

PROPERTY REPORT

2931 FRASER ST

Vancouver BC

V5T 3W2

Canada

PID: 014-103-877

FEBRUARY 4, 2021



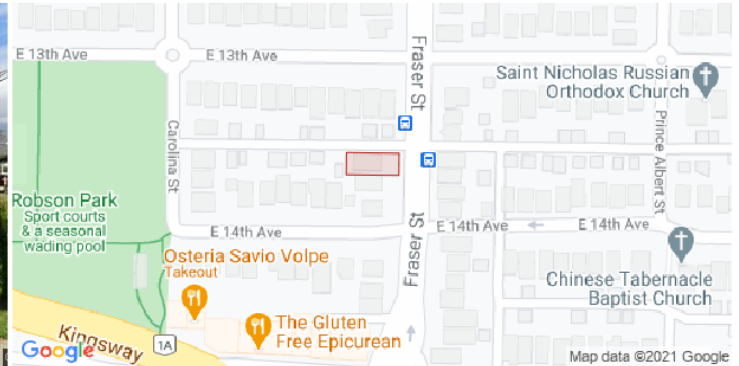
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PID	014-103-877	Legal Description	LOT 13, BLOCK 175, PLAN VAP2046, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT C		
Zoning	RT-5, Two-Family Dwelling	Community Plans(s)	NCP: Mount Pleasant , not in ALR		
Registered Owner					
Floor Area	2965 Ft ²	Max Elevation	54.27 m	Year Built	1912
Lot Size	4018.82 ft ²	Min Elevation	53.76 m	Bedrooms	11
Dimensions	40.67 x 99 Ft	Annual Taxes	\$4,348.49	Bathrooms	4
		Transit Score	75 / Excellent Transit		
		WalkScore	88 / Very Walkable		
		Structure	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
Assessment	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 %

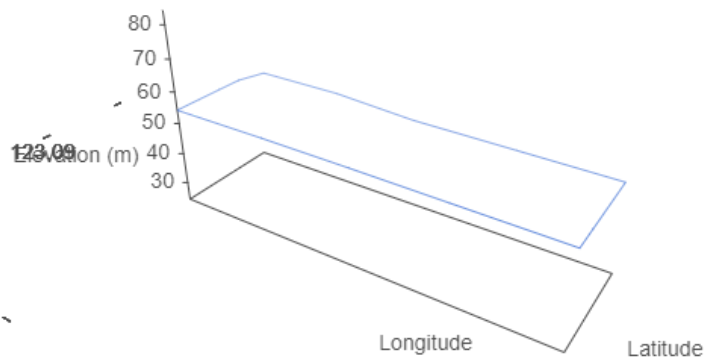
SCHOOL CATCHMENT

	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...

Property Boundary and Topography



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

Detailed Tax Report

Property Information

Prop Address	2931 FRASER ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VVEMP
PropertyID	014-103-877	BoardCode	V
PostalCode	V5T 3W2		

Property Tax Information

TaxRoll Number	013210683310000	Gross Taxes	\$4,348.49
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

014-103-877

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP2046	13	175	264A	36				

Legal FullDescription

LOT 13, BLOCK 175, PLAN VAP2046, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT C

Land & Building Information

Width	40.67	Depth	99
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1912		
BCA Description	2 STY SFD - BEFORE 1930 - STD	Zoning	RT-5 TWO FAMILY DWELLING
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	11	Foundation	PARTIAL BASEMENT
Full Bath	3	Half Bath2	
Half Bath3	1	Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,227,000.00	\$158,000.00	\$1,385,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,227,000.00	\$158,000.00	\$0.00	\$0.00	\$1,385,000.00

School Taxable Totals

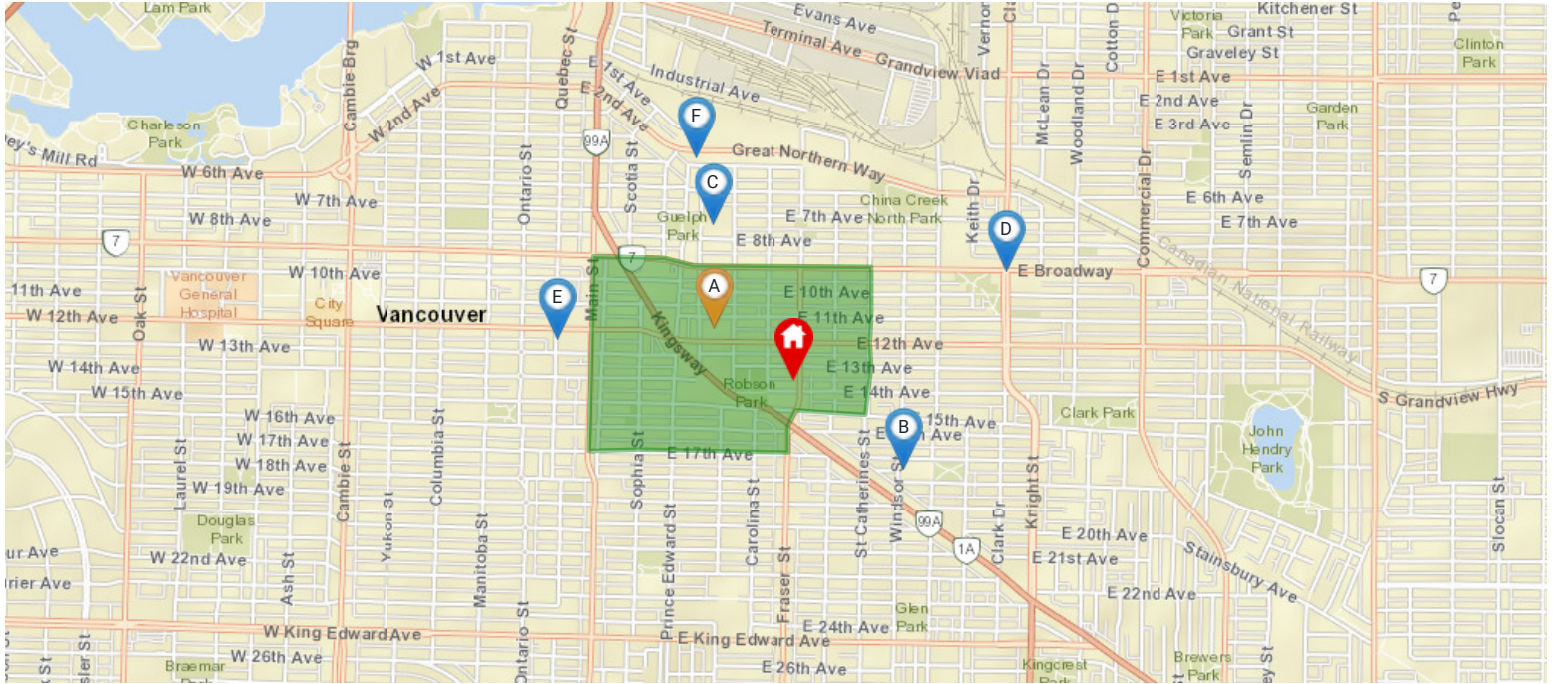
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,227,000.00	\$158,000.00	\$0.00	\$0.00	\$1,385,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/19/2020	\$1,339,000.00	CA8195468	REJECT - NOT SUITABLE FOR SALES ANALYSIS
5/11/2016	\$1,520,000.00	CA5174931	IMPROVED SINGLE PROPERTY TRANSACTION
11/25/2015	\$856,000.00	CA4830759	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools with Ranking

Nearby Elementary Schools

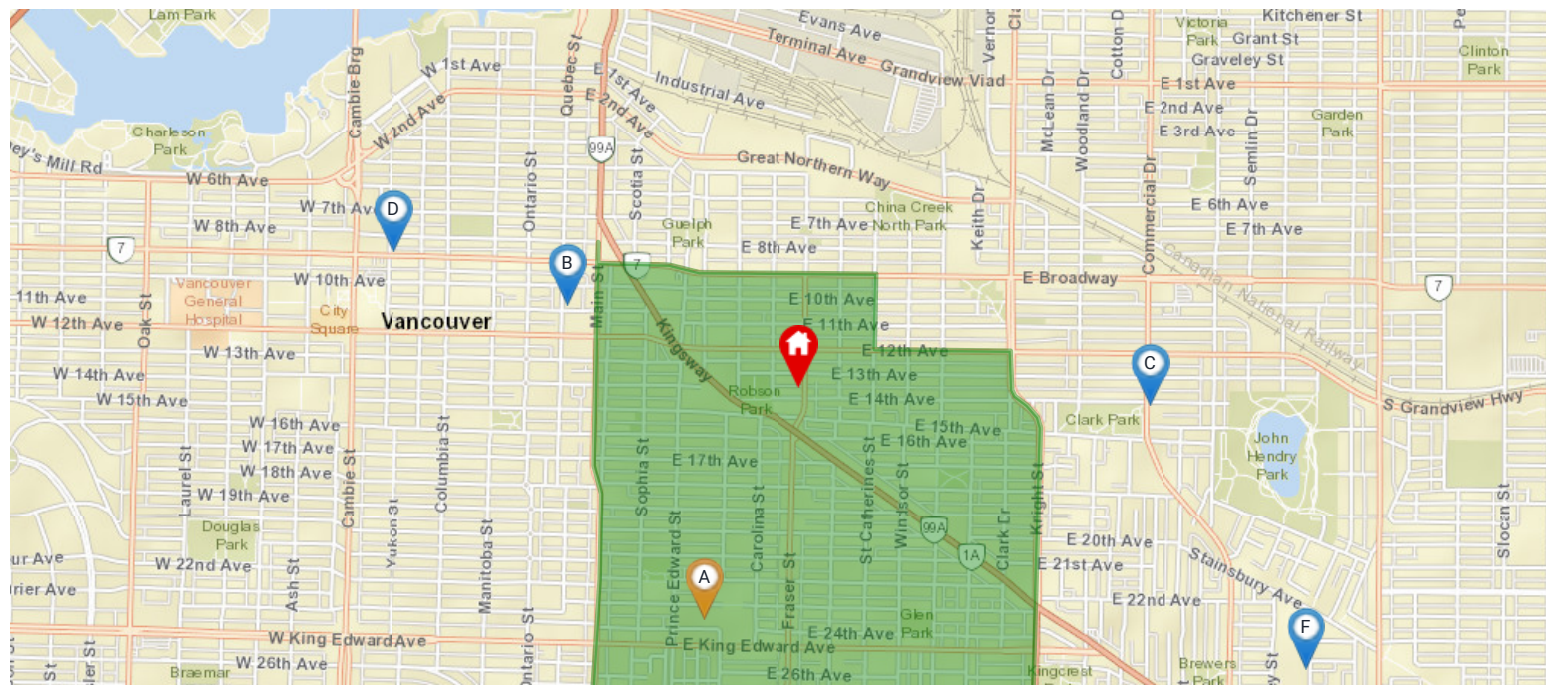


Legend: Subject Property Catchment School Other Schools

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	Transit 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



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Sir Charles Tupper 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 Sir Charles Tupper	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
B St Patrick's	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
C Stratford Hall	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
D St John's International	10 - 12	n/a	n/a	n/a	n/a	Vancouver	Independent School	25 mins	2.0 km	7 mins	16 mins
E Britannia	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
F Gladstone	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

Walkscore

2931 FRASER ST Vancouver, V5T 3W2



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

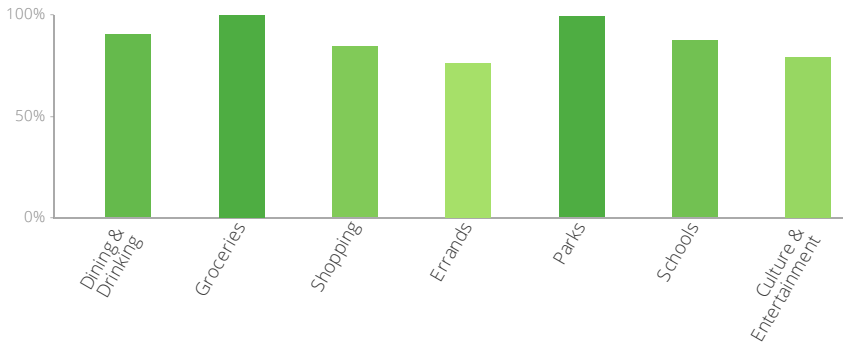
Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips

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



Get scores for your address

