

## PROPERTY REPORT

12335 MCNUTT RD  
Maple Ridge BC  
V2W 1N6  
Canada

PID: 029-207-380

FEBRUARY 2, 2021



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## 12335 MCNUTT RD Maple Ridge BC V2W 1N6

<b>PID</b>	029-207-380	<b>Legal Description</b>	LOT 1, PLAN EPP31374, SECTION 20, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT		
<b>Zoning</b>	RS-2, One Family Suburban Residential	<b>Community Plans(s)</b>	OCP: Land Use Description: <a href="#">Suburban Residential</a> , not in ALR		
<b>Registered Owner</b>					
<b>Floor Area</b>	-	<b>Max Elevation</b>	253.75 m	<b>Year Built</b>	-
<b>Lot Size</b>	4.91 acres	<b>Min Elevation</b>	227.48 m	<b>Bedrooms</b>	-
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$4,390.50	<b>Bathrooms</b>	-
				<b>Transit Score</b>	16 / Minimal Transit
				<b>WalkScore</b>	-
				<b>Structure</b>	2 ACRES OR MORE (VACANT)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2453242	Expired 01/10/2020	154	\$998,888 / -	One Percent Realty Ltd.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2020	\$867,000	
No data available			

### ASSESSMENT

	2019	2020	% Change
Building	\$0	\$0	
Land	\$956,000	\$867,000	-9.31 %
Total	\$956,000	\$867,000	-9.31 %

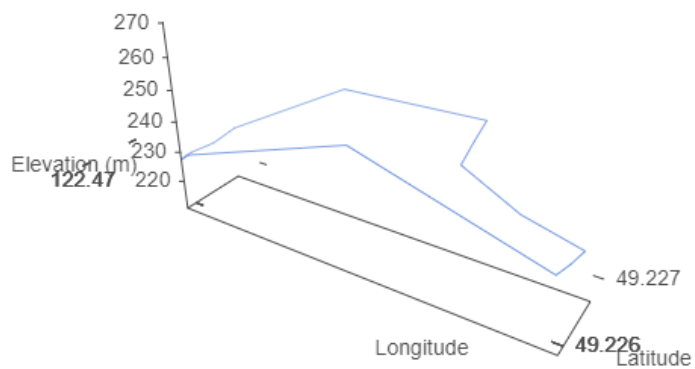
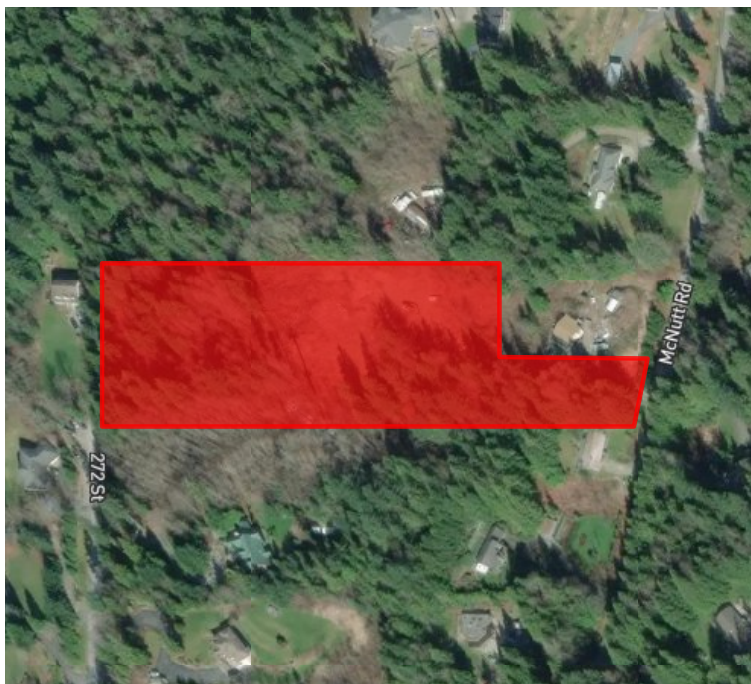
### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Websters Corner	Garibaldi
2017-18 F.I. Rating	n/a	1.8
2017-18 F.I. Rank	n/a	245/251
Special Notes	-	IB Program (DP); Interdisciplinary Arts Academy

### DEVELOPMENT APPLICATIONS

Application Number: 2017-548-DP - 12313 MCNUTT RD  
 File Number: 2017-548-DP  
 Type: Development Permit  
 Status: Pending Review  
 Description: New application has been received and assigned to staff to begin the review process.  
 Additional Info: Watercourse Protection & Natural Features  
 Application Number: 2017-548-VP - 12313 MCNUTT RD  
 File Number: 2017-548-VP  
 Type: Variance Permit...

# Property Boundary and Topography



Max Elevation: 253.75 m | Min Elevation: 227.01 m | Difference: 26.74 m

## Detailed Tax Report

## Property Information

Prop Address	12335 MCNUTT RD	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	WHONNOCK
Area	MAPLE RIDGE	SubAreaCode	VMRNE
PropertyID	029-207-380	BoardCode	V
PostalCode	V2W 1N6		

## Property Tax Information

TaxRoll Number	0538200030	Gross Taxes	\$4,390.50
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

029-207-380

More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPP31374	1			36	20	15		

## Legal FullDescription

LOT 1, PLAN EPP31374, SECTION 20, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT

## Land &amp; Building Information

Width		Depth	
Lot Size	4.9 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (VACANT)		
Year Built		Zoning	
BCA Description			
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
\$867,000.00	\$0.00	\$867,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$867,000.00	\$0.00	\$0.00	\$0.00	\$867,000.00

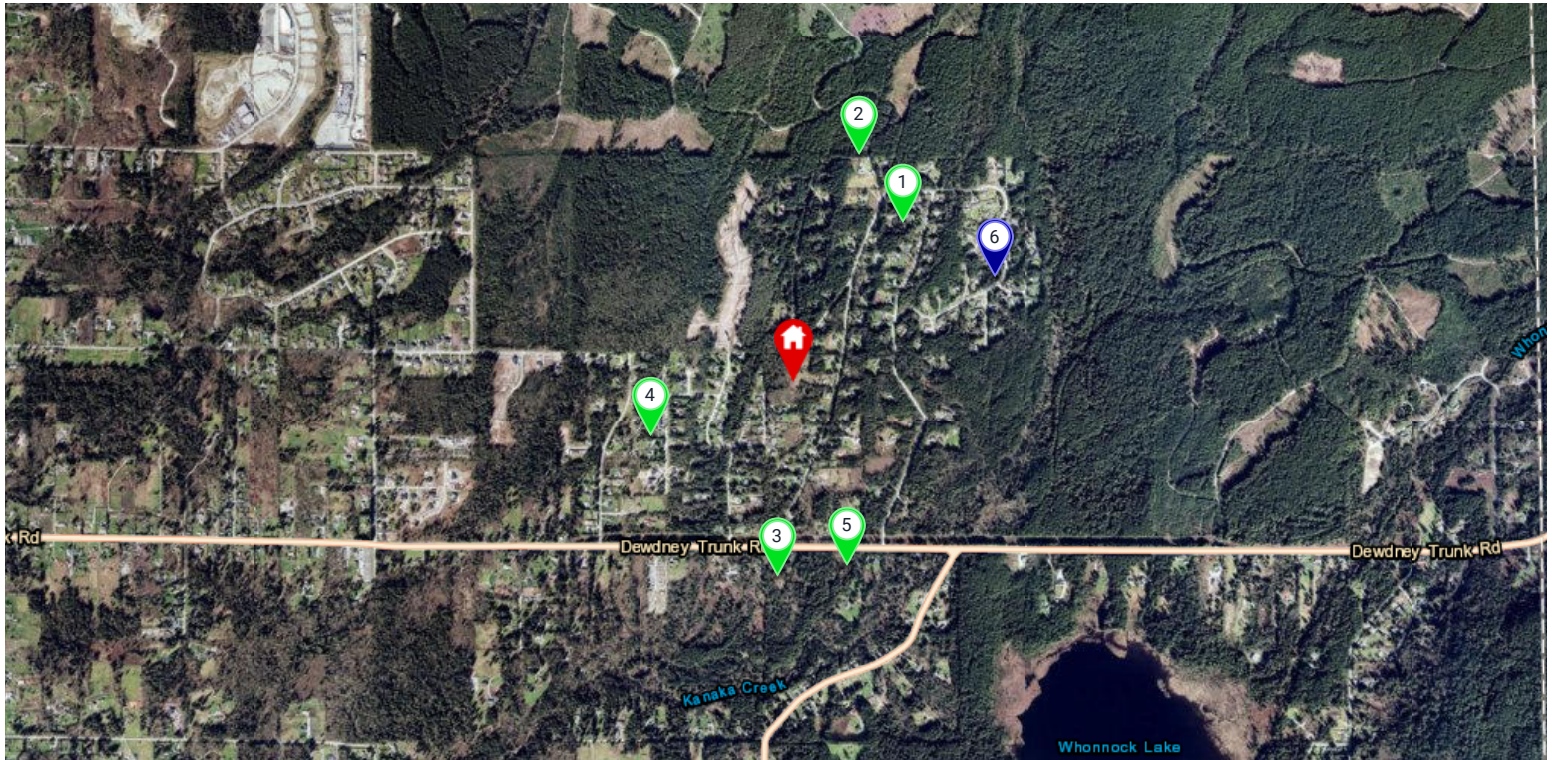
## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$867,000.00	\$0.00	\$0.00	\$0.00	\$867,000.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/30/2013	\$0.00	CA3431485	REJECT - NOT SUITABLE FOR SALES ANALYSIS

## Paragon Residential Comparables

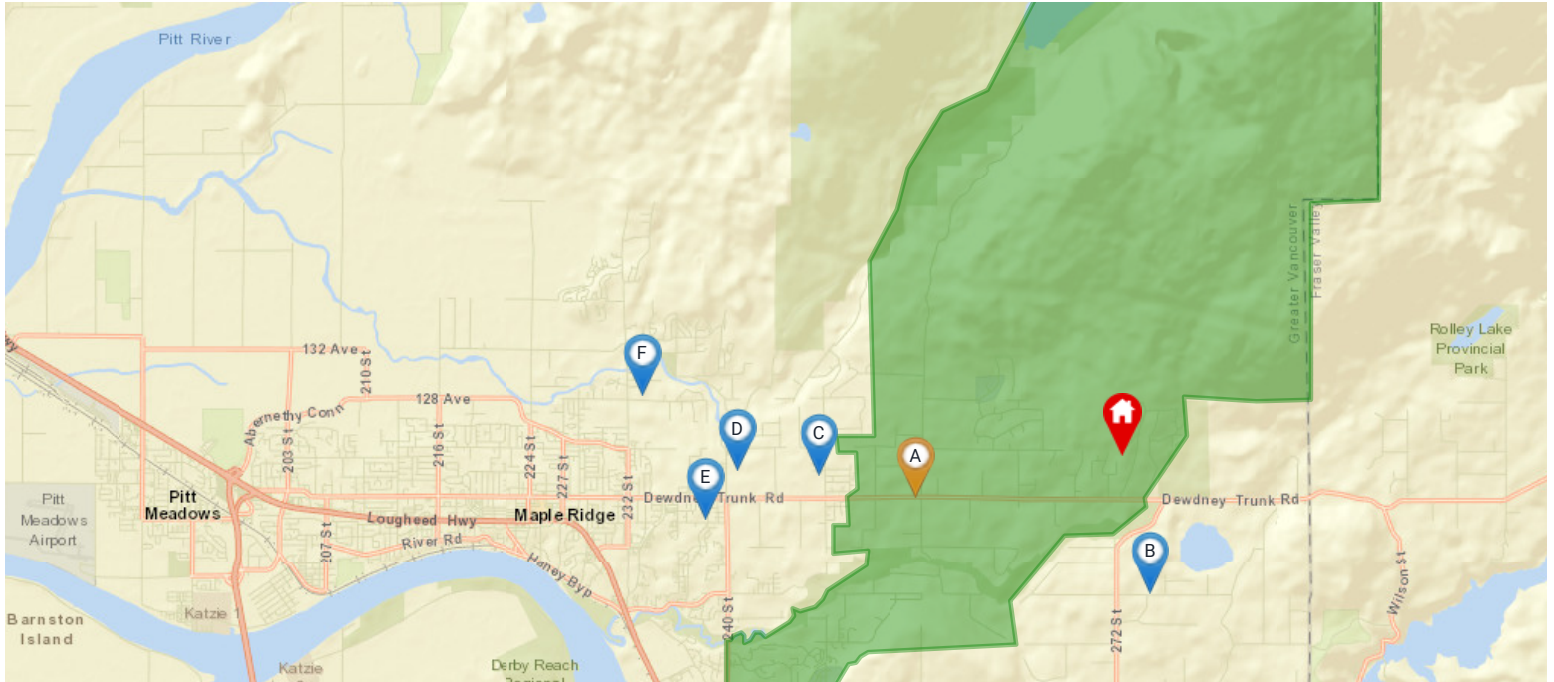


Legend: Active For Approval Sold Collapsed Expired Hold all Action Terminated Cancel Protected Rented Leased

#	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	R2488343	Residential Detached	Active	12643 GARIBALDI STREET			\$1,790,000	17/08/2020	87,120.00	2.00	41	169	3,652.00	258.40	Northeast	5	3	\$20.55	\$490.14
2	R2490335	Residential Detached	Active	12771 MCNUTT ROAD			\$1,794,900	21/08/2020	132,422.00	3.04	26	166	4,212.00	374.01	Northeast	5	5	\$13.55	\$426.14
3	R2523092	Residential Detached	Active	27242 DEWDNEY TRUNK ROAD			\$4,300,000	09/12/2020	437,342.40	10.04	4	55	4,082.00	347.11	Northeast	5	4	\$9.83	\$1,053.41
4	R2528178	Residential Detached	Active	12191 270 STREET			\$1,738,800	12/01/2021	47,785.00	1.10	28	21	4,368.00		Northeast	5	3	\$36.39	\$398.08
5	R2528451	Residential Detached	Active	27372 DEWDNEY TRUNK ROAD			\$2,390,000	12/01/2021	372,263.80	8.55	39	22	2,136.00	0.00	Northeast	1	1	\$6.42	\$1,118.91
6	R2528903	Residential Detached	Sold	27714 ASPEN PLACE	\$2,000,000	12/01/2021	\$2,125,000	12/01/2021	43,163.00	0.99	9	0	5,510.00	0.01	Northeast	5	5	\$46.34	\$362.98
<b>Averages</b>					<b>\$2,000,000</b>		<b>\$2,356,450</b>					<b>72</b>						<b>\$22.18</b>	<b>\$641.61</b>

## Nearest Schools with Ranking

### Nearby Elementary Schools

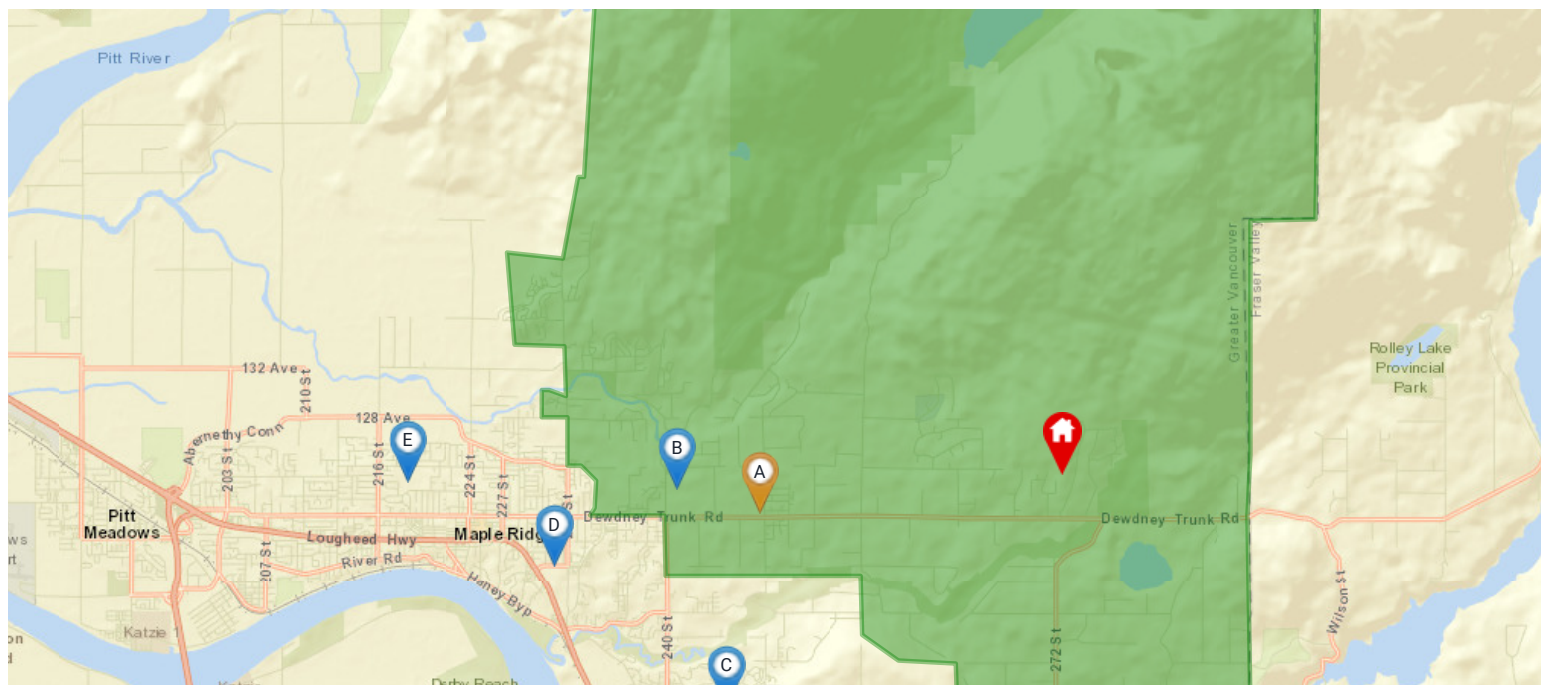


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Websters Corners** -

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 Websters Corner	K - 7	n/a	n/a	n/a	n/a	Maple Ridge		47 mins	4.0 km	7 mins	21 mins
B Whonnock	K - 7	n/a	n/a	n/a	n/a	Maple Ridge		53 mins	4.3 km	9 mins	42 mins
C Blue Mountain	K - 7	n/a	n/a	n/a	n/a	Maple Ridge	StrongStart	1 hour 11 mins	5.9 km	9 mins	29 mins
D Meadowridge	K - 7	10	9.9	1/955	12/805	Maple Ridge	IB Program (PYP & MYP); Private Independent School	1 hour 31 mins	7.7 km	12 mins	33 mins
E Alexander Robinson	K - 7	1.7	n/a	939/955	n/a	Maple Ridge		1 hour 32 mins	7.8 km	12 mins	31 mins
F Yennadon	K - 7	5.3	4.7	633/955	680/805	Maple Ridge		2 hours 5 mins	10.6 km	16 mins	1 hour 12 mins

## Nearby Secondary Schools



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

Secondary School Catchment: Garibaldi 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 Garibaldi	8 - 12	1.8	3.6	245/251	235/246	Maple Ridge	IB Program (DP); Interdisciplinary Arts Academy	1 hour 8 mins	5.6 km	9 mins	25 mins
B Meadowridge	8 - 12	8.3	9.9	21/251	12/805	Maple Ridge	IB Program (DP); Private Independent School	1 hour 31 mins	7.7 km	12 mins	33 mins
C Samuel Robertson	8 - 12	5.7	4.3	150/251	217/246	Maple Ridge	Trades Apprenticeship Programs; Hairstyling/Cosmetology Academy	1 hour 53 mins	9.2 km	14 mins	46 mins
D Thomas Haney	8 - 12	6.2	5.9	117/251	133/246	Maple Ridge	AP Program; Equestrian Academy	1 hour 54 mins	9.5 km	16 mins	43 mins
E Maple Ridge	8 - 12	6.1	6.2	125/251	112/246	Maple Ridge	French Immersion; AP Program; Digital Arts Academy	2 hours 24 mins	11.9 km	20 mins	1 hour 5 mins
F Langley Fine Arts	8 - 12	7.6	7.5	36/251	140/805	Fort Langley	District Fine Arts Program; AP Program	5 hours 50 mins	28.8 km	38 mins	2 hours 41 mins



# Walkscore

12335 MCNUTT RD Maple Ridge, V2W 1N6



Car-Dependent

Almost all errands require a car



Minimal Transit

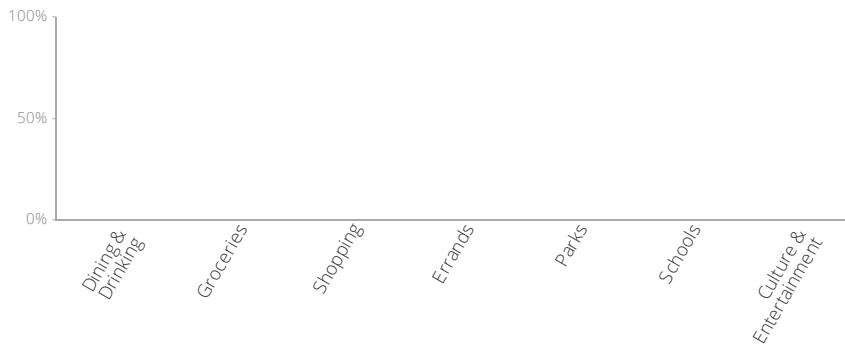
It is possible to get on a bus



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 0 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

