

PROPERTY REPORT

2931 FRASER ST Vancouver BC V5T 3W2 Canada PID: 014-103-877

FEBRUARY 4, 2021



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PID	D 014-103-877				LOT 13, BLOCK 175, PLAN VAP2046, DISTRICT LO 264A, NEW WESTMINSTER LAND DISTRICT, OF LC C				
Zoning Registered Owi		-Family Dwelling		Commu	nity Plan	s(s) NCP: Mount	Pleasant, not in ALR		
Floor Area Lot Size Dimensions	2965 Ft² 4018.82 ft² 40.67 x 99 Ft	Max Elevation Min Elevation Annual Taxes	54.27 m 53.76 m \$4,348.49	Year Built Bedrooms Bathrooms	1912 11 4	Transit Score WalkScore Structure	75 / Excellent Transit 88 / Very Walkable RESIDENTIAL DWELLING WITH SUITE		

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2020353	Sold 03/03/2016	83	\$1,677,000 / \$1,520,000	HomeLife Benchmark Realty Corp.
R2009087	Terminated 11/12/2015	58	\$1,750,000 / -	HomeLife Benchmark Realty Corp.

APPRECIATION

	Date	(\$)	% Change
Assessm ent	2021	\$1,385,000	3.44 %
Sales History	19/05/2020	\$1,339,000	-11.91 %
	11/05/2016	\$1,520,000	77.57 %
	25/11/2015	\$856,000	

ASSESSMENT

	2020	2021	% Change
Building	\$147,000	\$158,000	7.48 %
Land	\$1,192,000	\$1,227,000	2.94 %
Total	\$1,339,000	\$1,385,000	3.44 %

SCHOOL CATCHMENT

e		Elementary	Secondary
	Catchment	Florence Nightingale	Sir Charles Tupper
	2017-18 F.I. Rating	n/a	4.3
	2017-18 F.I. Rank	n/a	218/251
	Special Notes	StrongStart	AP Program; Sir Charles Tupper Mini School

DEVELOPMENT APPLICATIONS

Application Type: Dev App Date: October 19 2018 Dev App: 2931 Fraser Street

Code: DP-2018-00632

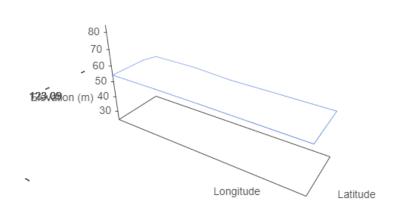
Comment: Comments should be received on, or before November 2, 2018

Description: DP-2018-00632 - Jason Gerstmar has applied to the City of Vancouver for permission to develop on this site: to perform interior and exterior alterations and convert the existing character Multiple Dwelling containing five units to a Multiple Dwelling containing four dwelling...

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Property Boundary and Topography



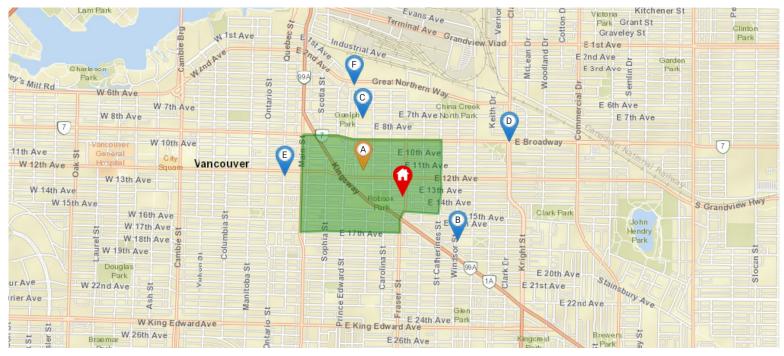


Max Elevation: 54.41 m | Min Elevation: 53.76 m | Difference: 0.66 m

Detailed Tax Report

	nation							
Prop Address		2931 FRASE	R ST		Jurisdiction	CITY (F VANCOUVER	
Municipality		CITY OF VAN	NCOUVER		Neighborhood	MOUN	IT PLEASANT	
Area		VANCOUVE	R EAST		SubAreaCode	VVEM	Р	
PropertyID		014-103-87	7		BoardCode	V		
PostalCode		V5T 3W2						
Property Tax In	formation							
TaxRoll Numbe	er	0132106833	310000		Gross Taxes	\$4,348	3.49	
Fax Year		2020			Tax Amount U	pdated 06/16	/2020	
More PIDS								
014-103-877								
More PIDS2								
Legal Informat	ion							
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
/AP2046	13	175	264A	36				
egal FullDesc	ription							
OT 13, BLOCK	175, PLAN	VAP2046, DIST	RICT LOT 264A	A, NEW WESTMIN	STER LAND DIS	TRICT, OF LOT C		
and & Building	g Informatio	n						
Vidth		40.67			Depth	99		
ot Size		WIDTH * DEI	PTH		Land Use			
Actual Use		RESIDENTIA	L DWELLING V	VITH SUITE				
ear Built		1912						
BCA Description	n	2 STY SFD -	BEFORE 1930 -	STD	Zoning	RT-5 T	WO FAMILY DWE	LLING
WaterConn								
BCAData Updat		01/06/2021						
Supplementary	y Property In							
BedRooms		11			Foundation	PARTI	AL BASEMENT	
Full Bath		3			Half Bath2	0		
lalf Bath3		1			Stories	2		
Pool Flg Garage S		0			Carport	0 1		
Actual Totals		0			Garage M	I		
Actual lotals								
and			Improv	vement		Actual Tata	J	
			· ·	vement		Actual Tota		
			Impro \$158,0			Actual Tota \$1,385,000		
\$1,227,000.00	able Totals		\$158,0	000.00		\$1,385,000	.00	
\$1,227,000.00 Municipal Taxa	able Totals	Gross Impro	\$158,0				.00	pal Total
\$1,227,000.00 Municipal Taxa Gross Land \$1,227,000.00		Gross Impro \$158,000.00	\$158,0	000.00		\$1,385,000	.00	
\$1,227,000.00 Municipal Taxa Gross Land \$1,227,000.00		•	\$158,0	000.00 Exempt Land		\$1,385,000 Exempt Improve	.00 Munici	
G1,227,000.00 Municipal Taxa Gross Land G1,227,000.00 School Taxable	e Totals	•	\$158,0 vve	000.00 Exempt Land		\$1,385,000 Exempt Improve	.00 Munici	000.00
S1,227,000.00 Municipal Taxa Gross Land S1,227,000.00 School Taxable Gross LandSch	e Totals	\$158,000.00	\$158,0 we) weSch	000.00 Exempt Land \$0.00		\$1,385,000 Exempt Improve \$0.00	.00 Munici \$1,385,	000.00 Total
G1,227,000.00 Municipal Taxa Gross Land G1,227,000.00 School Taxable Gross LandSch G1,227,000.00	e Totals	\$158,000.00 Gross Impro	\$158,0 we) weSch	D00.00 Exempt Land \$0.00 Exempt Land		\$1,385,000 Exempt Improve \$0.00 Exempt ImproveSch	.00 Munici \$1,385, School	000.00 Total
Land \$1,227,000.00 Municipal Taxa Gross Land \$1,227,000.00 School Taxable Gross LandSch \$1,227,000.00 Sales History In Sale Date	e Totals	\$158,000.00 Gross Impro \$158,000.00	\$158,0 we) weSch	D00.00 Exempt Land \$0.00 Exempt Land		\$1,385,000 Exempt Improve \$0.00 Exempt ImproveSch \$0.00	.00 Munici \$1,385, School	000.00 Total 000.00
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\$1,227,000.00 Municipal Taxa Gross Land \$1,227,000.00 School Taxable Gross LandSch \$1,227,000.00 Sales History In Sale Date 5/19/2020	e Totals	\$158,000.00 Gross Impro \$158,000.00 Sale \$1,3	\$158,0 ve ve ve Sch Price 39,000.00	D00.00 Exempt Land \$0.00 Exempt Land	Sch Document Nu CA8195468	\$1,385,000 Exempt Improve \$0.00 Exempt ImproveSch \$0.00	.00 Munici \$1,385, School \$1,385, SaleTransacti	000.00 Total 000.00 on Type
S1,227,000.00 Municipal Taxa Gross Land S1,227,000.00 School Taxable Gross LandSch S1,227,000.00 Sales History In Sale Date 5/19/2020	e Totals	\$158,000.00 Gross Impro \$158,000.00 Sale \$1,3	\$158,0 ove) oveSch) Price	D00.00 Exempt Land \$0.00 Exempt Land	Sch Document Nu	\$1,385,000 Exempt Improve \$0.00 Exempt ImproveSch \$0.00	.00 Munici \$1,385, School \$1,385, \$3leTransacti REJECT - NOT ANALYSIS IMPROVED SIN	000.00 Total 000.00 on Type SUITABLE FOR SALE IGLE PROPERTY
\$1,227,000.00 Municipal Taxa Gross Land \$1,227,000.00 School Taxable Gross LandSch \$1,227,000.00 Sales History II Sale Date	e Totals	\$158,000.00 Gross Impro \$158,000.00 Sale \$1,3 \$1,5	\$158,0 ve ve ve Sch Price 39,000.00	D00.00 Exempt Land \$0.00 Exempt Land	Sch Document Nu CA8195468	\$1,385,000 Exempt Improve \$0.00 Exempt ImproveSch \$0.00	.00 Munici \$1,385, School \$1,385, \$3leTransacti REJECT - NOT ANALYSIS IMPROVED SIN TRANSACTION	000.00 Total 000.00 on Type SUITABLE FOR SALE IGLE PROPERTY

Nearby Elementary Schools

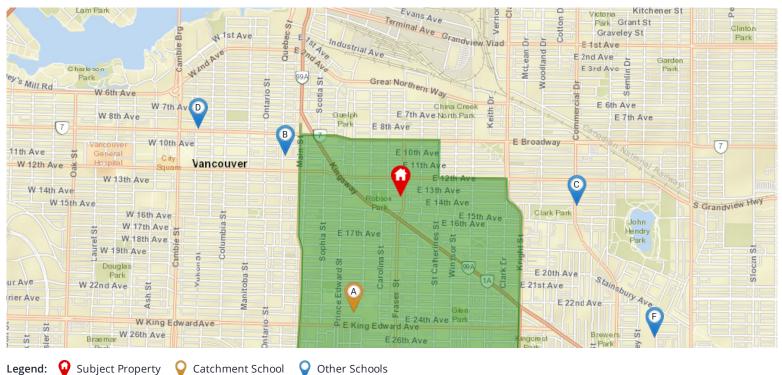


Legend: 😡 Subject Property 💊 Catchment School ♀ Other Schools

Elementary School Catchment: Florence Nightingale 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	Transi Time
A Florence Nightingale	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	6 mins	0.5 km	2 mins	6 mins
B Charles Dickens	K - 7	n/a	n/a	n/a	n/a	Vancouver		9 mins	0.7 km	3 mins	9 mins
C Mount Pleasant	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	12 mins	1.0 km	5 mins	9 mins
D Queen Alexandra	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	16 mins	1.3 km	4 mins	11 mins
E St Patrick's	K - 7	8	8.4	114/955	75/805	Vancouver	Catholic Independent School	16 mins	1.2 km	5 mins	16 mins
F St Francis Xavier	K - 7	9.2	9	43/955	39/805	Vancouver	Independent Catholic School	18 mins	1.5 km	6 mins	13 mins

Nearby Secondary Schools



Secondary School Catchment: Sir Charles Tupper Secondary -

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
8 - 12	4.3	5.3	218/251	174/246	Vancouver	AP Program; Sir Charles Tupper Mini School	20 mins	1.5 km	4 mins	11 mins
8 - 12	4.8	8.4	198/251	75/805	Vancouver	Catholic Independent School; AP Program	16 mins	1.2 km	5 mins	14 mins
8 - 12	8.5	9.2	18/251	35/805	Vancouver	Independent School; IB Program (DP)	21 mins	1.7 km	5 mins	20 mins
10 - 12	n/a	n/a	n/a	n/a	Vancouver	Independent School	25 mins	2.0 km	7 mins	16 mins
8 - 12	4.5	3.8	212/251	233/246	Vancouver	IB Program (DP); Hockey Academy 8 - 12; Venture Program 8 - 10	41 mins	3.4 km	9 mins	34 mins
8 - 12	4.7	5.5	203/251	163/246	Vancouver	AP Program; Gladstone Mini School 8 - 9	37 mins	2.9 km	7 mins	22 mins
	Covered 8-12 8-12 8-12 10-12 8-12	Covered Rating 8-12 4.3 8-12 4.8 8-12 8.5 10-12 n/a 8-12 4.5	Covered Rating Average Rating 8-12 4.3 5.3 8-12 4.8 8.4 8-12 8.5 9.2 10-12 n/a n/a 8-12 4.5 3.8	CoveredRatingÁverage Rating2018 Rank8-124.35.3218/2518-124.88.4198/2518-128.59.218/25110-12n/an/an/a8-124.53.8212/251	Covered Rating Average Rating 2018 Rank Average Rank 8-12 4.3 5.3 218/251 174/246 8-12 4.8 8.4 198/251 75/805 8-12 8.5 9.2 18/251 35/805 10-12 n/a n/a n/a 8-12 4.5 3.8 212/251 233/246	Covered Rating Average Rating 2018 Rank Average Rank Average Rank 8-12 4.3 5.3 218/251 174/246 Vancouver 8-12 4.8 8.4 198/251 75/805 Vancouver 8-12 8.5 9.2 18/251 35/805 Vancouver 10-12 n/a n/a n/a Vancouver 8-12 4.5 3.8 212/251 233/246 Vancouver	CoveredRatingAverage Rating2018 RankAverage Rank8 - 124.35.3218/251174/246Vancouver AP Program; Sir Charles Tupper Mini School8 - 124.88.4198/25175/805Vancouver Catholic Independent School; AP Program8 - 128.59.218/25135/805Vancouver Independent School; IB Program (DP)10 - 12n/an/an/aVancouver Independent School8 - 124.53.8212/251233/246Vancouver IB Program (DP); Hockey Academy 8- 12; Venture Program 8 - 108 - 124.75.5203/251163/246Vancouver AP Program; Gladstone Mini School 8-	CoveredRatingAverage Rating2018 RankAverage RankTime8 - 124.35.3218/251174/246Vancouver AP Program; Sir Charles Tupper Mini School20 mins8 - 124.88.4198/25175/805Vancouver Catholic Independent School; AP Program16 mins8 - 128.59.218/25135/805Vancouver Independent School; IB Program (DP)21 mins10 - 12n/an/an/aVancouver Independent School25 mins8 - 124.53.8212/251233/246Vancouver IB Program (DP); Hockey Academy 8 - 1041 mins8 - 124.75.5203/251163/246Vancouver AP Program; Gladstone Mini School8 - 37 mins	CoveredRatingAverage Rating2018 RankAverage RankAverage RankTime8-124.35.3218/251174/246Vancouver AP Program; Sir Charles Tupper Mini School20 mins1.5 km8-124.88.4198/25175/805Vancouver Catholic Independent School; AP Program16 mins1.2 km8-128.59.218/25135/805Vancouver Independent School; IB Program (DP)21 mins1.7 km10-12n/an/an/an/aVancouver Independent School25 mins2.0 km8-124.53.8212/251233/246Vancouver IB Program (DP); Hockey Academy 8- 12; Venture Program 8-1041 mins3.4 km8-124.75.5203/251163/246Vancouver AP Program; Gladstone Mini School 8- 37 mins3.7 mins2.9 km	Covered RatingAverage Rating2018 RankAverage RankAverage RankTimeTimeTime8-124.35.3218/251174/246Vancouver SchoolAP Program; Sir Charles Tupper Mini School20 mins1.5 km4 mins8-124.88.4198/25175/805Vancouver ProgramCatholic Independent School; AP Program16 mins1.2 km5 mins8-128.59.218/25135/805Vancouver VancouverIndependent School; IB Program (DP)21 mins1.7 km5 mins10-12n/an/an/an/aVancouver VancouverIndependent School25 mins2.0 km7 mins8-124.53.8212/251233/246Vancouver VancouverIB Program (DP); Hockey Academy 8- 12; Venture Program 8-1041 mins3.4 km9 mins8-124.75.5203/251163/246Vancouver AP Program; Gladstone Mini Schools37 mins2.9 km7 mins

2931 FRASER ST Vancouver, V5T 3W2



The Walk Score here is 88 out of 100 based on these categories. View a map of what's nearby.

