



PROPERTY REPORT

3103 27 ST

Vernon

V1T 4W4

Canada

PID: 023-881-887

JANUARY 20, 2026



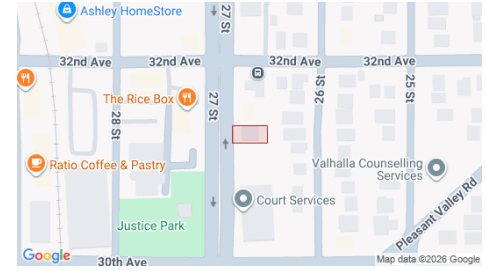
Graeme Magee
Coldwell Banker Executives Realty
P: 250-306-6690
gmagee@graememagee.com



COLDWELL BANKER | EXECUTIVES
REALTY

Summary Sheet

3103 27 ST Vernon BC V1T 4W4



PID	023-881-887
Legal Description	PARCEL A (KL98762) BLOCK 11 SECTION 34 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN 327
Plan	KAP327
Zoning	CMUN - Commercial Mixed Use: Neighbourhood
Community Plan(s)	OCP: MIXED USE - MEDIUM DENSITY COMMERCIAL AND RESIDENTIAL, not in ALR

Year Built	1930	Structure	OFFICE BUILDING (PRIMARY USE)
Lot Size	4923.06 ft ²	Floor Area	-
Bathrooms	-	Bedrooms	-
Max Elev.	400.00 m	Min Elev.	398.57 m
Walk Score	99 / Walker's Paradise	Transit Score	41 / Some Transit
Tax Year	2025	Annual Taxes	\$12,900.77

ASSESSMENT

	2024	%	2025
Building	\$500,000	↑ 5.80	\$529,000
Land	\$353,000	↓ -8.50	\$323,000
Total	\$853,000	↓ -0.12	\$852,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$852,000	↓ -12.62
Sales History	30/06/2022	\$975,000	↑ 74
	30/12/2016	\$560,000	-

RECENT MLS® HISTORY

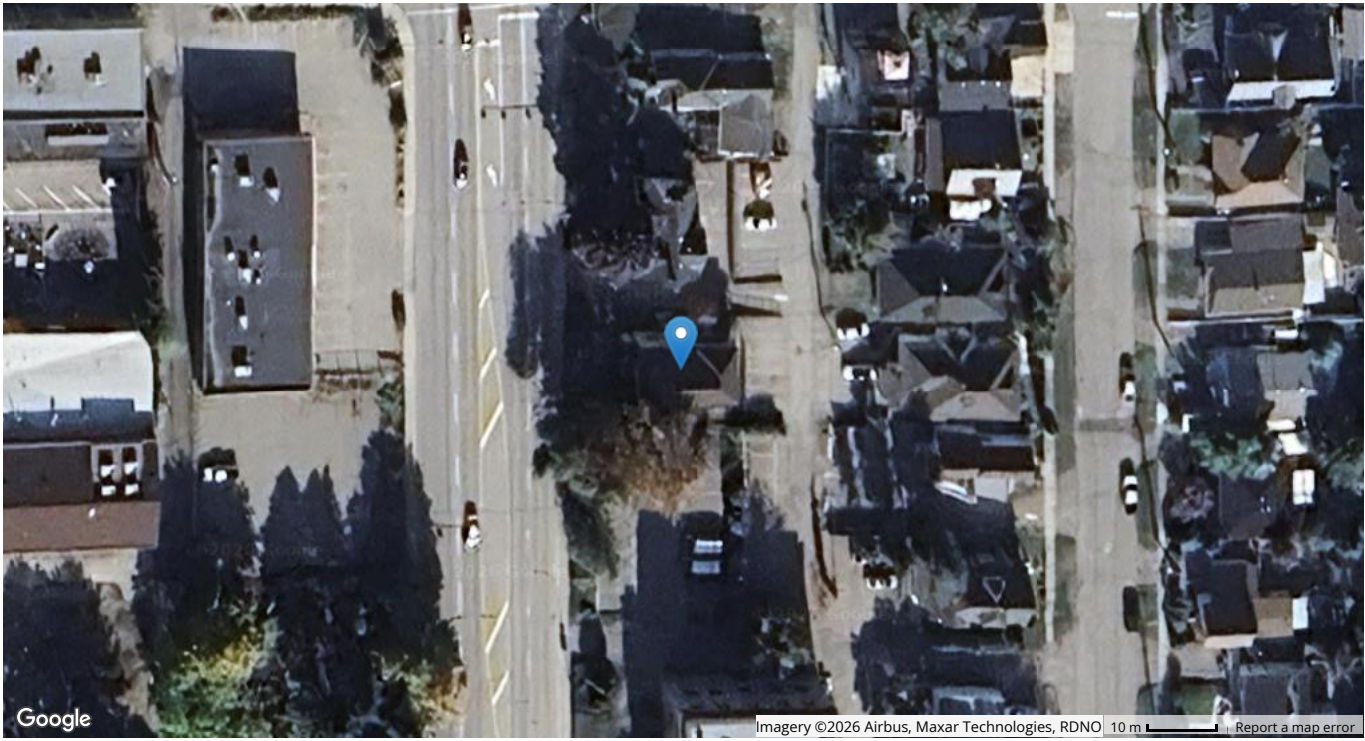
	Status (Date)	DOM	LP/SP	Firm
10353713	Expired 31/12/2025	188	\$1,100,000 /	Coldwell Banker Executives Realty
10301195	Cancelled 18/03/2024	96	\$1,125,000 /	Royal LePage Downtown Realty
10288131	Cancelled 12/12/2023	36	\$3,000 /	Royal LePage Downtown Realty

DEVELOPMENT APPLICATIONS

-

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

Google Views



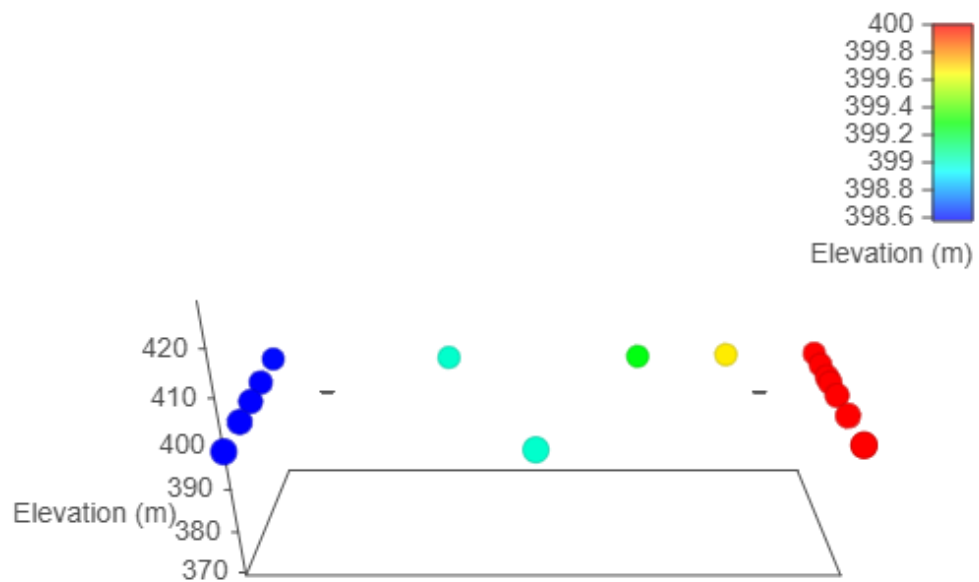
Google

Imagery ©2026 Airbus, Maxar Technologies, RDNO 10 m Report a map error

Estimated Lot Dimensions and Topography



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



Max Elevation: 400.00 m | Min Elevation: 398.57 m | Difference: 1.43 m

Tax Record Detail

DB Modified: **2025-03-28**
 Prop Modified: **2025-03-28**
 Jurisdiction: **233 City of Vernon**
 Roll No: **239000**

Address: **3103 27 ST**

PID/MHR Details

PID #: **023-881-887**
 MHR(s):

Municipal Taxes

Tax Year: **2025** Gross Taxes: **\$12,901**

Actual Values

Year: **2025** Land: **\$323,000** Imprvmnt: **\$529,000** Total: **\$852,000**

Taxable Values

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	\$323,000	\$529,000	\$852,000	Gross:	\$323,000	\$529,000	\$852,000
Exempt:	\$0	\$10,000	\$10,000	Exempt:	\$0	\$10,000	\$10,000
Net:	\$323,000	\$519,000	\$842,000	Net:	\$323,000	\$519,000	\$842,000

Legal Description

Plan: **KAP327** Lot: Block: **11** Dist Lot:
 Section: **34** Range: Meridian:
 L.D.:
 Freeform: **SEE KL98762**
 Except Plan:

Lot Size

SqFt: **5,000.00** Width: Acres: **0.11** Depth:

Last Three Sales per BCA

Date	Price	Title	Type
2022-06-29	\$975,000	CB48094	Improved Single Property Transaction
2016-12-29	\$560,000	CA5739957	Improved Single Property Transaction
2012-04-01	\$277,500	CA2468652	Reject - Not Suitable for Sales Analysis

Exemption/Taxation Code

Nghbrhd: **CENTRAL VERNON COMMERCIAL (006** Tenure: **Crown-Granted**
 Reg Dist: **North Okanagan**

TITLE SEARCH PRINT

File Reference: GM-3103-27st

Declared Value \$975000

2026-01-20, 12:25:54

Requestor: Dawna Bird

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CB48094

CA5739957

Application Received

2022-06-30

Application Entered

2022-07-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

CLAYTON INVESTMENT INC., INC.NO. BC0957786
BOX 352, RPO DOWNTOWN
FORT ST. JOHN, BC
V1J 6W7

Taxation Authority

Vernon, The Corporation of the City of

Description of Land

Parcel Identifier:

023-881-887

Legal Description:

PARCEL A (KL98762) BLOCK 11 SECTION 34 TOWNSHIP 9 OSOYOOS DIVISION
YALE DISTRICT PLAN 327

Legal Notations

HERITAGE DESIGNATION NOTICE, MUNICIPAL ACT, SECTION 1031
SEE KL24741

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE KM35356

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ACT, SEE KM35357

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB176211

TITLE SEARCH PRINT

File Reference: GM-3103-27st

Declared Value \$975000

2026-01-20, 12:25:54

Requestor: Dawna Bird

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CB497429
Registration Date and Time:	2023-03-01 10:09
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB497430
Registration Date and Time:	2023-03-01 10:09
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

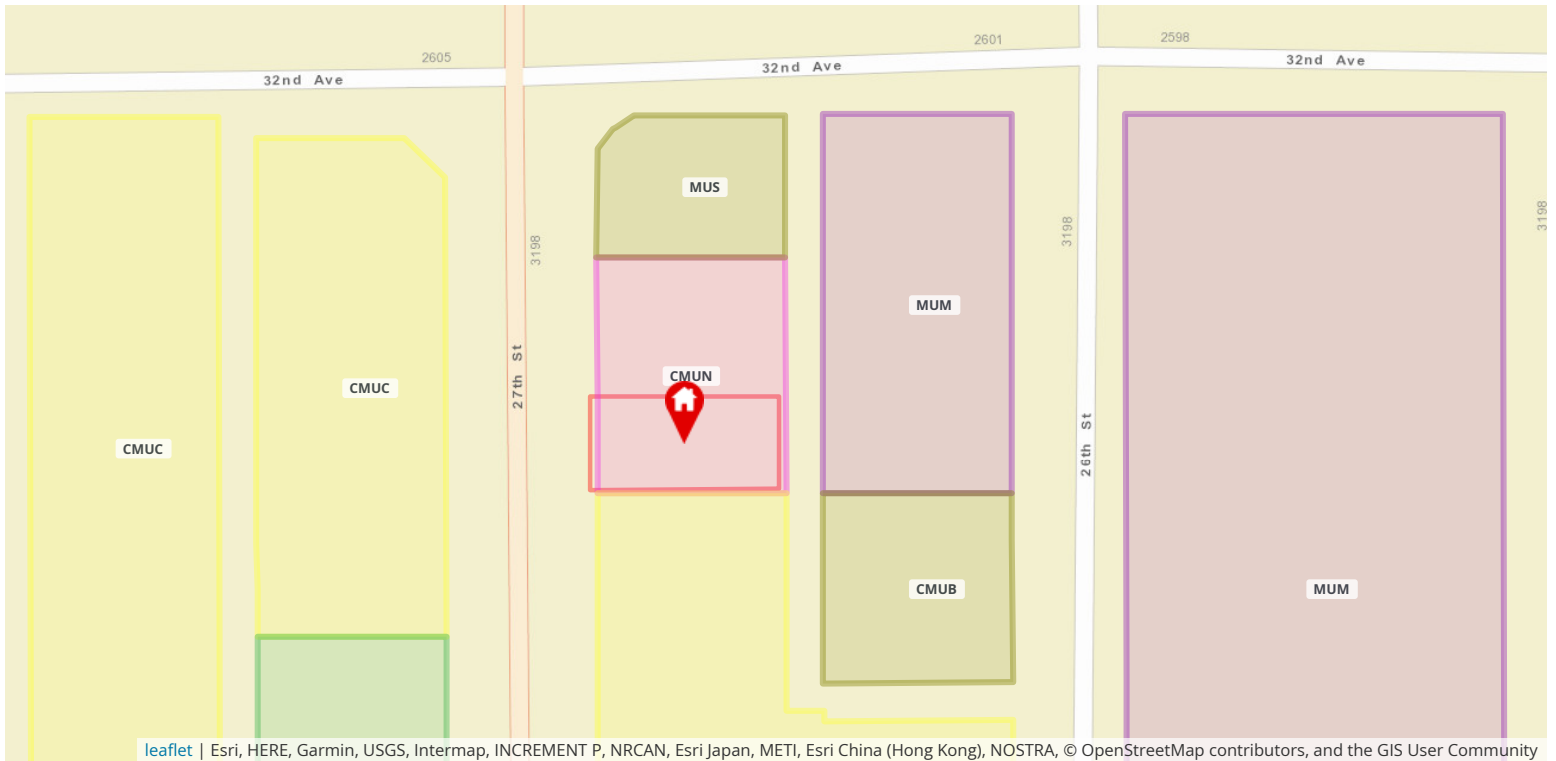
Pending Applications NONE

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: CMUN Description: Commercial Mixed Use: Neighbourhood
Official Community Plan	MIXED USE - MEDIUM DENSITY COMMERCIAL AND RESIDENTIAL

Zoning



Subject Property Designations:

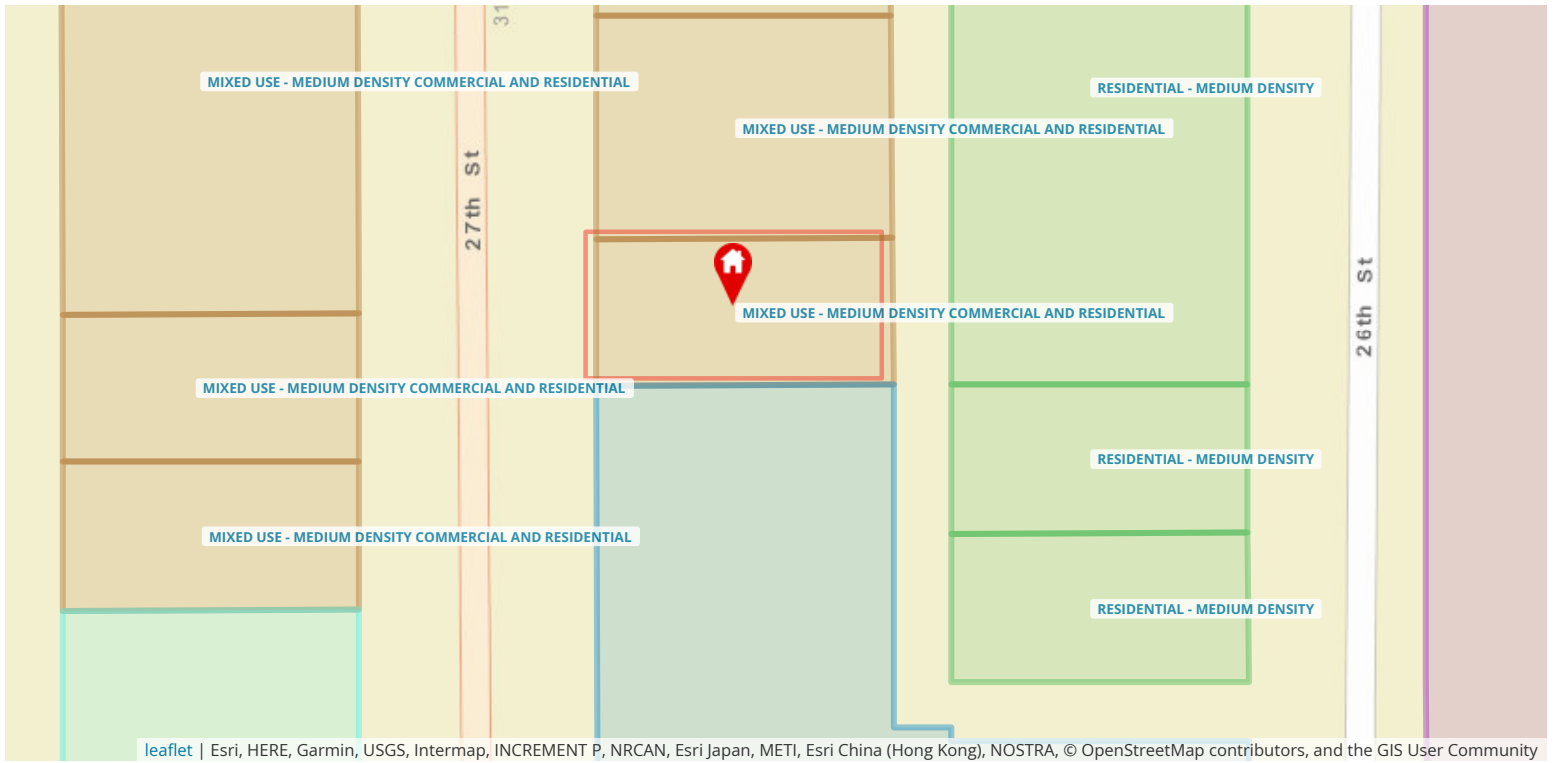
Code: [CMUN](#)

Description: Commercial Mixed Use: Neighbourhood

Layer Legend:

Code	Description
■ CMUN	Commercial Mixed Use: Neighbourhood
■ CMTY	Community
■ MUS	Multi-Unit: Small Scale
■ MUM	Multi-Unit: Medium Scale
■ CMUB	Commercial Mixed Use: Business
■ CMUC	Commercial Mixed Use: Centre
■ PANS	Parks & Natural Spaces

Official Community Plan



Subject Property Designations:

MIXED USE - MEDIUM DENSITY COMMERCIAL AND RESIDENTIAL

Layer Legend:

- MIXED USE - MEDIUM DENSITY COMMERCIAL AND RESIDENTIAL
- PUBLIC & INSTITUTIONAL
- RESIDENTIAL - MEDIUM DENSITY
- PARKS & OPEN SPACE
- RESIDENTIAL - LOW DENSITY