

Property Summary

15864 45 ST SOUTHWEST, Edmonton, AB T5C 0Z8


 Estimated Value
\$362,399

 Market Shift
5.98%
 Year over Year

 Last Sale
\$200,000
 Oct 5, 2004

 Assessed Value
\$315,500
 As of July 1, 2021

 Owner Name(s)
**RICHARD WESTWOOD;
 GINNY WESTWOOD**

 Beds
 N/A

 Bath
 N/A

 Finished Area
 N/A

Property Identification Information

Address: 15864 45 ST SOUTHWEST, EDMONTON, AB T5C 0Z8

Parcel / Property Identifier (LINC): 0012345678

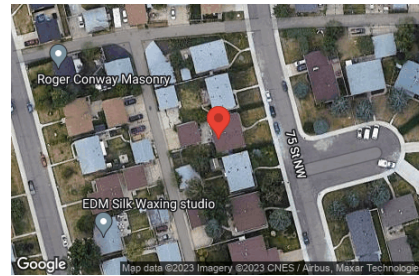
 Summary / Description: PLAN 0401234567 BLOCK 23 LOT 22
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Property Type: SINGLE-FAMILY

Additional Property IDs: CAAB000000503268

Roll: 06716724

Street View

Aerial View

Ownership Information
Owner Name

- RICHARD WESTWOOD
- GINNY WESTWOOD

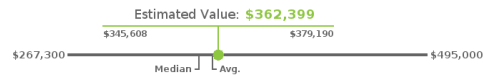
Owner Address

- 15864 45 ST SOUTHWEST, EDMONTON, AB T5C 0Z8
 15864 45 ST SOUTHWEST, EDMONTON, AB T5C 0Z8

Sales History

Consideration Value: \$ 200,000

Sale Date	Sale Amount (\$)	Sale Type
10-05-2004	200,000	TRANSFER OF LAND
08-27-2004	0	TRANSMISSION OF LAND
06-14-2004	0	AFFIDAVIT OF SURVIVING JOINT TENANT

Estimated Value

Registered Mortgages

Registered Amount	Registered Owner (Party To)/Remarks	Date Issued
\$ 275,000	MORTGAGEE - ROYAL BANK OF CANADA, 9499 - 137 AVENUE, UNIT 1032 EDMONTON ALBERTA T5E5R8 ORIGINAL PRINCIPAL AMOUNT: \$275,000	2006-10-07

Assessment Information

 Assessment Area: N/A
 Property Use: N/A

 Jurisdiction: N/A
 Use Type: N/A

 Roll Number: 06716724
 Property Code: N/A

Assessment Valuation

Total Assessed Value*	Previous Assessment:	Value Change YoY:
N/A	N/A	N/A
Land value: N/A	Land value: N/A	Land Value Change: N/A
Buildings / Improvements: N/A	Buildings / Improvements: N/A	Buildings Value Change: N/A
* 2023 assessment as of July 1, 2022		
	2023	2022
Land	N/A	N/A
Improvements	N/A	N/A
Total	N/A	\$ 315,500
		2021
		N/A
		2020
		N/A
		\$ 335,500

Assessment Property Details
Site information

 Site Area: 6,222 Sq.Ft
 Perimeter: N/A

Frontage: N/A

Depth: N/A

Parcel Type: N/A

Interior Structure Information

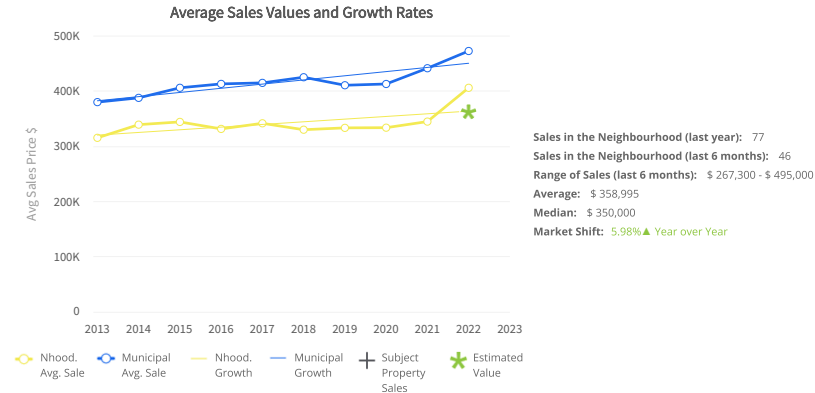
Year Built: 1969	Effective Year: N/A	Stories: N/A	Foundation Type: N/A
Bedrooms: N/A	Bathrooms: N/A	Dens: N/A	Fireplace: N/A
Main Floor Area: N/A	2nd Floor Area: N/A	3rd Floor Area: N/A	Basement Finished Area: N/A
Total Finished Area: N/A		Unfinished Basement: N/A	

Exterior Structure Information

Multiple Garage: N/A	Single Garage: N/A	Carport: N/A	Covered Deck Area: N/A
Uncovered Deck Area: N/A		Pool: N/A	

Neighbourhood Profile

Some Neighbourhood and Municipality information is currently not available for the subject property.



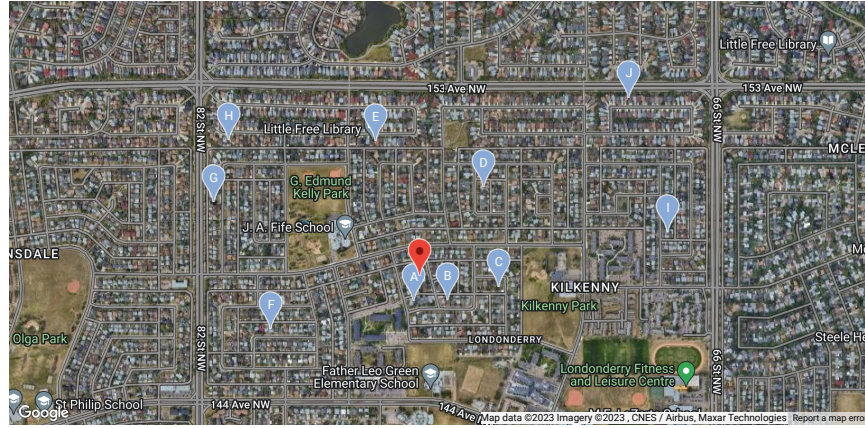
Historical Comparable Sales

Street Address	Sale Price	Sale Date	Distance (m)
15007 72A ST NW	\$194,750	09-10-2004	497
7531 152C AVE NW	\$201,000	09-29-2004	520
7619 152B AVE NW	\$194,000	08-12-2004	521
14503 80 ST NW	\$190,500	08-31-2004	572
7707 152C AVE NW	\$183,000	08-05-2004	615
7804 152B AVE NW	\$200,000	09-14-2004	641
7808 152B AVE NW	\$191,000	08-23-2004	651
7907 152C AVE NW	\$185,500	08-17-2004	735
15256 81 ST NW	\$186,457	08-14-2004	858
6712 152B AVE NW	\$185,000	08-18-2004	963

Comparable Sales (At Valuation Date)

Street Address	Sale Price	Sale Date	Distance (m)
A 7516 148 AVE NW	\$389,000	09-22-2022	83
B 7408 148 AVE NW	\$333,500	11-01-2022	118
C 14816 73 ST NW	\$350,000	11-21-2022	253
D 15107 73A ST NW	\$390,000	10-20-2022	343
E 7539 152B AVE NW	\$390,000	10-28-2022	445
F 7908 147 AVE NW	\$374,000	10-07-2022	496
G 15104 81 ST NW	\$366,500	10-17-2022	690
H 8007 152B AVE NW	\$398,000	10-27-2022	735
I 15007 69 ST NW	\$355,000	09-26-2022	795
J 7004 152C AVE NW	\$398,000	10-19-2022	865

Aerial View of Neighbourhood and Subject Property



Comparable Properties

Property Address **15864 45 ST SOUTHWEST** **7908 147 AVE NORTHWEST,** **15104 81 ST NORTHWEST,** **15007 69 ST NORTHWEST,**
 Edmonton, AB T5C 0Z8 Edmonton, AB T5C2T4 Edmonton, AB T5C1P5 Edmonton, AB T5C0J3



	SUBJECT PROPERTY	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
PIN/PID/LINC	0012345678	0016284937	0016299026	0013126743
Distance	0 m	496 m	690 m	795 m
VALUATION AND SALE				
Real Time Market Value (AVM)	\$362,399	\$362,929	\$350,763	\$337,212
Last Sale Date	10-05-2004	10-07-2022	10-17-2022	09-26-2022
Last Sale Amount	\$200,000	\$374,000	\$366,500	\$355,000
Total Assessed Value	\$315,500	\$312,500	\$294,000	\$303,000
STRUCTURE INFORMATION				
Year Built	1969	1968	1968	1970
Effective Year	N/A	N/A	N/A	N/A
Total Finished Area (ft ²)	N/A	N/A	N/A	N/A
Basement Finished Area (ft ²)	N/A	N/A	N/A	N/A
Unfinished Basement Area (ft ²)	N/A	N/A	N/A	N/A
Bedrooms	N/A	N/A	N/A	N/A
Bathrooms	0	0	0	0
Dens	N/A	N/A	N/A	N/A
Parking	N/A	N/A	N/A	N/A
Stories	N/A	N/A	N/A	N/A
Foundation Type	N/A	N/A	N/A	N/A
Fireplace	N/A	N/A	N/A	N/A
Uncovered Deck Areas (ft ²)	N/A	N/A	N/A	N/A
Covered Deck Areas (ft ²)	N/A	N/A	N/A	N/A
Pool	N/A	N/A	N/A	N/A
Use Type	N/A	N/A	N/A	N/A
Other Buildings	No	No	No	No
Property Use	N/A	N/A	N/A	N/A
Property Type	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY