NE Salmon Arm BC V1E 2V4



PID	031-710-492
Legal Description	LOT 16 SECTION 24 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN EPP118796
Plan	EPP118796
Zoning	R-10 - Residential Zone
Community Plan(s)	OCP: Residential Medium Density , not in ALR

Year Built	–	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	4844.40 ft²	Floor Area	–
Bathrooms	0	Bedrooms	0
Max Elev.	435.71 m	Min Elev.	432.18 m
Walk Score	5 / Car-Dependent	Transit Score	–
Tax Year	–	Annual Taxes	–

ASSESSMENT

	2024	%	2025
Building	\$0	–	\$0
Land	\$226,000	↑ 1.77	\$230,000
Total	\$226,000	↑ 1.77	\$230,000

APPRECIATION

	Date	(\$)	% Growth
List Price	24/11/2025	\$249,000	↑ 34.59
Sales History	27/06/2022	\$185,000	–

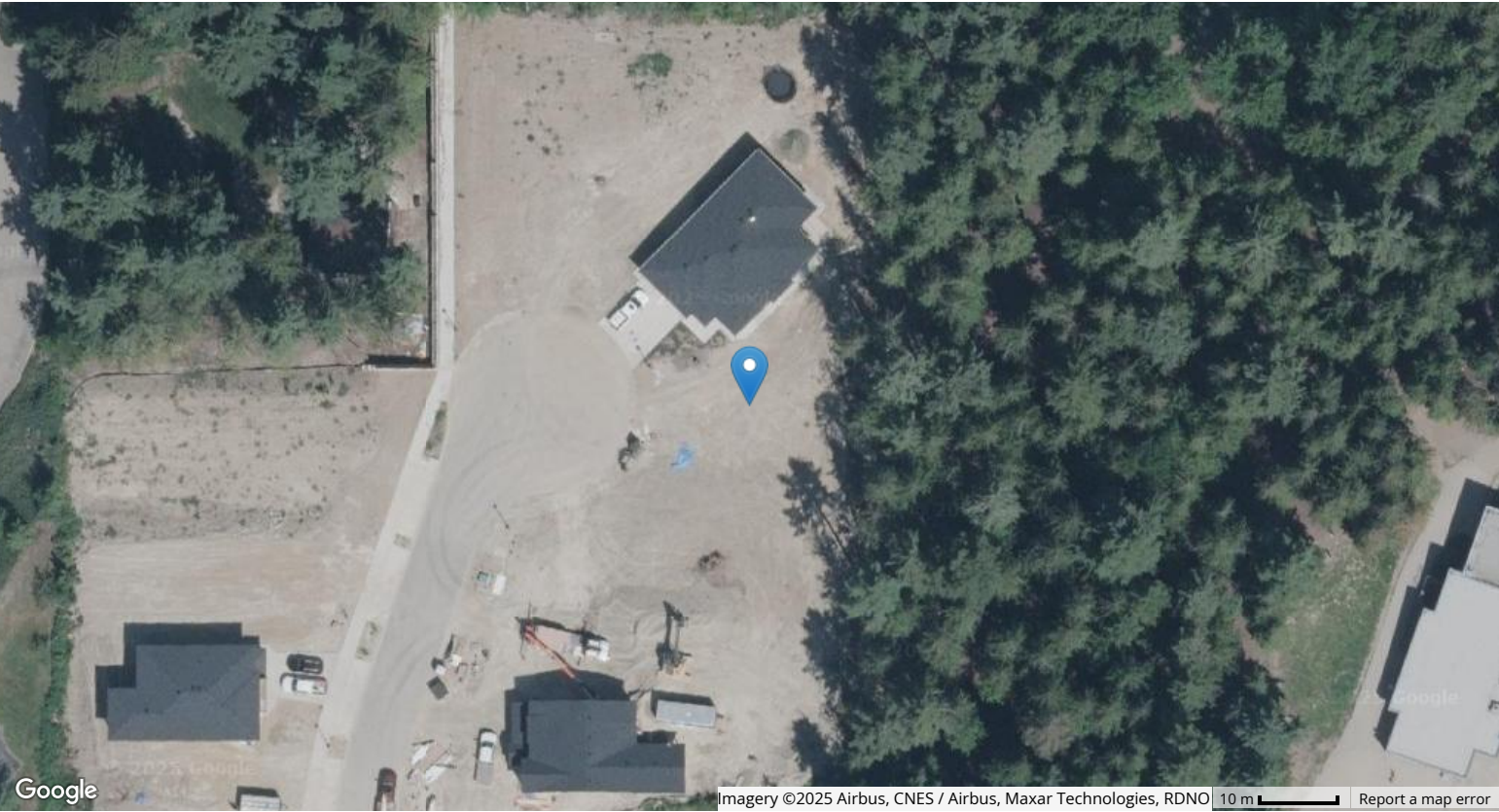
RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10358580	Active 24/11/2025	8	\$249,000 /	Coldwell Banker Executives Realty
10358701	Cancelled 04/11/2025	88	\$249,900 /	Coldwell Banker Executives Realty
10279118	Expired 30/04/2024	305	\$269,900 /	Homelife Salmon Arm Realty.Com

DEVELOPMENT APPLICATIONS

–

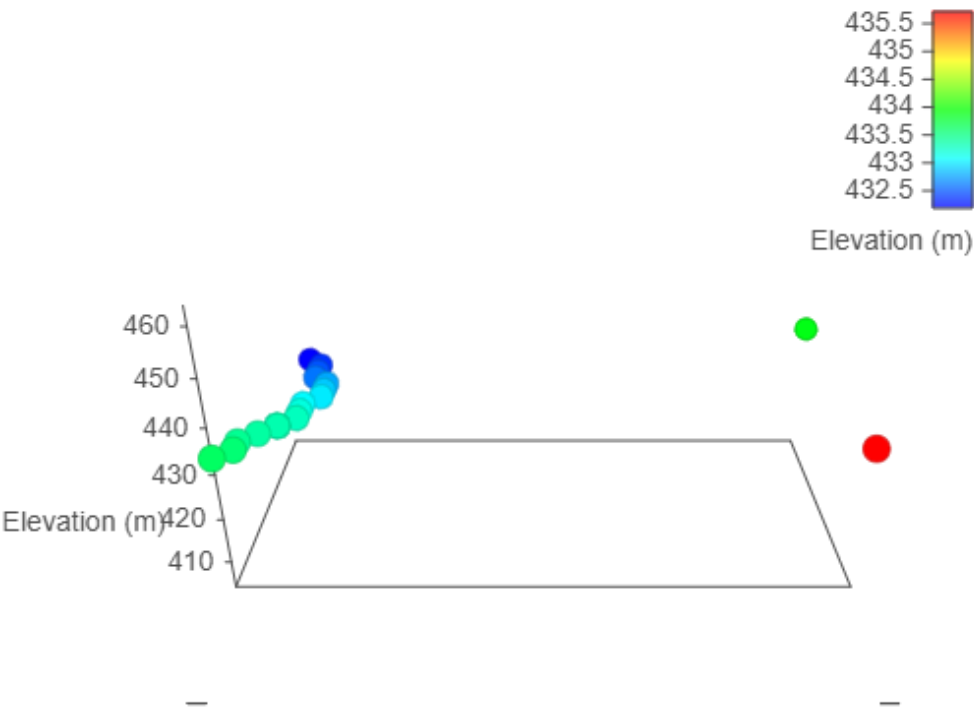
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 435.71 m | Min Elevation: 432.18 m | Difference: 3.53 m

Tax Record Detail

DB Modified: 2023-12-03

Prop Modified: 2023-12-03

Jurisdiction: 322 City of Salmon Arm

Roll No: 4455036

Address: 1450 21 AVE

PID/MHR Details

PID #: 031-710-492

MHR(s):

Municipal Taxes

Tax Year:

Gross Taxes:

Actual Values

Year: 2024

Land: \$226,000

Imprvmnt: \$0

Total: \$226,000

Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$226,000	\$0	\$226,000	Gross:	\$226,000	\$0	\$226,000
Exempt:	\$0	\$0	\$0	Exempt:	\$0	\$0	\$0
Net:	\$226,000	\$0	\$226,000	Net:	\$226,000	\$0	\$226,000

Legal Description

Plan: EPP118796

Section: 24

L.D.:

Freeform:

Except Plan:

Lot: 16

Block:

Range: 10

Dist Lot:

Meridian:

Lot Size

SqFt: 4,845.00

Width:

Acres: 0.11

Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2022-06-26	\$185,000	CB31677	Vacant Single Property Transaction

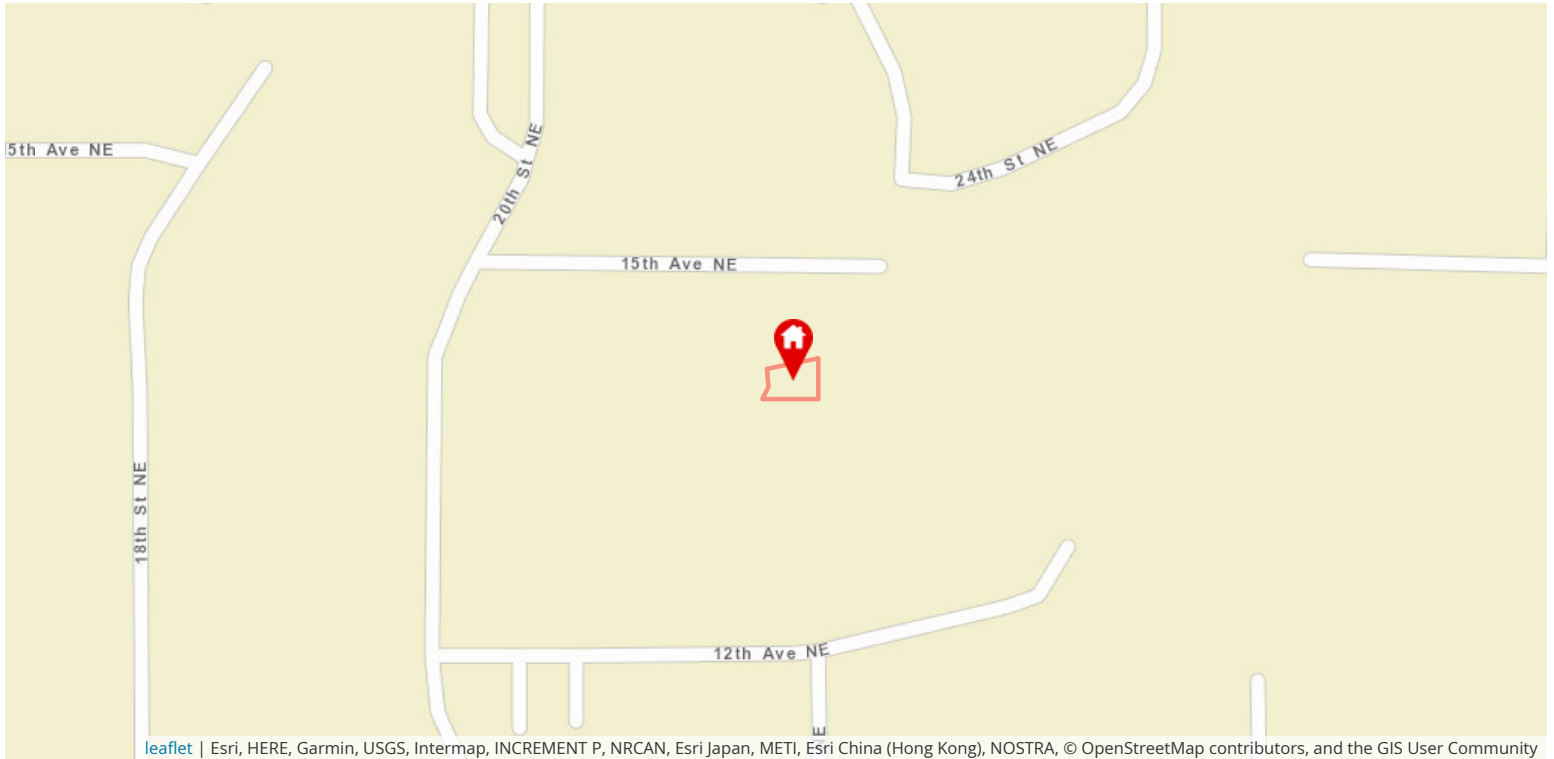
Exemption/Taxation Code

Nghbrhd: SALMON ARM NE OF TCH TO CANOE

Reg Dist: Columbia-Shuswap

Tenure: Crown-Granted

Sub Areas



Subject Property Designations:

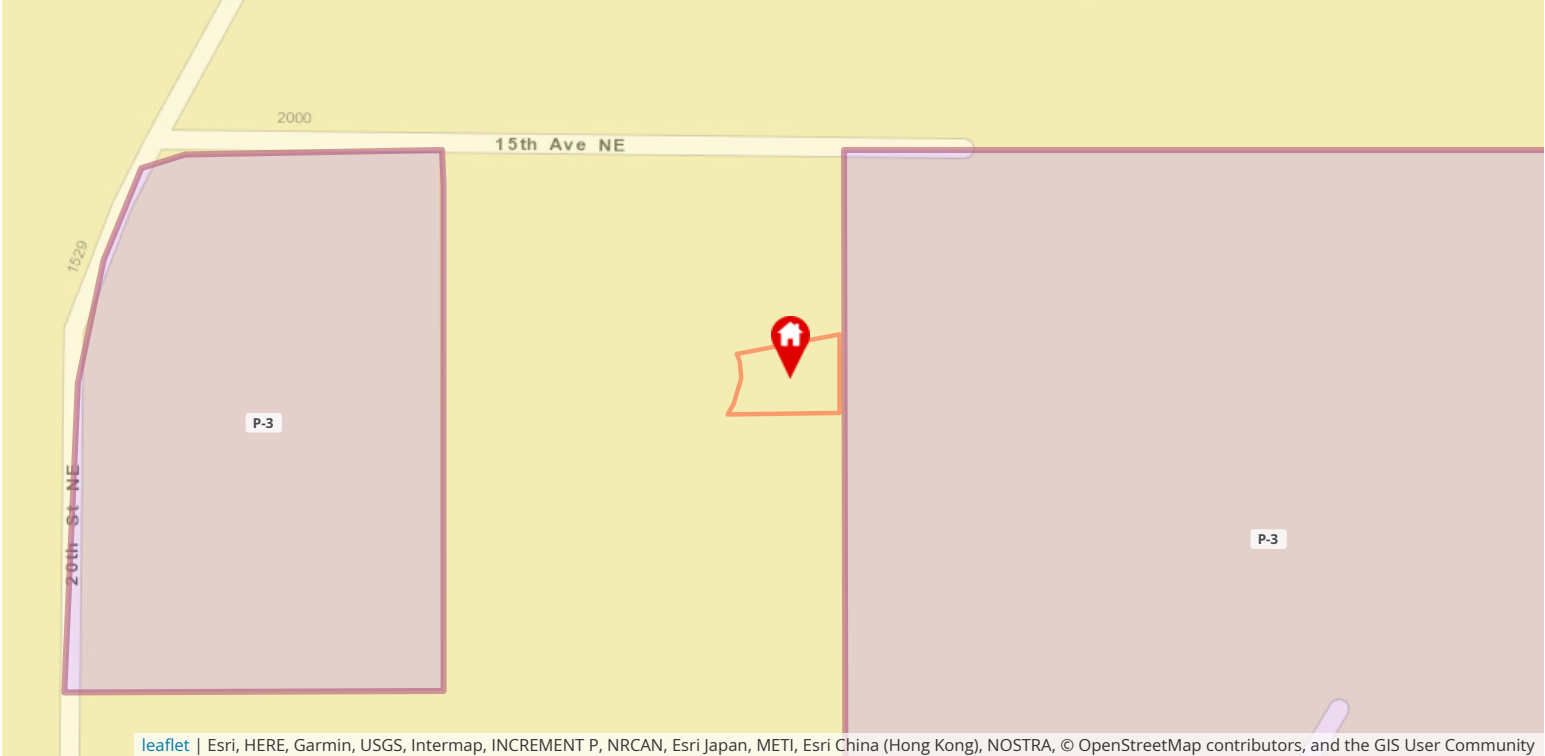
Not Applicable

Land Use

Subject Property Designation Summary

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

Zoning



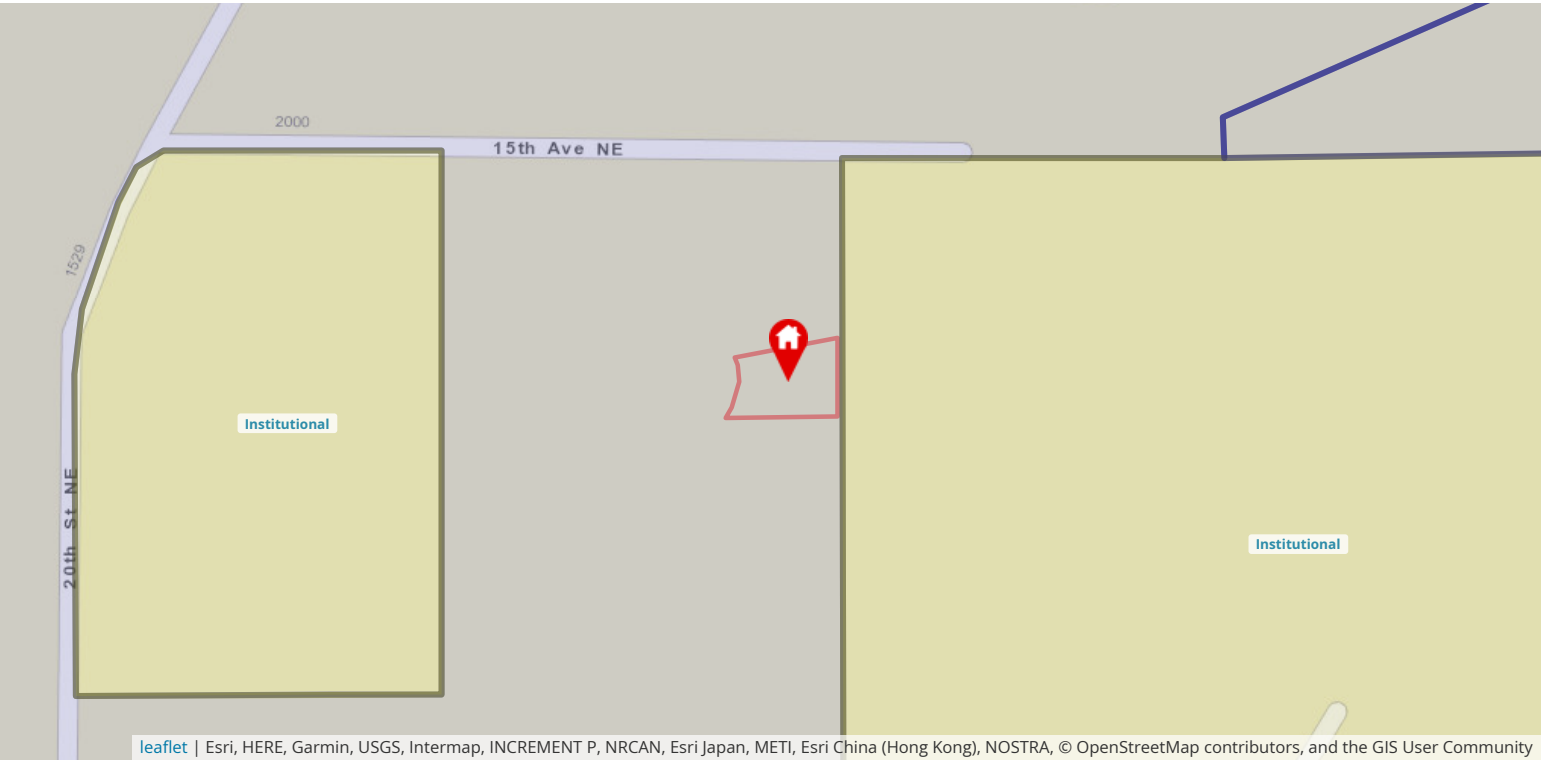
Subject Property Designations:

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

Layer Legend:

	Code	Description
	R-10	Residential Zone
	P-3	Institutional Zone

Official Community Plan



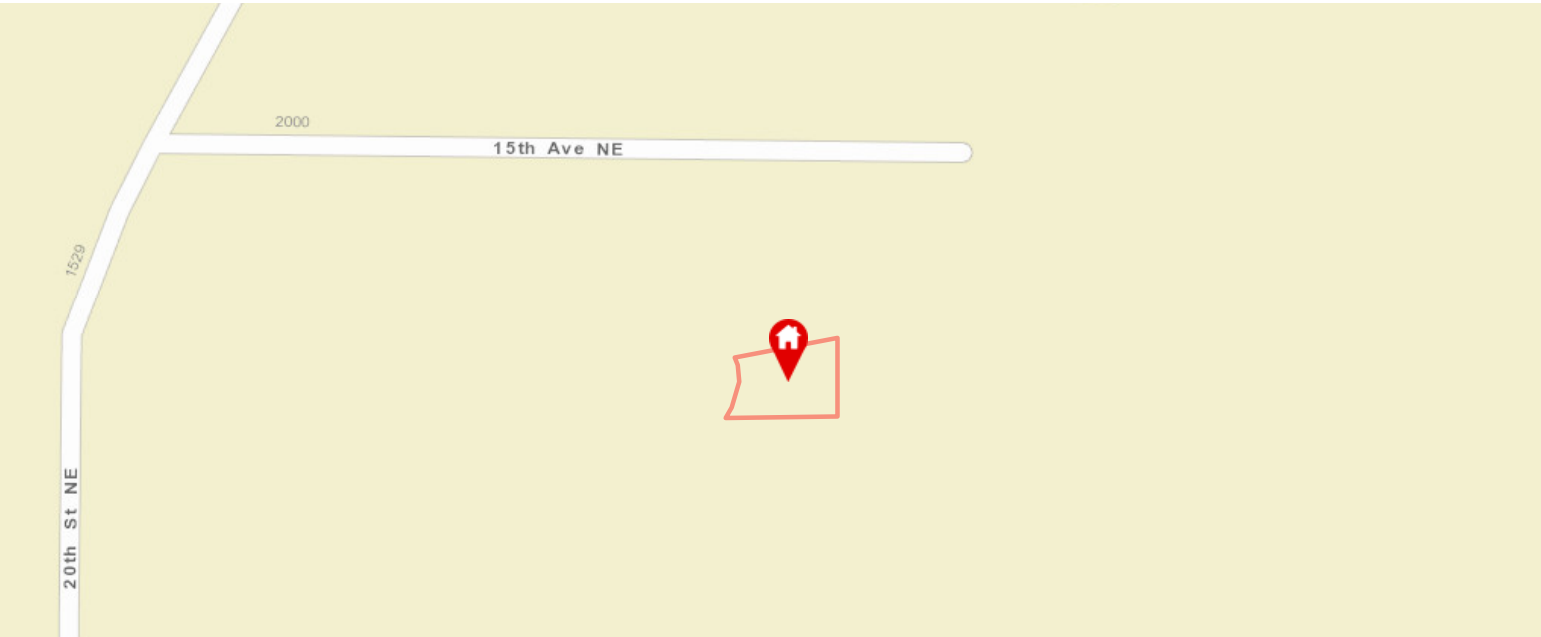
Subject Property Designations:

Residential Medium Density

Layer Legend:

- Residential Medium Density
- Institutional
- Park

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

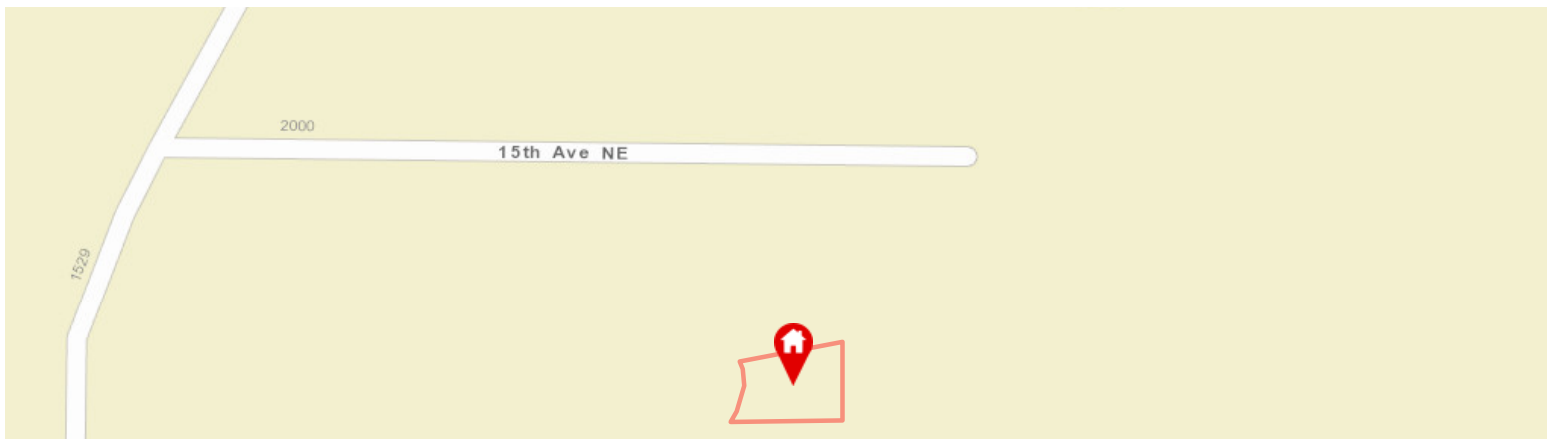
Local Area Plan



Subject Property Designations:

Not Applicable

Proposed Plans



Subject Property Designations:

Not Applicable