



# SUPERIOR DATA, SUPERIOR VALUATIONS

## WHAT POWERS THE ACCURACY OF OPTA'S ICLARIFY™ VALUATIONS?

Through our association with Claimspro, the largest independent claims adjusting firm in Canada, iClarify™ valuations are updated quarterly with access to the greatest repository of total loss records nationwide and through extensive regional analysis of real Canadian total loss claims. This information is used to validate our replacement costs, making iClarify™ the strongest and most accurate valuation source in the industry. A recent total loss study was conducted across Canada using 39 losses with an average variance of -1% between iClarify™ Valuations and Contractor Estimates. This is the power of Opta's Superior Data.

### MCLURE, BRITISH COLUMBIA

iClarify Valuation: \$434,725

Contractor Estimate: \$432,600



### FORT MCMURRAY, ALBERTA

iClarify Valuation: \$288,120

Contractor Estimate: \$305,679



### WILLIAMSBURG, ONTARIO

iClarify Valuation: \$594,561

Contractor Estimate: \$542,043



### SAINT-SAUVEUR, QUEBEC

iClarify Valuation: \$359,042

Contractor Estimate: \$364,809



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Postal Code	Province	Number of Stories	Living Area (sq.ft.) (not including basement)	Current Contractor (CE) Estimate	Contractor Estimate Sq. Ft.	iClarify Sq. Ft.	iClarify (iC) Valuation	iC/CE
E3B 3P2	NB	2.5	3,176	\$881,846	\$278	\$279	\$887,311	1%
E4V 1P8	NB	Bi-Level	2,516	\$352,343	\$140	\$144	\$361,700	3%
E8E 1B4	NB	1.5	1,300	\$268,532	\$207	\$194	\$251,992	-6%
E3A 5C5	NB	1	1,008	\$200,743	\$199	\$203	\$204,170	2%
A0K 2J0	NL	Tri-Level	2,500	\$404,480	\$162	\$156	\$388,800	-4%
A0G 2L0	NL	1	1,350	\$314,202	\$233	\$220	\$296,973	-5%
A0N 1T0	NL	1	1,300	\$217,143	\$167	\$163	\$211,536	-3%
A0N 2E0	NL	1	1,300	\$314,541	\$242	\$250	\$325,377	3%
J5L 2M3	QC	1	1,360	\$316,212	\$233	\$238	\$323,394	2%
J0R 1R3	QC	2	1,968	\$364,809	\$185	\$182	\$359,042	-2%
J0R 1A0	QC	1	896	\$236,411	\$264	\$250	\$224,385	-5%
J7Y 2N4	QC	Duplex	1,600	\$401,666	\$251	\$243	\$389,424	-3%
V9R 0B2	BC	1	1,500	\$348,335	\$232	\$207	\$309,870	-11%
V0E 2E0	BC	2	2,500	\$432,600	\$173	\$174	\$434,725	0%
V1V 2G4	BC	2	2,700	\$771,321	\$286	\$313	\$844,263	9%
V2P 3G9	BC	1	1,250	\$305,326	\$244	\$226	\$282,212	-8%
S0G 3N0	SK	1	1,198	\$331,150	\$276	\$266	\$318,500	-4%
S0H 1M0	SK	1	1,311	\$348,456	\$266	\$258	\$337,635	-3%
S0C 2K0	SK	1	728	\$184,052	\$253	\$251	\$182,743	-1%
S0A 3Y0	SK	1	1,100	\$260,425	\$237	\$229	\$251,658	-3%
R0M 2C0	MB	1	1,200	\$347,925	\$290	\$283	\$339,288	-2%
R7B 2Z6	MB	Tri-Level	1,848	\$407,765	\$221	\$246	\$454,275	11%
R0K 1P0	MB	1	1,308	\$370,349	\$283	\$274	\$358,954	-3%
R3X 2A5	MB	1.5	1,568	\$364,343	\$232	\$216	\$338,249	-7%
K0G 1R0	ON	1	2,166	\$401,736	\$185	\$181	\$391,526	-3%
P0M 3H0	ON	1	1,086	\$251,681	\$232	\$212	\$230,004	-9%
K0C 2H0	ON	2	2,365	\$542,043	\$229	\$251	\$594,561	10%
K0K 3J0	ON	Duplex	2,000	\$394,733	\$197	\$198	\$395,580	0%
T0A 1N0	AB	1.5	3,763	\$1,275,472	\$339	\$360	\$1,353,363	6%
T9K 0W4	AB	2	2,100	\$691,355	\$329	\$301	\$632,436	-9%
T9K 2M9	AB	1	1,200	\$305,679	\$255	\$240	\$288,120	-6%
T9K 0W7	AB	2	1,302	\$409,252	\$314	\$289	\$376,343	-8%
B3M 2H6	NS	2	1,456	\$278,566	\$191	\$198	\$287,691	3%
B1P 1P5	NS	1	900	\$211,936	\$235	\$222	\$199,863	-6%
B3L 1W3	NS	Fourplex	3,850	\$744,090	\$193	\$207	\$798,105	7%
B4B 1K1	NS	Tri-Level	2,000	\$352,629	\$176	\$183	\$366,640	4%
Y1A 5E8	YT	Bi-Level	2,184	\$419,255	\$192	\$184	\$401,135	-4%
Y0B 1L0	YT	1	1,352	\$311,421	\$230	\$232	\$313,245	1%
X1A1X1	NT	1	1,430	\$435,000	\$304	\$289	\$413,342	-5%

**TOTAL: -1%**

Based on Q4 /2017



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