

PROPERTY REPORT

11479 125A ST

Surrey BC

V3V 5A6

Canada

PID: 006-654-592

OCTOBER 5, 2020

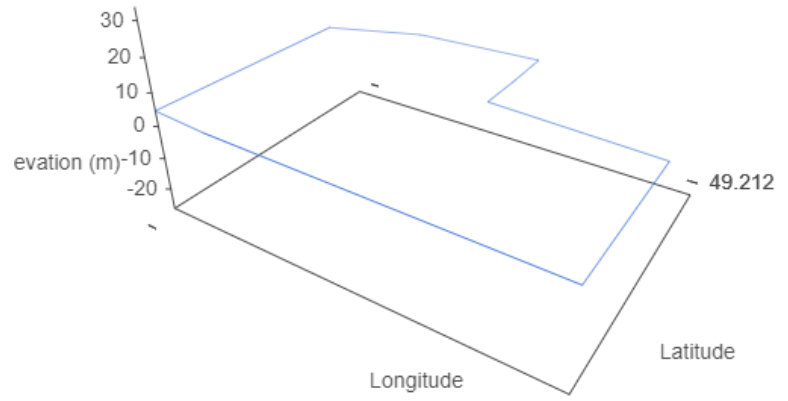


Shaun T. Carson
eXp Realty
701 W. Georgia St, Vancouver, BC
P: +1236-888-8898
shauntcarson@gmail.com
<http://www.shauntcarson.ca>





Property Boundary and Topography



Max Elevation: 4.69 m | Min Elevation: 2.33 m | Difference: 2.37 m

Detailed Tax Report

Property Information

Prop Address	11479 125A ST	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	BRIDGEVIEW INDUSTRIE OF KG HWY
Area	NORTH SURREY	SubAreaCode	F21
PropertyID	006-654-592	BoardCode	F
PostalCode	V3V 5A6		

Property Tax Information

TaxRoll Number	2080100324	Gross Taxes	\$29,131.29
Tax Year	2019	Tax Amount Updated	06/16/2019

More PIDS

006-654-592

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP7575	11	2,3,4 &		36	8		2	

Legal FullDescription

LOT 11, BLOCK 2,3,4 & A, PLAN NWP7575, SECTION 8, RANGE 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EXP PL 9310, EXP PL 11275 &

Land & Building Information

Width		Depth	
Lot Size	1.597 ACRES	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1944		
BCA Description	1 STY SFD - AFTER 1930 - FAIR	Zoning	SINGLE FAMILY RESIDENTIAL ZONE
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$3,721,000.00	\$8,300.00	\$3,729,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$3,721,000.00	\$8,300.00	\$0.00	\$0.00	\$3,729,300.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$3,721,000.00	\$8,300.00	\$0.00	\$0.00	\$3,729,300.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/26/1987	\$95,000.00	AA30111E	MULTIPLE PROPERTY TRANSACTION
4/15/1980	\$80,000.00	S31432E	IMPROVED SINGLE PROPERTY TRANSACTION
2/15/1979	\$25,000.00	R12153E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Surrey Property Information Report

Servicing Details

NCP Details

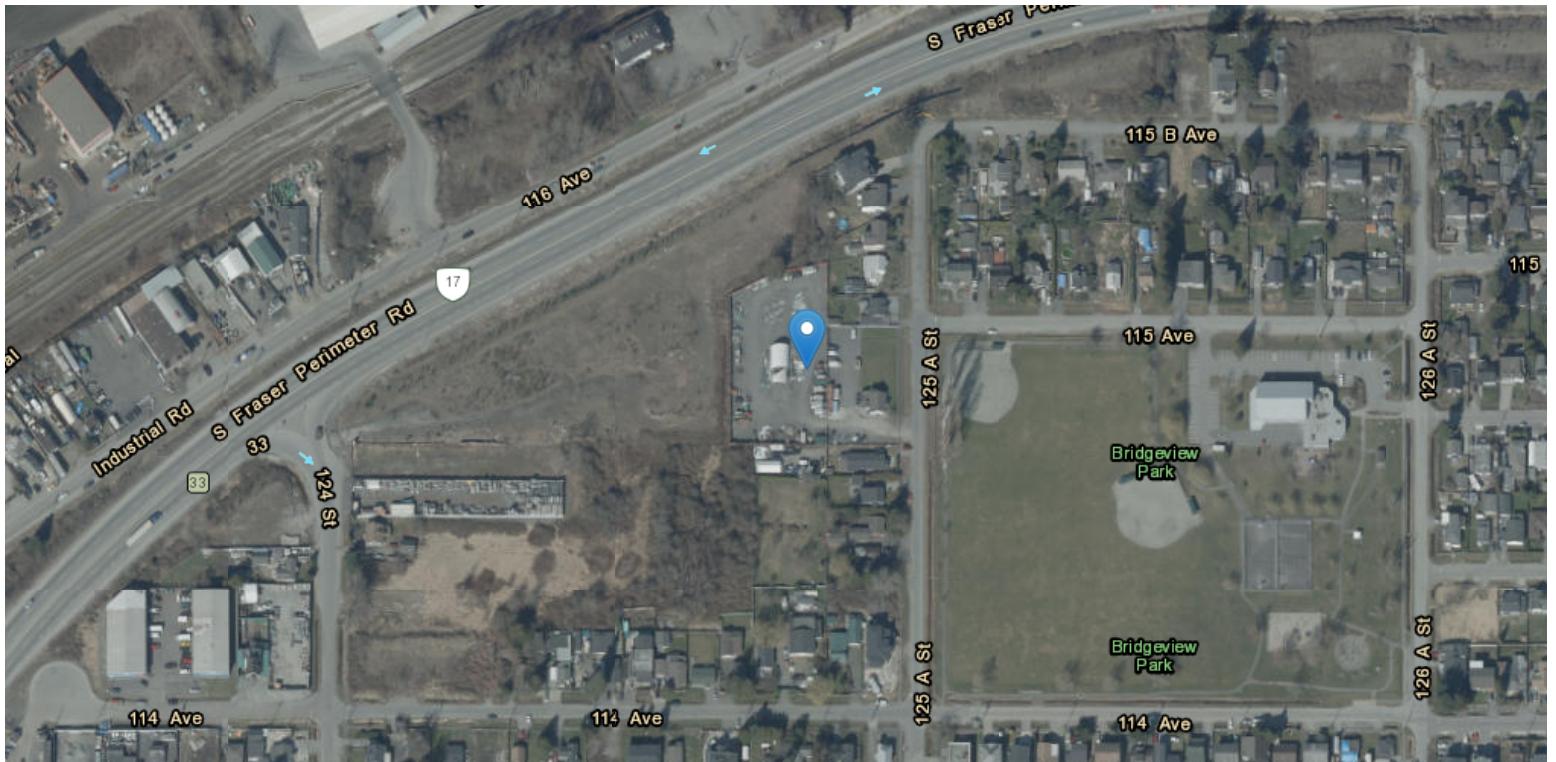
Land Use	NCP Name	% of Lot
Not in NCP		100

OCP Details

Land Use	% of Lot
Industrial	67
Urban	33

Zoning Details

Zone	Description	% of Lot	Bylaws	Land Use Contract
I-4	Special Industry Zone	67	B/L 5942	
RF	Single Family Residential Zone	33		



Easements and Rights of Way

The map shows easements in blue and rights of way in green.

Zoning Bylaws

Zone Code	I-4
Zone Description	Special Industry Zone
WEBLINK	Open Zone PDF
Lot Type	

Official Community Plans

Land Use	Industrial
----------	------------

Neighbourhood Concept Plans

Message	No plan available.
---------	--------------------

Local Area Plan

Message	Not found.
---------	------------

Secondary Plan Boundaries

Message	Not found.
---------	------------

Suburban Density Exception Areas

Message	Not found.
---------	------------

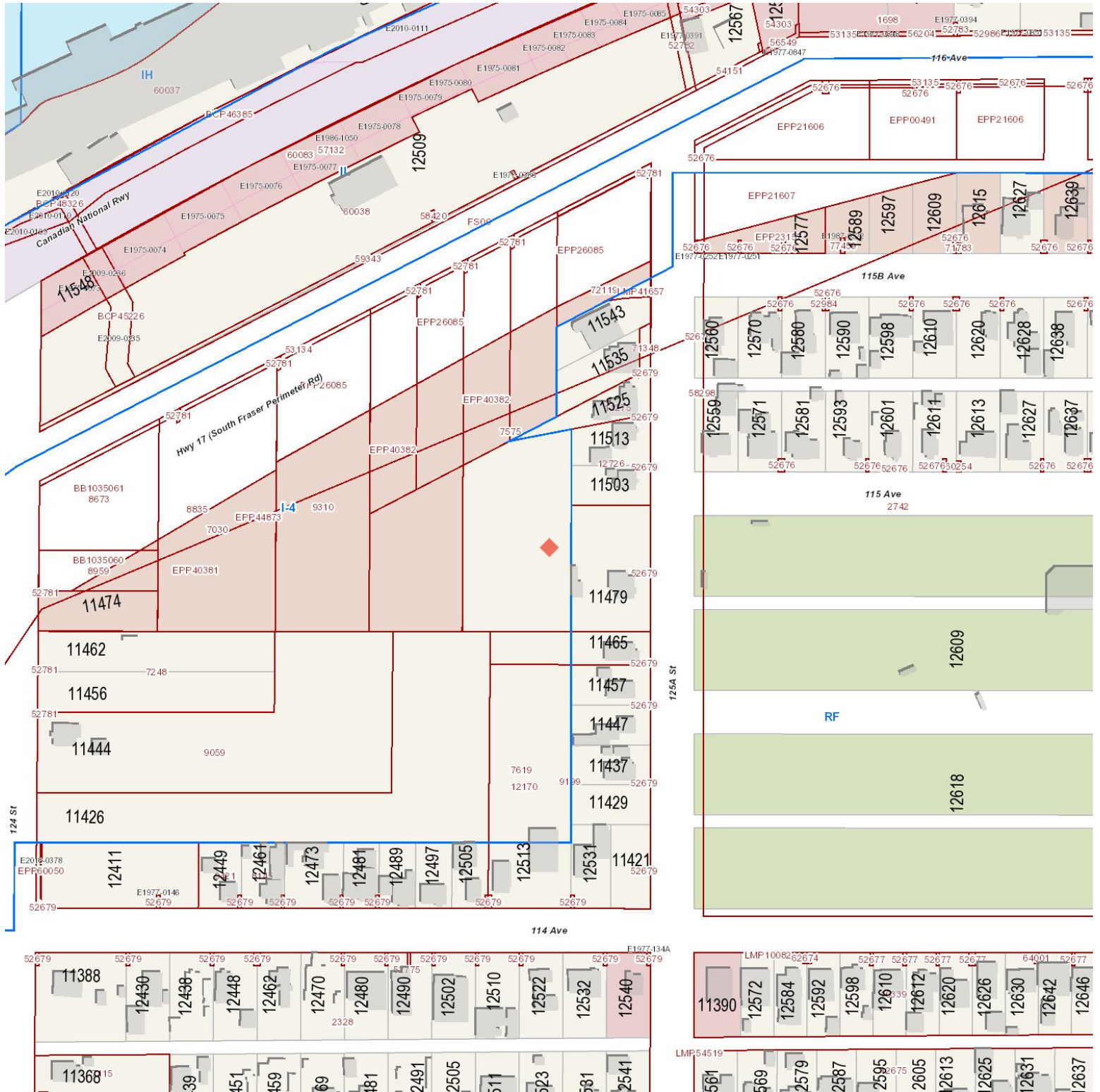
Lot Dimensions



Legend

- Lots (Outline)
- BN Rail Standard Lot
- FRPA Foreshore Tenure
- Park - City Dedicated
- Private Standard
- School Standard Lot
- Road Names1000_4000
- BC Gas
- CN Rail
- Federal Standard Lot
- Park - City Purchased
- Private Strata
- Transit Standard Lot
- Road Names4000_25000
- BC Hydro
- City Land Standard Lot
- Metro Vancouver Lot
- Park - Provincial
- Provincial Standard
- Road Names250
- Building
- BC Rail Standard Lot
- City Land Strata
- Harbour Board Standard Lot
- Park - Regional
- Road Names250_1000
- Building Shadow

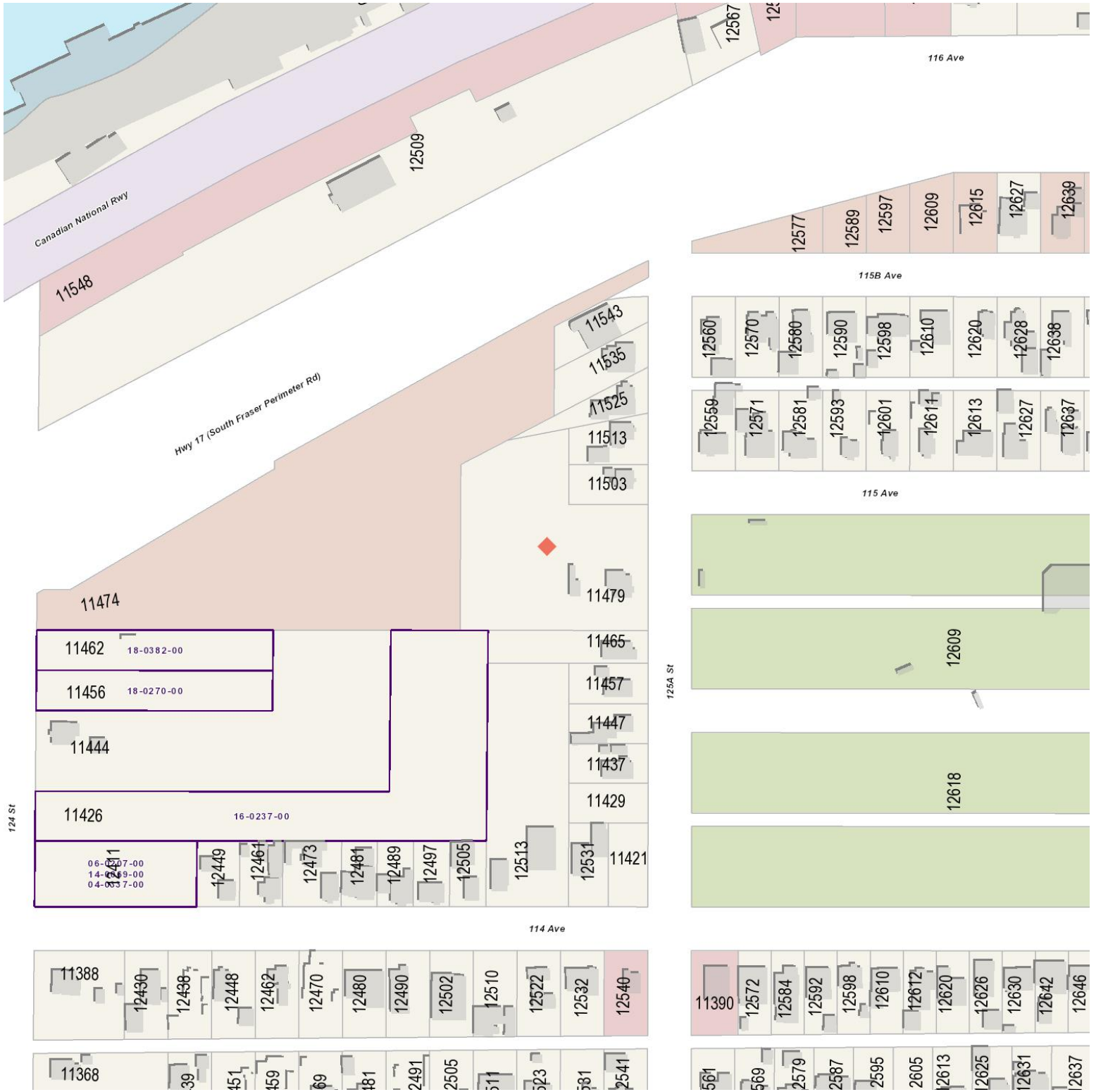
Legal



Legend

- | | | | |
|-----------------------------|-----------------------|------------------------|----------------------------|
| Lots (Outline) | BC Gas | BC Hydro | BC Rail Standard Lot |
| BN Rail Standard Lot | CN Rail | City Land Standard Lot | City Land Strata |
| FRPA Foreshore Tenure | Federal Standard Lot | Metro Vancouver Lot | Harbour Board Standard Lot |
| Park - City Dedicated | Park - City Purchased | Park - Provincial | Park - Regional |
| Private Standard | Private Strata | Provincial Standard | Road |
| School Standard Lot | Transit Standard Lot | 3rd Party Agreement | Restrictive Covenant |
| Legal Plan Boundaries (all) | Municipal | Utility | Zoning Boundaries |
| Road Names250 | Road Names250_1000 | Road Names1000_4000 | Road Names4000_25000 |
| Building | Building Shadow | | |

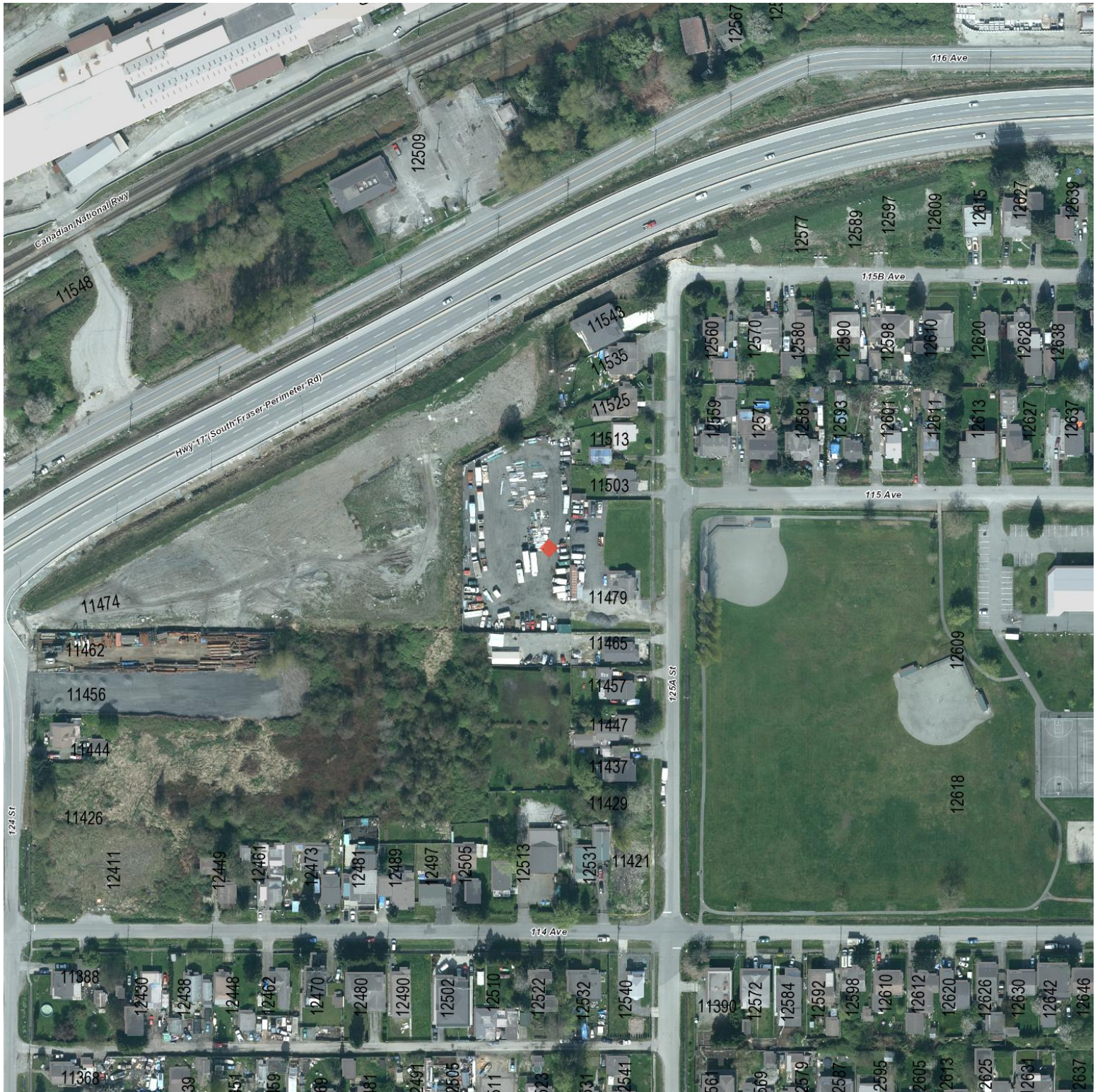
Land Development Application



Legend

- | | | | |
|-----------------------|-----------------------|--------------------------|----------------------------|
| Lots (Outline) | BC Gas | BC Hydro | BC Rail Standard Lot |
| BN Rail Standard Lot | CN Rail | City Land Standard Lot | City Land Strata |
| FRPA Foreshore Tenure | Federal Standard Lot | Metro Vancouver Lot | Harbour Board Standard Lot |
| Park - City Dedicated | Park - City Purchased | Park - Provincial | Park - Regional |
| Private Standard | Private Strata | Provincial Standard | Road |
| School Standard Lot | Transit Standard Lot | Development Applications | Dev Apps - All |
| Road Names250 | Road Names250_1000 | Road Names1000_4000 | Road Names4000_25000 |
| Building | Building Shadow | | |

Aerial View



Legend

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> □ Lots (Outline) ■ BN Rail Standard Lot ■ FRPA Foreshore Tenure ■ Park - City Dedicated ■ Private Standard ■ School Standard Lot ■ Blue: Band_3 ■ Road Names4000_25000 | <ul style="list-style-type: none"> ■ BC Gas ■ CN Rail ■ Federal Standard Lot ■ Park - City Purchased ■ Private Strata ■ Transit Standard Lot ■ Road Names250 ■ Building | <ul style="list-style-type: none"> ■ BC Hydro ■ City Land Standard Lot ■ Metro Vancouver Lot ■ Park - Provincial ■ Provincial Standard ■ Red: Band_1 ■ Road Names250_1000 ■ Building Shadow | <ul style="list-style-type: none"> ■ BC Rail Standard Lot ■ City Land Strata ■ Harbour Board Standard Lot ■ Park - Regional ■ Road ■ Green: Band_2 ■ Road Names1000_4000 |
|---|---|---|---|