

## PROPERTY REPORT

273 5TH ST W  
North Vancouver City BC  
V7M 1J9  
Canada

PID: 007-627-611

NOVEMBER 5, 2020



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## 273 5TH ST W North Vancouver City BC V7M 1J9

<b>PID</b>	007-627-611	<b>Legal Description</b>	LOT 2, BLOCK 124, PLAN VAP750, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
<b>Zoning</b>	RT-1, Two-Unit Residential 1	<b>Community Plans(s)</b>	Residential Level 3, not in ALR		
<b>Registered Owner</b>	-				
<b>Floor Area</b>	2080 Sq Ft	<b>Max Elevation</b>	49.80 m	<b>Year Built</b>	1978
<b>Lot Size</b>	7000 SQUARE FEET	<b>Min Elevation</b>	46.45 m	<b>Bedrooms</b>	5
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$7,255.88	<b>Bathrooms</b>	4
				<b>Transit Score</b>	64 / Good Transit
				<b>WalkScore</b>	82 / Very Walkable
				<b>Structure</b>	DUPLEX, NON-STRATA SIDE BY SIDE OR FRONT / BACK

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2244545	Expired 30/09/2019	575	\$2,699,000 / -	Royal LePage - Wolstencroft
R2189975	Terminated 02/03/2018	226	\$2,799,999 / -	Royal LePage Sussex
R2129850	Expired 09/03/2017	62	\$2,550,000 / -	Metro Edge Realty

### APPRECIATION

	Date	(\$)	% Change
<b>Assessment</b>	2020	\$2,071,000	-15.47 %
<b>Sales History</b>	23/06/2016	\$2,450,000	483.33 %
	30/09/1998	\$420,000	52.73 %
	30/11/1988	\$275,000	

### ASSESSMENT

	2019	2020	% Change
<b>Building</b>	\$199,000	\$195,000	-2.01 %
<b>Land</b>	\$2,162,000	\$1,876,000	-13.23 %
<b>Total</b>	\$2,361,000	\$2,071,000	-12.28 %

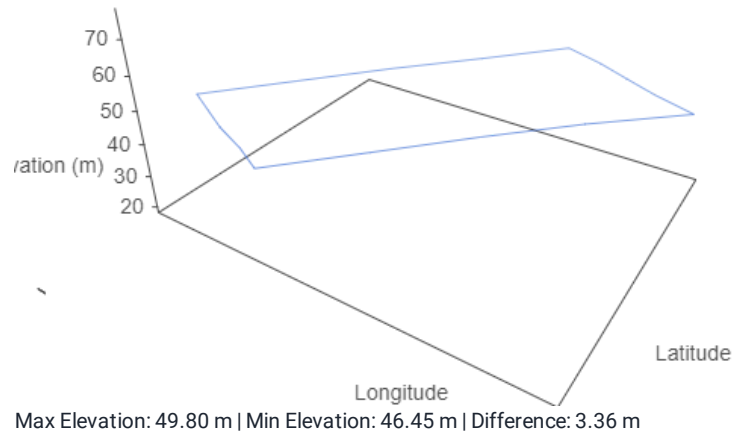
### SCHOOL CATCHMENT

	Elementary	Secondary
<b>Catchment</b>	Queen Mary	Carson Graham
<b>2017-18 F.I. Rating</b>	5.2	4.8
<b>2017-18 F.I. Rank</b>	655/955	198/251
<b>Special Notes</b>	IB Program (PYP)	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

# Property Boundary and Topography



## Detailed Tax Report

## Property Information

Prop Address	273 W 5TH ST	Jurisdiction	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	Neighborhood	LONSDALE WEST
Area	NORTH VANCOUVER	SubAreaCode	VNVLL
PropertyID	007-627-611	BoardCode	V
PostalCode	V7M 1J9		

## Property Tax Information

TaxRoll Number	124002000	Gross Taxes	\$7,255.88
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

007-627-611

More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP750	2	124	271	36				

## Legal FullDescription

LOT 2, BLOCK 124, PLAN VAP750, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT

## Land &amp; Building Information

Width		Depth	
Lot Size	7000 SQUARE FEET	Land Use	
Actual Use	DUPLEX, NON-STRATA SIDE BY SIDE OR FRONT / BACK		
Year Built	1978		
BCA Description	1 STY DUPLEX - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCAData Update	04/09/2020		

## Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	3	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	0

## Actual Totals

Land	Improvement	Actual Total
\$1,876,000.00	\$195,000.00	\$2,071,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,876,000.00	\$195,000.00	\$0.00	\$0.00	\$2,071,000.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,876,000.00	\$195,000.00	\$0.00	\$0.00	\$2,071,000.00

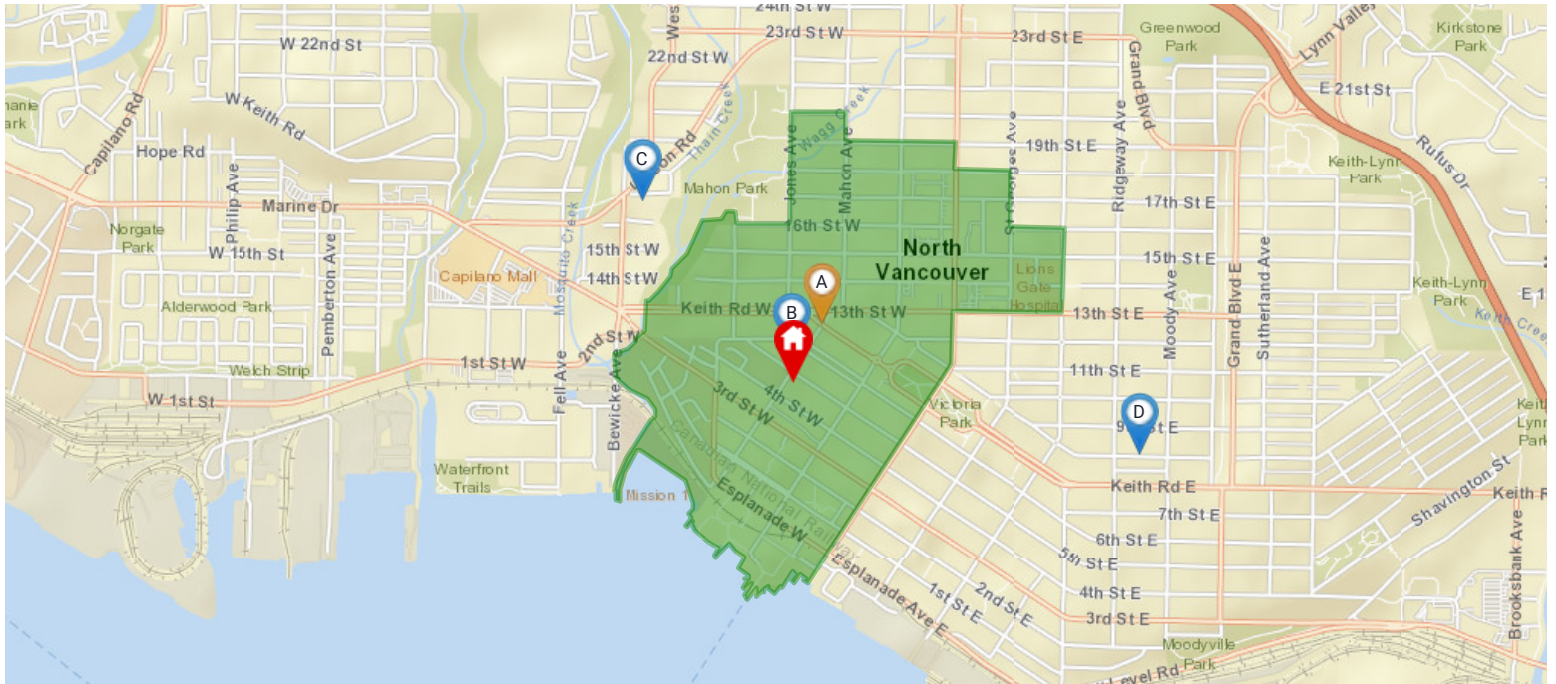
## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/23/2016	\$2,450,000.00	CA5284557	IMPROVED SINGLE PROPERTY TRANSACTION
9/30/1998	\$420,000.00	BM274288	IMPROVED SINGLE PROPERTY TRANSACTION
11/30/1988	\$275,000.00	GB137574	IMPROVED SINGLE PROPERTY TRANSACTION



## Nearest Schools with Ranking

### Nearby Elementary Schools

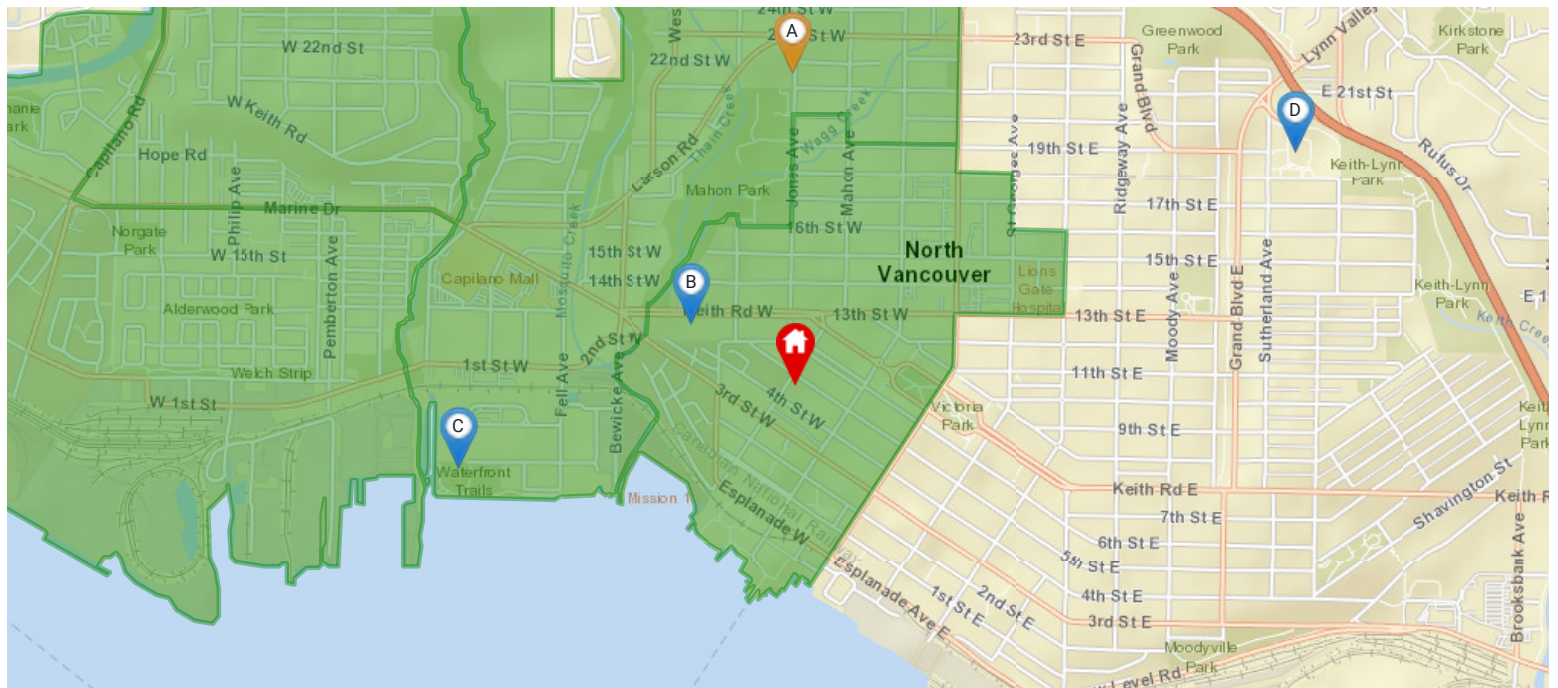


**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Queenmary** -

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 Queen Mary	K - 7	5.2	5.6	655/955	487/805	North Vancouver	IB Program (PYP)	5 mins	0.3 km	1 min	5 mins
B St Edmund's	K - 7	9.2	9	43/955	39/805	North Vancouver	Catholic Independent School	2 mins	0.1 km	1 min	2 mins
C Westview	K - 7	5.4	5.3	617/955	563/805	North Vancouver		18 mins	1.4 km	5 mins	18 mins
D Ridgeway	K - 7	5.8	5.9	512/955	429/805	North Vancouver		25 mins	1.8 km	5 mins	25 mins
E Larson	K - 7	6.3	6.1	396/955	385/805	North Vancouver	French Immersion	33 mins	2.4 km	7 mins	19 mins
F Holy Trinity	K - 7	7.7	8.9	134/955	47/805	North Vancouver	Catholic Independent School	38 mins	2.6 km	7 mins	21 mins

## Nearby Secondary Schools



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

Secondary School Catchment: **Carson Graham** -

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 Carson Graham	8 - 12	4.8	4.8	198/251	201/246	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	19 mins	1.4 km	4 mins	19 mins
B St Thomas Aquinas	8 - 12	6.3	8	106/251	24/246	North Vancouver	Catholic Independent School; AP Program	8 mins	0.7 km	3 mins	8 mins
C Bodwell Academy	8 - 12	n/a	n/a	n/a	n/a	North Vancouver	Private Boarding School; AP Program	23 mins	1.8 km	5 mins	23 mins
D Sutherland	8 - 12	6	5.3	130/251	174/246	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	41 mins	2.9 km	8 mins	18 mins
E Andre Piolat	K - 12		7.5	n/a	n/a	North Vancouver		40 mins	2.7 km	8 mins	26 mins
F Mountainside	8 - 12	n/a	n/a	n/a	n/a	North Vancouver		42 mins	2.9 km	9 mins	30 mins

# Walkscore

273 5TH ST W North Vancouver City, V7M 1J9



Very Walkable

Most errands can be accomplished on foot



Good Transit

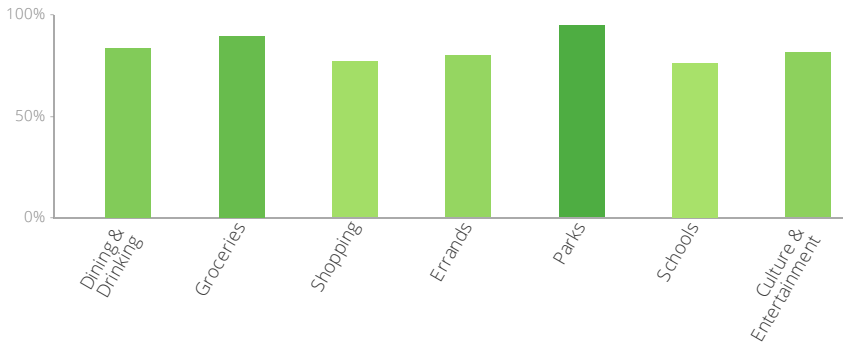
Many nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 82 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

