

PROPERTY REPORT

12293 INDUSTRIAL RD

Surrey BC

V3V 3S4

Canada

PID: 000-536-083

DECEMBER 1, 2020

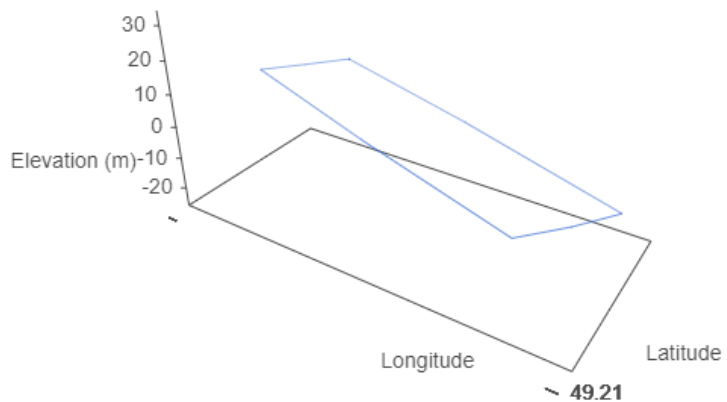


Shaun T. Carson
eXp Realty
701 W. Georgia St, Vancouver, BC
P: +1236-888-8898
shauntcarson@gmail.com
<http://www.shauntcarson.ca>





Property Boundary and Topography



Max Elevation: 4.44 m | Min Elevation: 3.48 m | Difference: 0.96 m

Detailed Tax Report

Property Information

Prop Address	12293 INDUSTRIAL RD	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	BRIDGEVIEW INDUSTRIE OF KG HWY
Area	NORTH SURREY	SubAreaCode	F21
PropertyID	000-536-083	BoardCode	F
PostalCode	V3V 3S4		

Property Tax Information

TaxRoll Number	2070260021	Gross Taxes	\$6,655.47
Tax Year	2020	Tax Amount Updated	10/16/2020

More PIDS

000-536-083

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP1755	27	5		36	7		2	

Legal FullDescription

LOT 27, BLOCK 5, PLAN NWP1755, SECTION 7, RANGE 2, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	10873 SQUARE FEET	Land Use	
Actual Use	INDUSTRIAL (VACANT)		
Year Built			
BCA Description		Zoning	LIGHT IMPACT INDUSTRIAL ZONE
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$808,000.00	\$0.00	\$808,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$808,000.00	\$0.00	\$0.00	\$0.00	\$808,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$808,000.00	\$0.00	\$0.00	\$0.00	\$808,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/20/2005	\$120,000.00	BX34358	VACANT SINGLE PROPERTY TRANSACTION
6/4/1992	\$137,000.00	BF212338	IMPROVED SINGLE PROPERTY TRANSACTION
11/4/1991	\$117,500.00	BE297968	IMPROVED SINGLE PROPERTY TRANSACTION

Surrey Property Information Report

Servicing Details

NCP Details

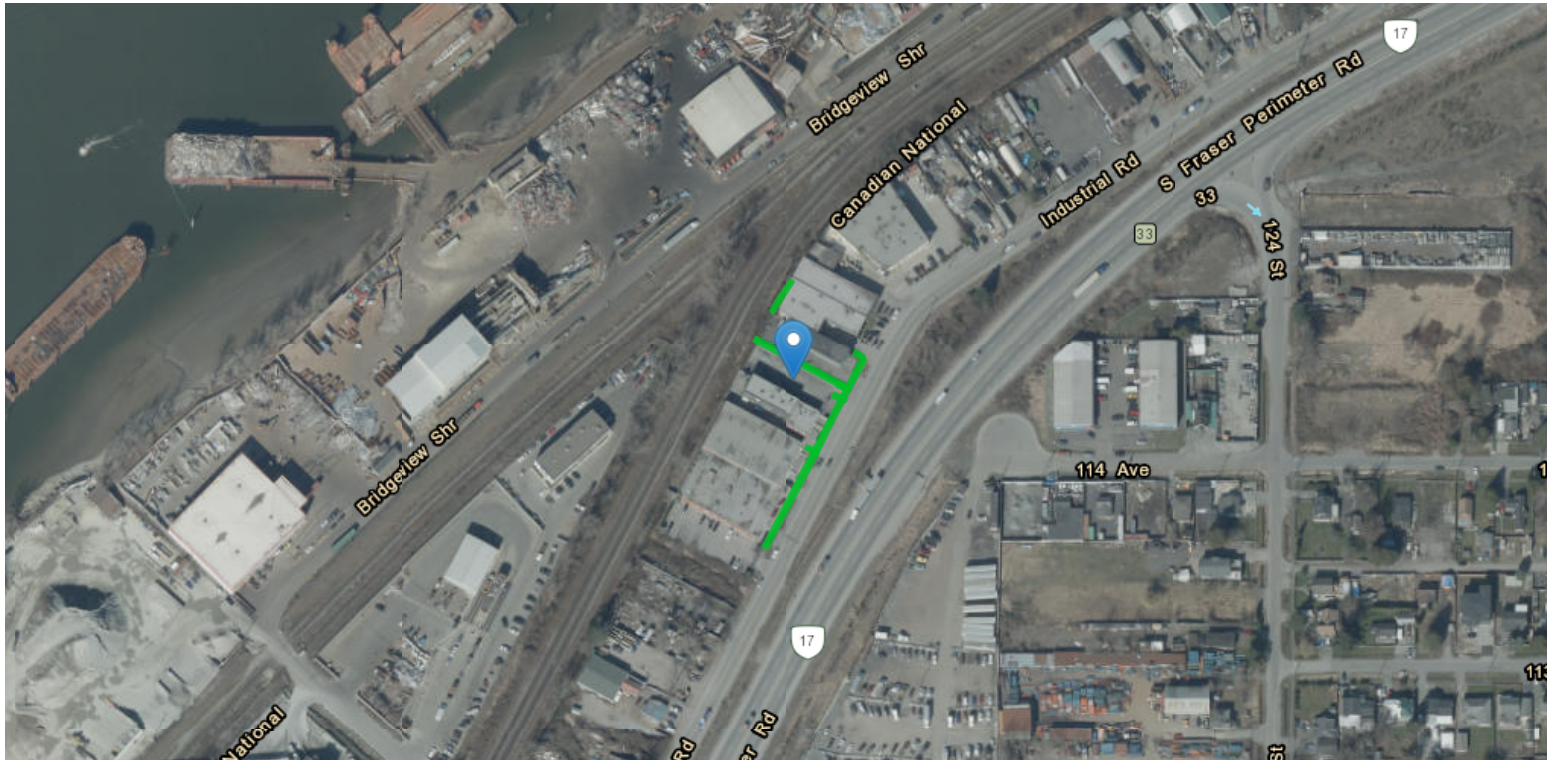
Land Use	NCP Name	% of Lot
Not in NCP		100

OCP Details

Land Use	% of Lot
Industrial	100

Zoning Details

Zone	Description	% of Lot	Bylaws	Land Use Contract
IL	Light Impact Industrial Zone	100		



Easements and Rights of Way

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

Zoning Bylaws

Zone Code	IL
Zone Description	Light Impact Industrial 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.
---------	------------

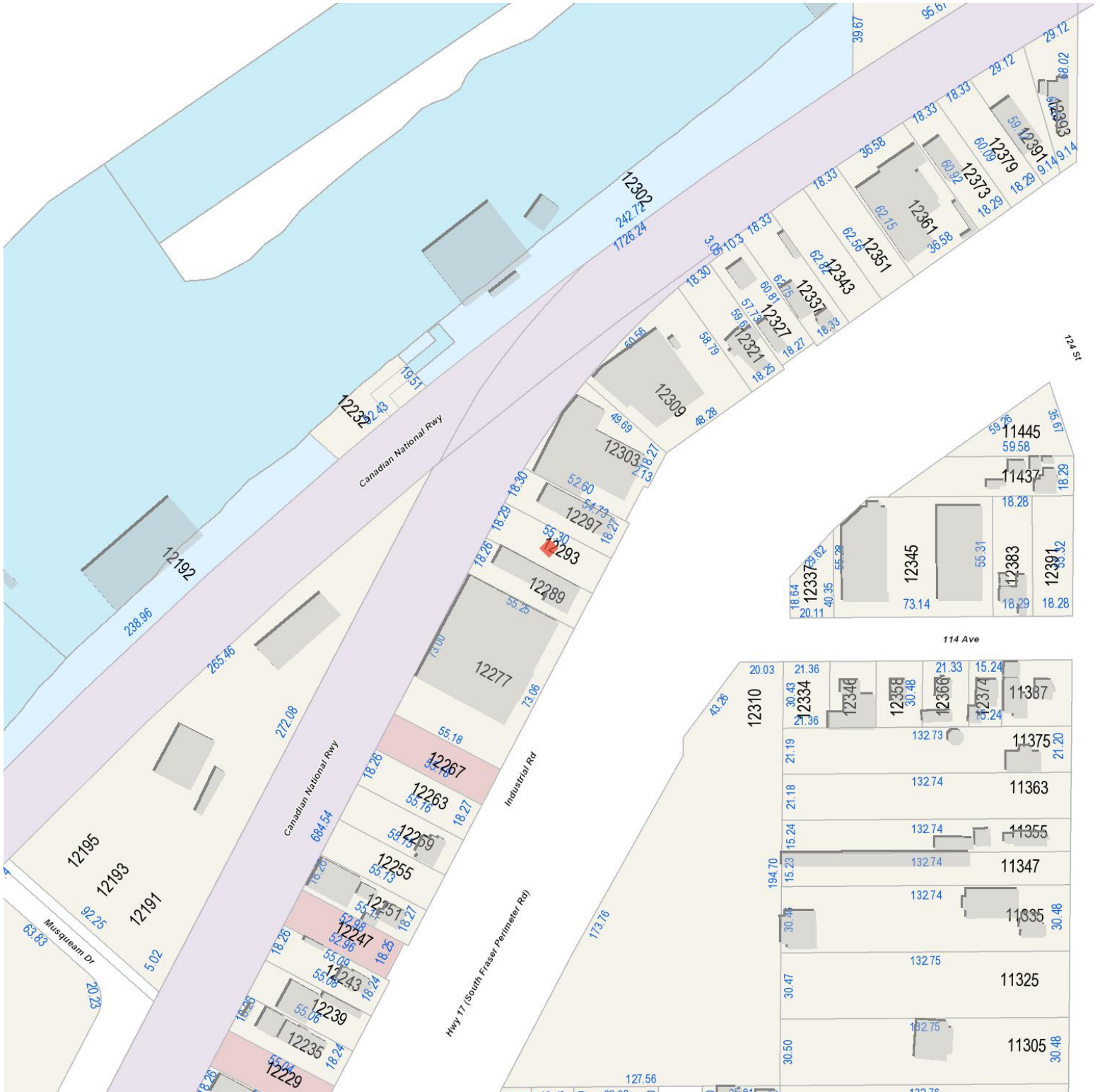
Secondary Plan Boundaries

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

Suburban Density Exception Areas

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

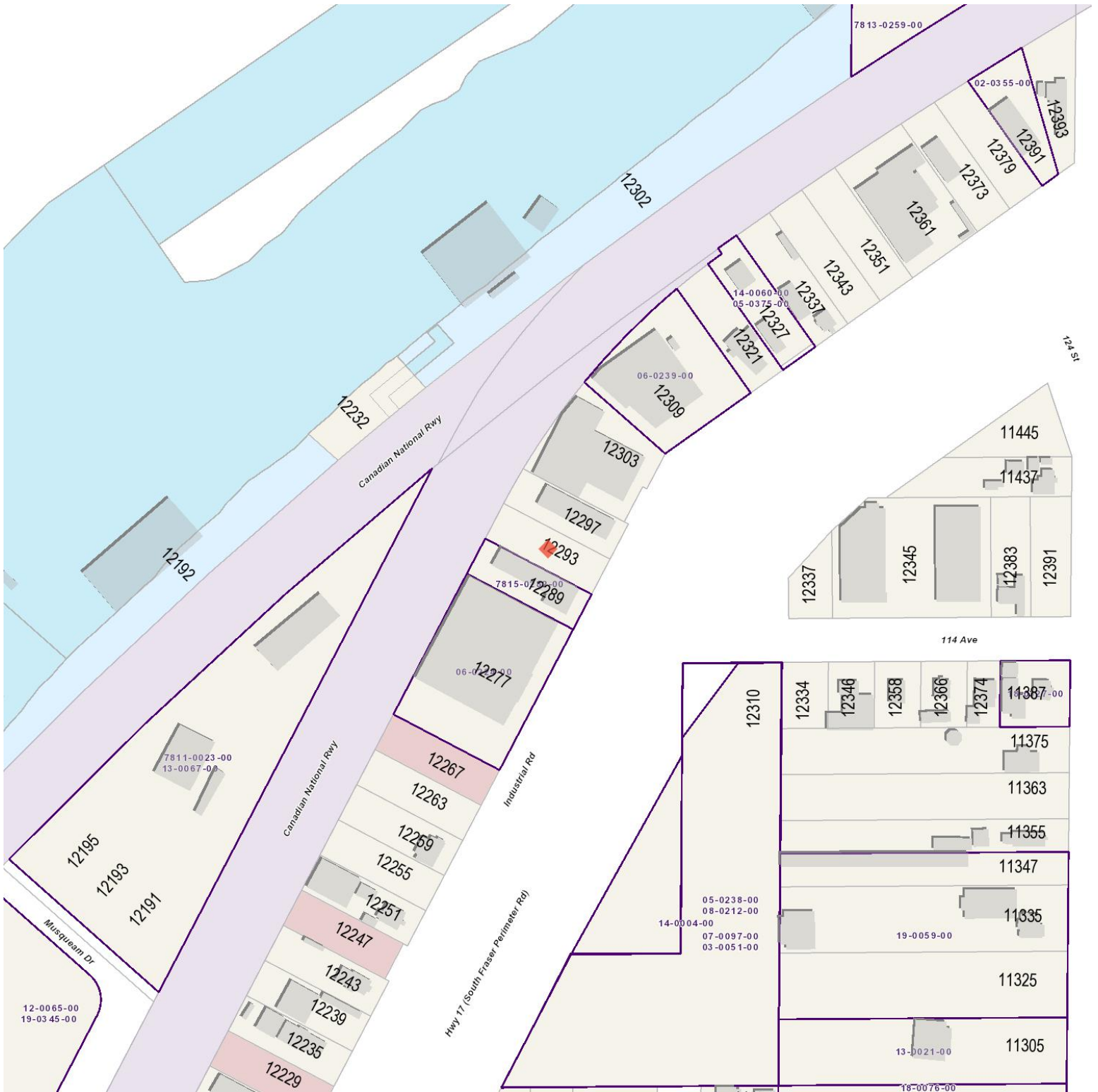
Lot Dimensions



Legend

- | | | | |
|-----------------------|-----------------------|------------------------|----------------------------|
| Lots (Outline) | 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 | Road Names250 | Road Names250_1000 |
| Road Names1000_4000 | Road Names4000_25000 | Building | Building Shadow |

Land Development Application



Legend

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> Lots (Outline) BN Rail Standard Lot FRPA Foreshore Tenure Park - City Dedicated Private Standard School Standard Lot Road Names250 Building | <ul style="list-style-type: none"> BC Gas CN Rail Federal Standard Lot Park - City Purchased Private Strata Transit Standard Lot Road Names250_1000 Building Shadow | <ul style="list-style-type: none"> BC Hydro City Land Standard Lot Metro Vancouver Lot Park - Provincial Provincial Standard Development Applications Road Names1000_4000 | <ul style="list-style-type: none"> BC Rail Standard Lot City Land Strata Harbour Board Standard Lot Park - Regional Road Dev Apps - All Road Names4000_25000 |
|--|---|--|---|

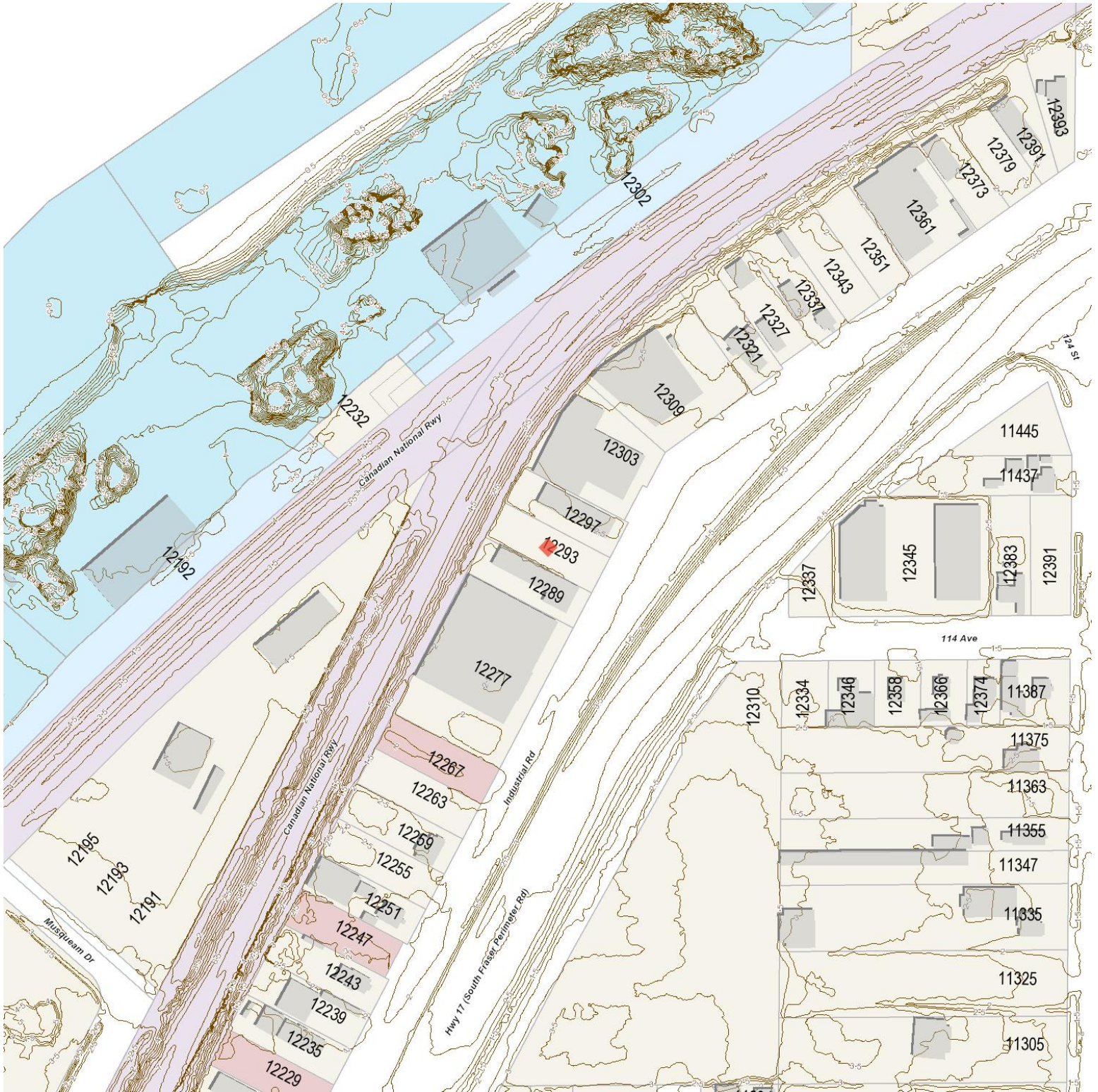
Aerial View



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 | Red: Band_1 | Green: Band_2 |
| Blue: Band_3 | Road Names250 | Road Names250_1000 | Road Names1000_4000 |
| Road Names4000_25000 | Building | Building Shadow | |

Contours (0.5m)



Legend

- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> □ Lots (Outline) ■ BN Rail Standard Lot ■ FRPA Foreshore Tenure ■ Park - City Dedicated ■ Private Standard ■ School Standard Lot ■ Road Names250_1000 ■ Building Shadow | <ul style="list-style-type: none"> ■ BC Gas ■ CN Rail ■ Federal Standard Lot ■ Park - City Purchased ■ Private Strata ■ Transit Standard Lot ■ Road Names1000_4000 | <ul style="list-style-type: none"> ■ BC Hydro ■ City Land Standard Lot ■ Metro Vancouver Lot ■ Park - Provincial ■ Provincial Standard ■ Contours - Intermediate (0.5m) ■ Road Names4000_25000 | <ul style="list-style-type: none"> ■ BC Rail Standard Lot ■ City Land Strata ■ Harbour Board Standard Lot ■ Park - Regional ■ Road ■ Road Names250 ■ Building |
|--|---|---|--|