

## PROPERTY REPORT

1017 GEORGIA ST E

Vancouver BC

V6A 2A6

Canada

PID: 009-021-752

MAY 31, 2020



Shaun T. Carson

eXp Realty

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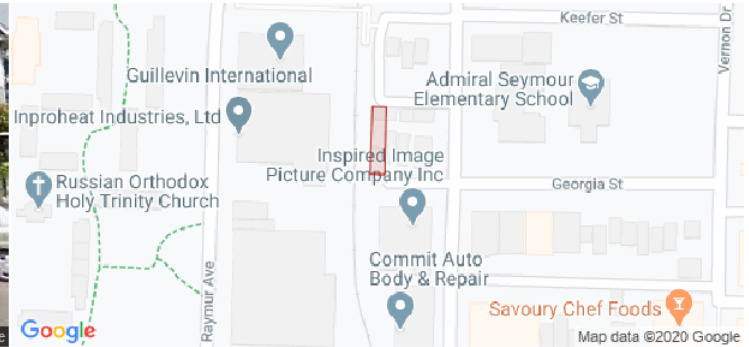
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## 1017 GEORGIA ST E Vancouver BC V6A 2A6

<b>PID</b>	009-021-752	<b>Legal Description</b>	LOT E, BLOCK 80, PLAN VAP11629, DISTRICT LOT 181, NEW WESTMINSTER LAND DISTRICT				
<b>Zoning</b>	RT-3, Two-Family Dwelling	<b>Community Plans(s)</b>	Downtown Eastside - Strathcona, Strathcona - Downtown Eastside, not in ALR				
<b>Registered Owner</b>	-						
<b>Floor Area</b>	2111 Sq Ft	<b>Max Elevation</b>	12.17 m	<b>Year Built</b>	1901	<b>Transit Score</b>	79 / Excellent Transit
<b>Lot Size</b>	3050 Sq Ft	<b>Min Elevation</b>	10.90 m	<b>Bedrooms</b>	4	<b>WalkScore</b>	75 / Very Walkable
<b>Dimensions</b>	25 x 122 Ft	<b>Annual Taxes</b>	\$4,777.54	<b>Bathrooms</b>	-	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

MLS history not available

### APPRECIATION

	Date	(\$)	% Change
Assessment	2020	\$1,189,900	8553.82 %
Sales History	15/06/1976	\$13,750	

### ASSESSMENT

	2019	2020	% Change
Building	\$56,500	\$57,900	2.48 %
Land	\$1,199,000	\$1,132,000	-5.59 %
Total	\$1,255,500	\$1,189,900	-5.23 %

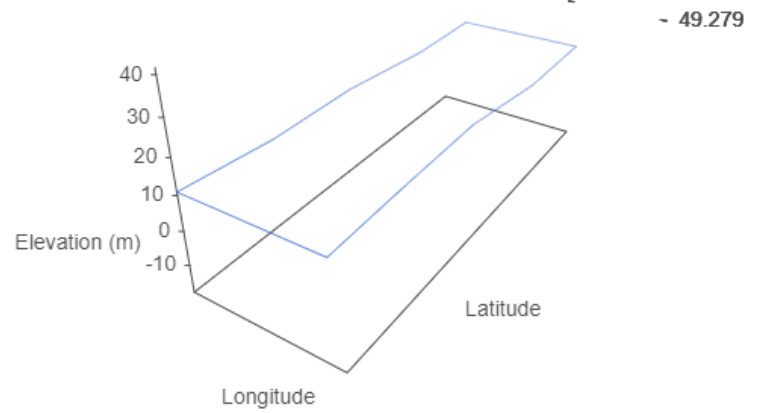
### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Admiral Seymour	Britannia
2017-18 F.I. Rating	n/a	2.4
2017-18 F.I. Rank	n/a	246/253
Special Notes	StrongStart	IB Program (DP); Hockey Academy 8 - 12; Venture Program 8 - 10

### DEVELOPMENT APPLICATIONS

No records found for this parcel

# Property Boundary and Topography



## Detailed Tax Report

## Property Information

Prop Address	1017 E GEORGIA ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VWEST
PropertyID	009-021-752	BoardCode	V
PostalCode	V6A 2A6		

## Property Tax Information

TaxRoll Number	013596219170000	Gross Taxes	\$4,777.54
Tax Year	2019	Tax Amount Updated	07/16/2019

## More PIDS

009-021-752

## More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP11629	E	80	181	36				

## Legal FullDescription

LOT E, BLOCK 80, PLAN VAP11629, DISTRICT LOT 181, NEW WESTMINSTER LAND DISTRICT

## Land &amp; Building Information

Width	25	Depth	122
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1901		
BCA Description	2 STY SFD - BEFORE 1930 - FAIR	Zoning	RT-3 TWO FAMILY DWELLING
WaterConn			
BCAData Update	04/09/2020		

## Supplementary Property Info

BedRooms	4	Foundation	PARTIAL BASEMENT
Full Bath		Half Bath2	1
Half Bath3		Stories	2
Pool Flg		Carport	0
Garage S	1	Garage M	0

## Actual Totals

Land	Improvement	Actual Total
\$1,132,000.00	\$57,900.00	\$1,189,900.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,132,000.00	\$57,900.00	\$0.00	\$0.00	\$1,189,900.00

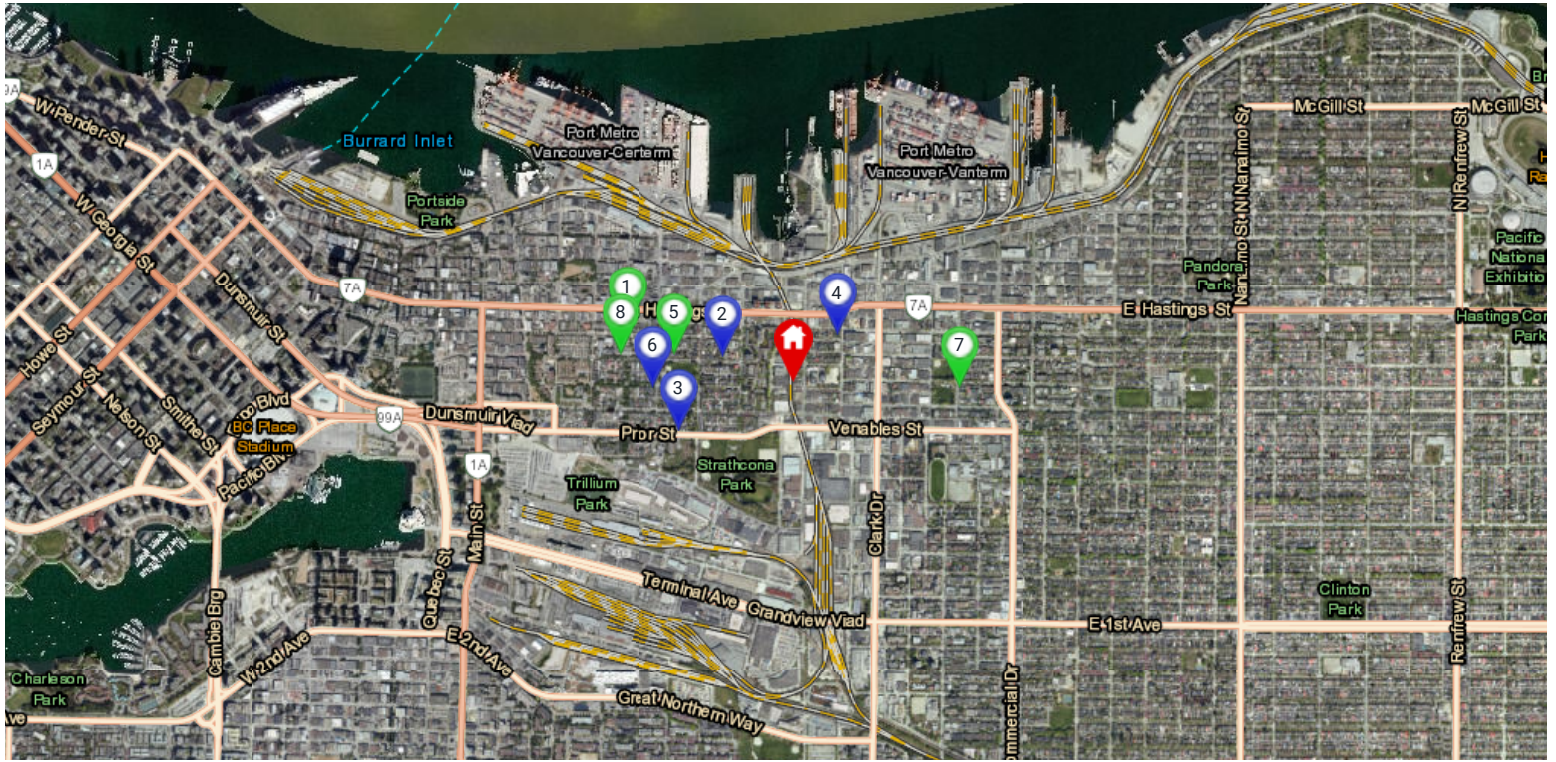
## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,132,000.00	\$57,900.00	\$0.00	\$0.00	\$1,189,900.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/15/1976	\$13,750.00	D37179L	REJECT - NOT SUITABLE FOR SALES ANALYSIS

# Paragon Residential Comparables

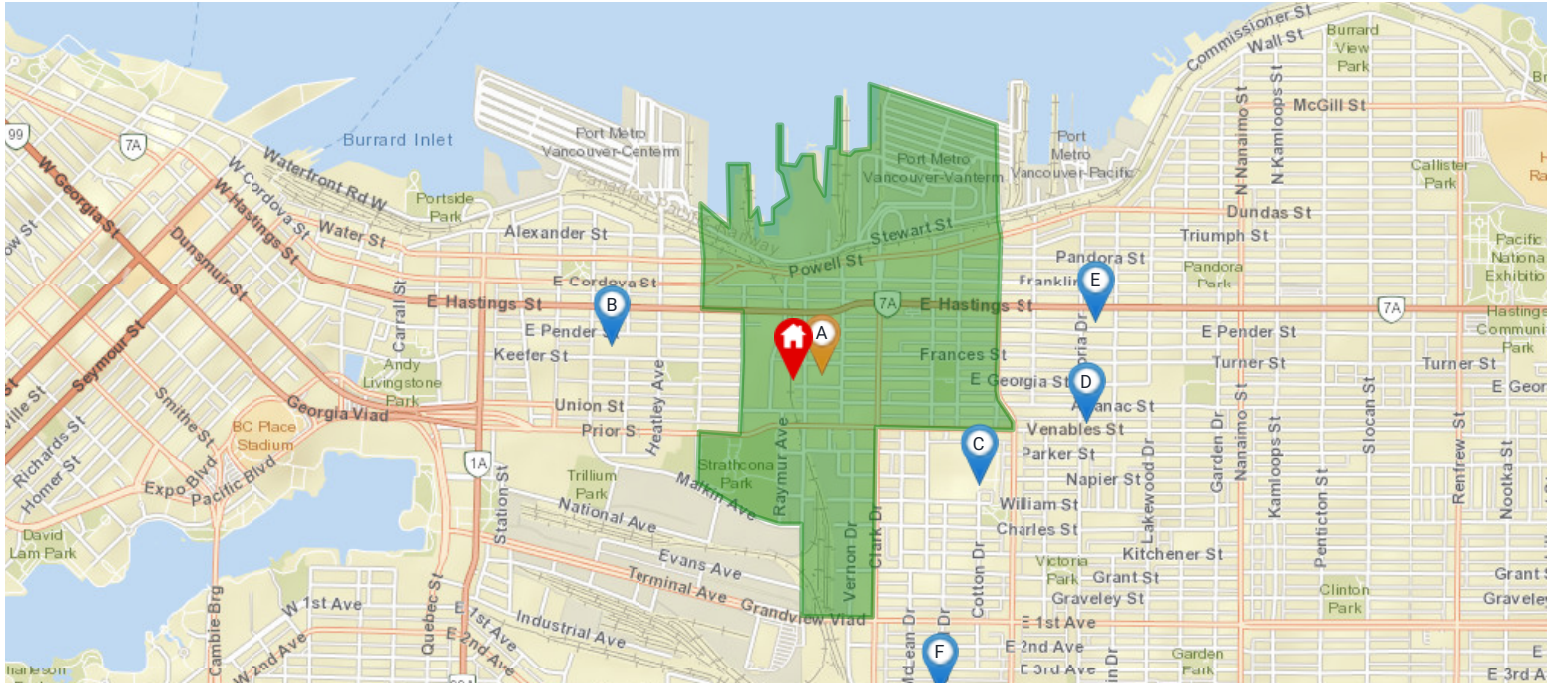


Legend: Active For Approval Sold Collapsed Expired Hold All Action Terminated Cancel Protected Leased

#	ML#	Property Type	Status	Address	Sold Price	Sold Date	List Price	List Date	Lot Size (Sq.Ft.)	Lot Size (Acres)	Age	Days on Market	Floor Area Fin - Total	Frontage - Feet	Sub-Area / Community	Total Bedrooms	Total Baths	Price Per Lot Size (Sq.Ft.)	Price Per Floor Area (Sq.Ft.)
1	R2428171	Residential Detached	Active	601 E PENDER STREET			\$1,798,000	11/01/2020	4,150.00	0.10	112	141	4,100.00	50.00	Strathcona	5	3	\$433.25	\$438.54
2	R2440973	Residential Detached	Sold	857 KEEFER STREET	\$1,460,000	10/03/2020	\$1,485,000	02/03/2020	0.00	3,050.00	117	8	1,468.00	25.00	Strathcona	3	2	\$0.01	\$994.55
3	R2444966	Residential Detached	Sold	757 PRIOR STREET	\$1,848,000	07/05/2020	\$1,898,000	13/03/2020	3,302.50	0.08	115	55	2,645.00	25.00	Strathcona	4	3	\$559.58	\$698.68
4	R2451881	Residential Detached	Sold	437 VERNON DRIVE	\$1,510,000	10/05/2020	\$1,599,000	22/04/2020	1,843.36	0.04	3	18	1,892.00	32.80	Strathcona	4	4	\$819.16	\$798.10
5	R2453452	Residential Detached	Active	737 KEEFER STREET			\$1,748,000	04/05/2020	2,684.00	0.06	46	27	2,118.00	22.00	Strathcona	4	2	\$651.27	\$825.31
6	R2455186	Residential Detached	Sold	703 HEATLEY AVENUE	\$750,000	21/05/2020	\$778,000	11/05/2020	1,525.00	0.04	119	10	1,153.00	30.50	Strathcona	2	2	\$491.80	\$650.48
7	R2458697	Residential Detached	Active	708 WOODLAND DRIVE			\$1,349,900	25/05/2020	1,980.00	0.05	113	6	1,660.00	30.00	Hastings	5	2	\$681.77	\$813.19
8	R2459685	Residential Detached	Active	621 PRINCESS AVENUE			\$1,498,000	26/05/2020	1,415.00	0.03	115	5	1,915.00	28.30	Strathcona	4	3	\$1,058.66	\$782.25
<b>Averages</b>					<b>\$1,392,000</b>		<b>\$1,519,238</b>					<b>34</b>						<b>\$586.94</b>	<b>\$750.14</b>

## Nearest Schools with Ranking

### Nearby Elementary Schools

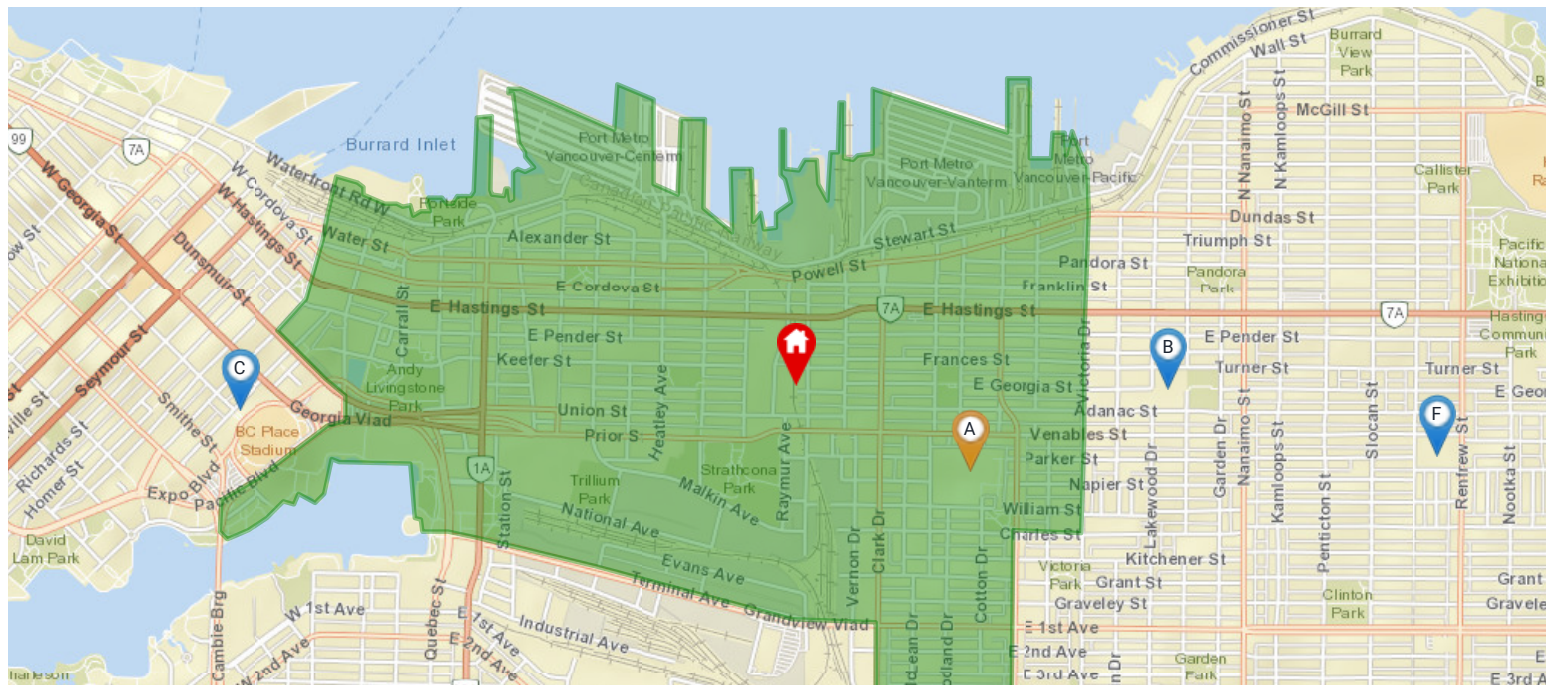


**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Admiral Seymour Elementary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Admiral Seymour	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	2 mins	0.2 km	1 min	2 mins
B Lord Strathcona	K - 7	n/a	n/a	n/a	n/a	Vancouver	Early French Immersion	15 mins	1.2 km	4 mins	12 mins
C Britannia Elementary	K - 7	n/a	n/a	n/a	n/a	Vancouver		17 mins	1.3 km	4 mins	17 mins
D St Francis of Assisi	K - 7	8.7	9	73/955	39/805	Vancouver	Catholic Independent School	20 mins	1.5 km	4 mins	16 mins
E Sir William Macdonald	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	19 mins	1.4 km	5 mins	12 mins
F Grandview	K - 7	n/a	n/a	n/a	n/a	Vancouver		25 mins	1.9 km	5 mins	16 mins

## Nearby Secondary Schools



**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: **Britannia Community Secondary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Britannia	8 - 12	4.5	3.8	212/251	233/246	Vancouver	IB Program (DP); Hockey Academy 8 - 12; Venture Program 8 - 10	15 mins	1.1 km	4 mins	15 mins
B Templeton	8 - 12	5.6	5.4	158/251	167/246	Vancouver	AP Program; Templeton Mini School	24 mins	1.8 km	7 mins	15 mins
C Westside Preparatory	8 - 12	4.2	n/a	42	n/a	Vancouver	Private Independent School; AP Program	32 mins	2.6 km	8 mins	25 mins
D St Patrick's	8 - 12	4.8	8.4	198/251	75/805	Vancouver	Catholic Independent School; AP Program	45 mins	3.5 km	11 mins	32 mins
E Stratford Hall	8 - 12	8.5	9.2	18/251	35/805	Vancouver	Independent School; IB Program (DP)	40 mins	3.0 km	8 mins	23 mins
F Notre Dame	8 - 12	7.9	5.4	26/251	541/805	Vancouver	Catholic Independent School	39 mins	3.0 km	10 mins	19 mins



## Walkscore

1017 GEORGIA ST E Vancouver, V6A 2A6



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

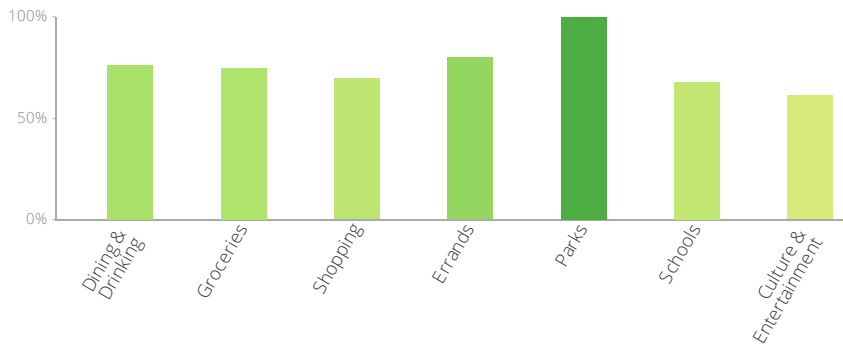
Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

The Walk Score here is 75 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

