

TITLE SEARCH PRINT

File Reference: CLHBID/wf

Declared Value \$225000

2025-07-08, 17:57:40

Requestor: Whitney Fournier

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

| | |
|--|--|
| Land Title District Land Title Office | NELSON NELSON |
| Title Number From Title Number | CA1355701 KX74752 |
| Application Received | 2009-11-19 |
| Application Entered | 2009-11-25 |
| Registered Owner in Fee Simple Registered Owner/Mailing Address: | KENNETH STANLEY ADAMS, SEMI-RETIRED SHARON LORENE ADAMS, SEMI-RETIRED BOX 973 WHITECOURT, AB T7S 1N9 AS JOINT TENANTS |
| Taxation Authority | Nelson Trail Assessment Area |
| Description of Land Parcel Identifier: Legal Description: | 015-810-283 LOT 7 DISTRICT LOT 812 KOOTENAY DISTRICT PLAN 1417 |
| Legal Notations | THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. DF H15999 DEPOSITED 10/10/1974 |
| Charges, Liens and Interests | NONE |
| Duplicate Indefeasible Title | NONE OUTSTANDING |
| Transfers | NONE |
| Pending Applications | NONE |

Find your property assessment

Civic address *Enter address*


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SINCLAIR RD LISTER

Area-Jurisdiction-Roll: 21-786-02817.000



| | |
|------------------------------------|--|
| Total value | \$12,493  |
| 2025 assessment as of July 1, 2024 | |
| Land | \$12,493 |
| Buildings | \$0 |
| Previous year value | \$12,493 |
| Land | \$12,493 |
| Buildings | \$0 |

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcasessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built

| | |
|-----------------------|----------------|
| Description | Grain & Forage |
| Bedrooms | |
| Baths | |
| Carports | |
| Garages | |
| Land size | 19.52 Acres |
| First floor area | |
| Second floor area | |
| Basement finish area | |
| Strata area | |
| Building storeys | |
| Gross leasable area | |
| Net leasable area | |
| No.of apartment units | |

Legal description and parcel ID

LOT 7, PLAN NEP1417, DISTRICT LOT 812, KOOTENAY LAND DISTRICT
PID: 015-810-283

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area



Box 590, 202 Lakeside Drive, Nelson BC V1L 5R4
Telephone: (250) 352-6665 Fax: (250) 352-9300
BC Toll Free 1-800-268-7325 Web: www.rdck.ca

Questions about your water statement?
Call 1.833.223.2662 or 250.428.2612

Lister - Annual Water Services Bill



NAME: ADAMS, KENNETH S
FOR SERVICE AT: SINCLAIR RD
ACCOUNT TYPE: VACANT LAND
FOLIO: 786.02817.000

Account Number: 12088
Billing Period: Jan 1, 2025
To: Dec 31, 2025
Statement Date: Jun 23, 2025
Due Date: Aug 27, 2025

Water Saving Tip:

While water is provided by nature, there is a real cost for the pipes, pumps, equipment, and people who ensure it is delivered safely to our taps. Lowering demand can extend the life of existing infrastructure and mitigate costs. To learn how you can conserve water visit www.rdck.ca/water

| Date | Description | Amount |
|--------------|---------------------------------------|---------|
| | PREVIOUS BILL AMOUNT | 573.00 |
| Jun 26, 2024 | PAYMENT | -573.00 |
| Jun 23, 2025 | LIS-CAPITAL RESERVE FUND CONTRIBUTION | 659.00 |
| | AMOUNT NOW DUE: | 659.00 |
| | AMOUNT DUE AFTER Aug 27, 2025: | 724.90 |

Thank you for paying your bill on time by Aug 27, 2025

For easy, no extra charges bill payment, join our pre-authorized monthly payment plan.

A 10% penalty will be added to any fees that remain unpaid by the specified due date, as per BYLAW 3027.



Box 590, 202 Lakeside Drive, Nelson BC V1L 5R4
Telephone: (250) 352-6665 Fax: (250) 352-9300
BC Toll Free 1-800-268-7325
Web: www.rdck.ca

Please make cheques payable to:

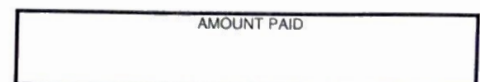
REGIONAL DISTRICT OF CENTRAL KOOTENAY

** Please see reverse for payment location and additional payment options.

Lister - Annual Water Services Bill

ADAMS, KENNETH S
ADAMS, SHARON L
PO BOX 973 STN MAIN
WHITECOURT AB T7S 1N9

FOR SERVICE AT: SINCLAIR RD
ACCOUNT NO.: 12088



58734900

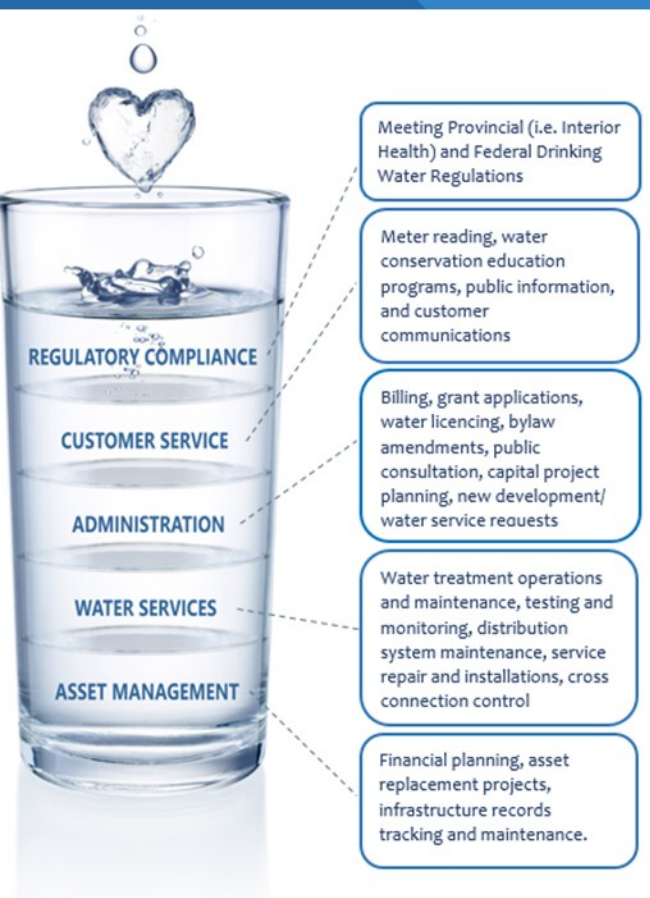
96

2025 Drinking Water Rates

\$771 Single Family Dwelling

\$659 Capital Reserve Fund Contribution

\$1,430 Total water utility cost per year



What it takes to deliver safe drinking water to your tap

Notifications Service

The Regional District is using Voyent Alert! Service for both water system and emergency related notifications. Sign up for FREE to receive important information on your water system via text, email, or phone call by visiting <https://voyent-alert.com/community/#registration> and clicking on the link provided, or installing the Mobile App Voyent Alert! from the App Store or Google Play.

If you are signed up for Voyent please ensure your location is set to within the water system you wish to receive notifications for.

Contact Us

For billing inquiries:

250.352.1584 or 1.833.223.2662

WaterFinance@rdck.bc.ca

For water system emergencies 24/7:

250.352.1504

General RDCK water system inquiries:

1.800.268.7325 (ext. 8161) or 250.352.8161

WaterContact@rdck.bc.ca

For current water advisories, water conservation tips, the RDCK water bylaw and more: www.rdck.ca/water



rdck.ca

Phone: 250.352.6665 | Email: info@rdck.bc.ca

Toll Free: 1.800.268.7325 (BC)



2025 Water System Information Lister



rdck.ca