

## PROPERTY REPORT

3261 14TH AV E  
Vancouver BC  
V5M 2J5  
Canada

PID: 006-793-746

FEBRUARY 9, 2021



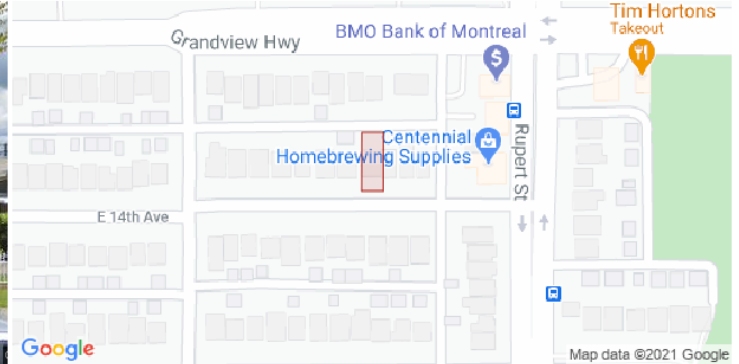
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## 3261 14TH AV E Vancouver BC V5M 2J5

<b>PID</b>	006-793-746	<b>Legal Description</b>	LOT 17, BLOCK S, PLAN VAP11660, DISTRICT LOT THSL, SECTION 42, NEW WESTMINSTER LAND DISTRICT				
<b>Zoning</b>	RS-1, One-Family Dwelling - option to develop a duplex	<b>Community Plans(s)</b>	NCP: <a href="#">Renfrew-Collingwood</a> , not in ALR				
<b>Registered Owner</b>							
<b>Floor Area</b>	2543 Ft <sup>2</sup>	<b>Max Elevation</b>	34.20 m	<b>Year Built</b>	1978	<b>Transit Score</b>	77 / Excellent Transit
<b>Lot Size</b>	4542.78 ft <sup>2</sup>	<b>Min Elevation</b>	30.92 m	<b>Bedrooms</b>	5	<b>WalkScore</b>	78 / Very Walkable
<b>Dimensions</b>	41.4 x 110 Ft	<b>Annual Taxes</b>	\$5,828.40	<b>Bathrooms</b>	4	<b>Structure</b>	RESIDENTIAL DWELLING WITH SUITE

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2277880	Sold 22/06/2018	15	\$1,550,000 / \$1,485,000	Coldwell Banker - Perra Realty
V386012	Expired 30/06/2004	122	\$489,000 / -	Sunrich Realty

### APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$1,480,000	
Sales History	11/10/2018	\$1,485,000	230.00 %
	29/09/2004	\$450,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$139,000	\$135,000	-2.88 %
Land	\$1,255,000	\$1,345,000	7.17 %
<b>Total</b>	<b>\$1,394,000</b>	<b>\$1,480,000</b>	<b>6.17 %</b>

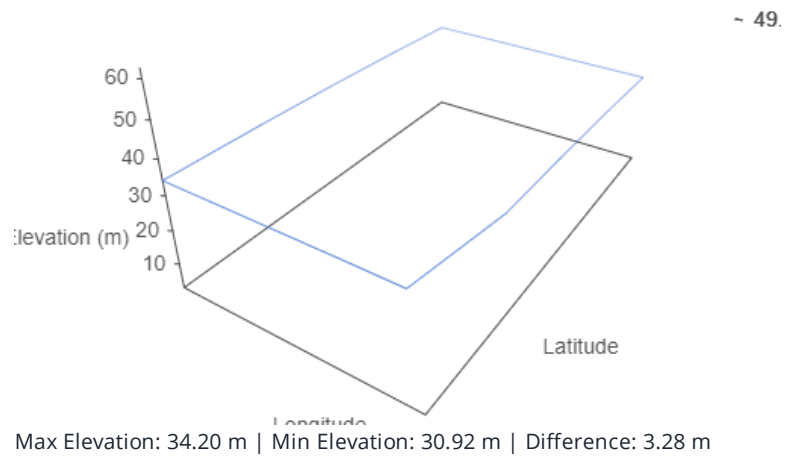
### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Renfrew	Windermere
2017-18 F.I. Rating	5.8	5.2
2017-18 F.I. Rank	512/955	175/251
Special Notes	Montessori	AP Program; Leadership Program; Athena Arts 8 - 10

### DEVELOPMENT APPLICATIONS

No records found for this parcel

# Property Boundary and Topography



## Detailed Tax Report

## Property Information

Prop Address	3261 E 14TH AV	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	RENFREW HEIGHTS
Area	VANCOUVER EAST	SubAreaCode	VVERH
PropertyID	006-793-746	BoardCode	V
PostalCode	V5M 2J5		

## Property Tax Information

TaxRoll Number	022684297590000	Gross Taxes	\$5,828.40
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

006-793-746

More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP11660	17	S	THSL	36	42			

## Legal FullDescription

LOT 17, BLOCK S, PLAN VAP11660, DISTRICT LOT THSL, SECTION 42, NEW WESTMINSTER LAND DISTRICT

## Land &amp; Building Information

Width	41.4	Depth	110
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1978		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	RS-1 ONE FAMILY DWELLING
WaterConn			
BCAData Update	01/06/2021		

## 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	1

## Actual Totals

Land	Improvement	Actual Total
\$1,345,000.00	\$135,000.00	\$1,480,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,345,000.00	\$135,000.00	\$0.00	\$0.00	\$1,480,000.00

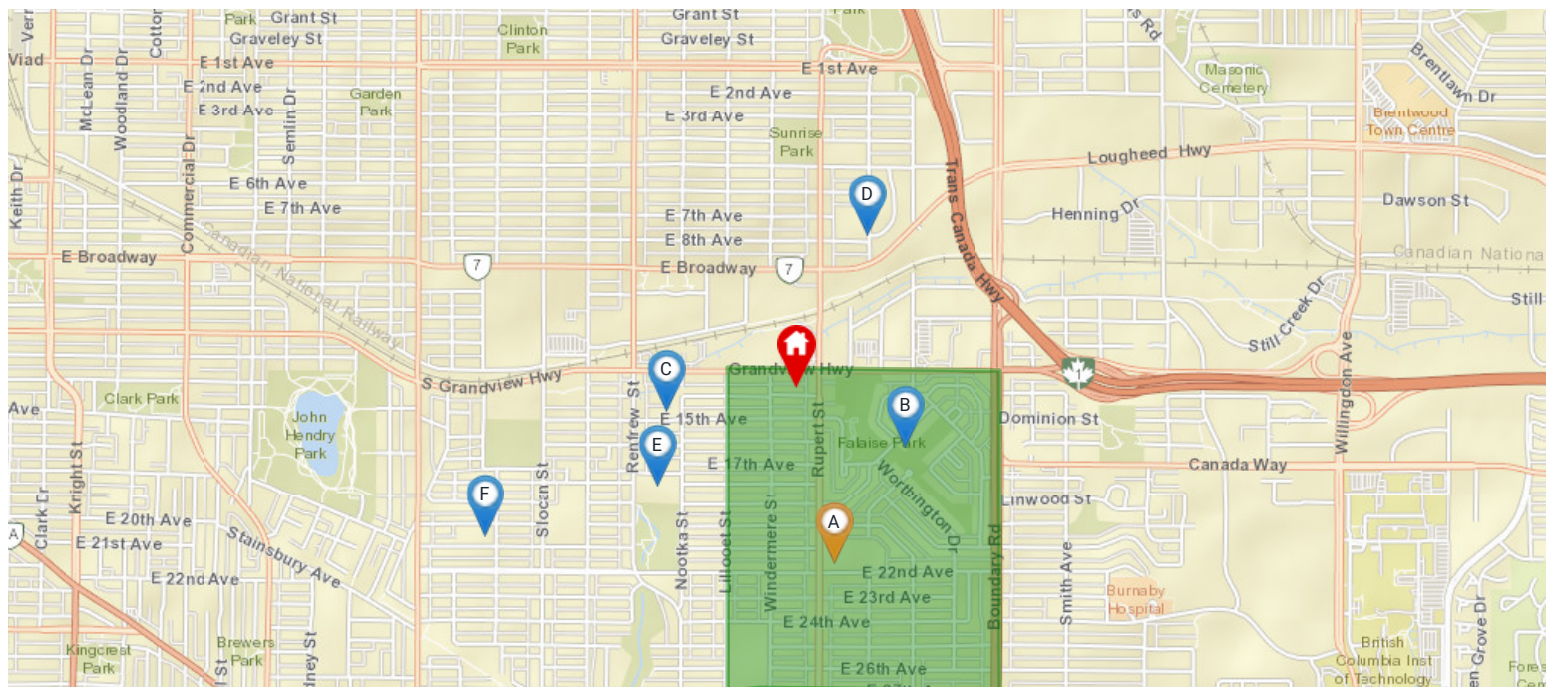
## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,345,000.00	\$135,000.00	\$0.00	\$0.00	\$1,480,000.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/11/2018	\$1,485,000.00	CA7122868	IMPROVED SINGLE PROPERTY TRANSACTION
8/10/2017	\$0.00	CA6213678	REJECT - NOT SUITABLE FOR SALES ANALYSIS
9/29/2004	\$450,000.00	BW453385	IMPROVED SINGLE PROPERTY TRANSACTION

## Nearby Elementary Schools

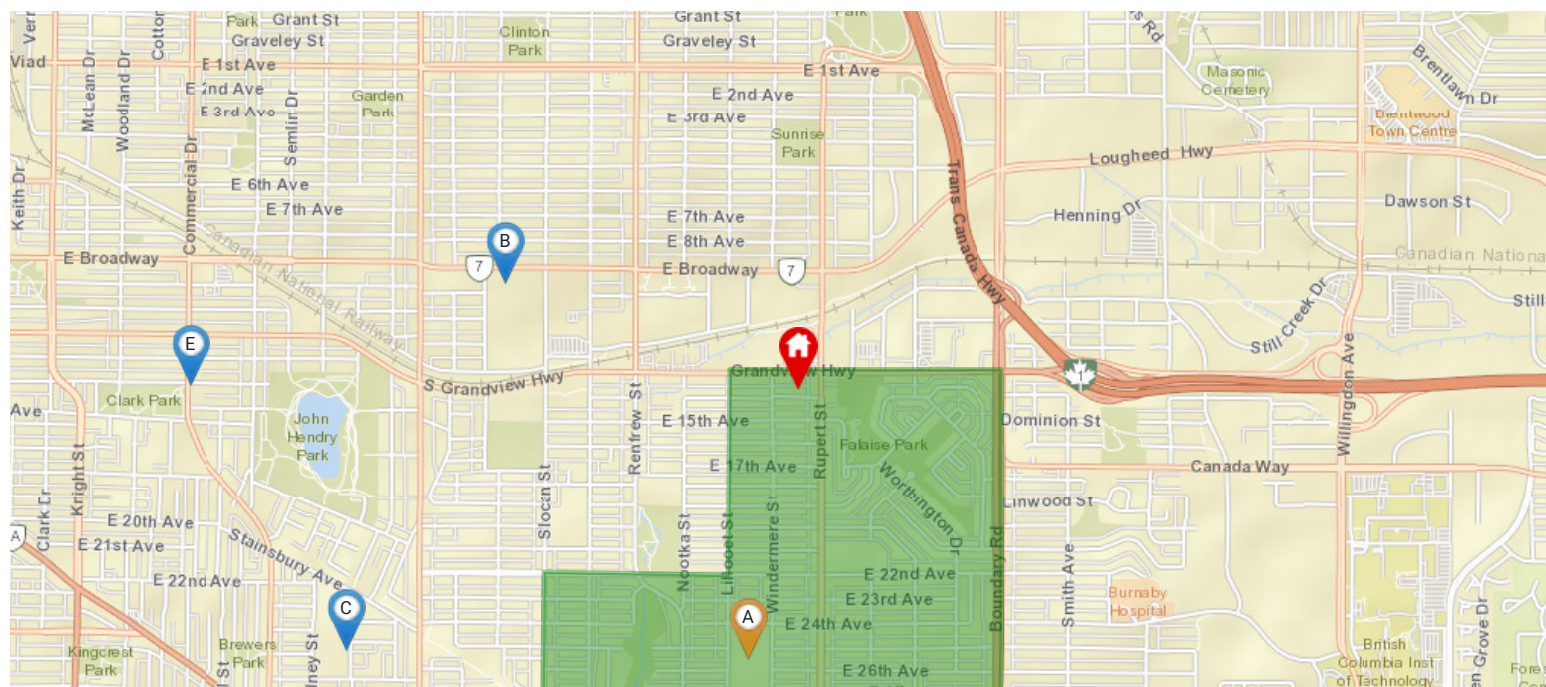


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Renfrew Community 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 Renfrew	K - 7	5.8	5.5	512/955	508/805	Vancouver	Montessori	15 mins	0.9 km	2 mins	7 mins
B Vancouver Christian	K - 8	9.2	8.9	43/955	47/805	Vancouver	Christian Independent School	12 mins	0.8 km	3 mins	12 mins
C St Jude's	K - 7	8.6	8.9	78/955	47/805	Vancouver	Catholic Independent School	11 mins	0.8 km	3 mins	11 mins
D Thunderbird	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	13 mins	0.9 km	3 mins	13 mins
E Nootka	K - 7	6	5.9	452/955	429/805	Vancouver	Fine Arts Program	13 mins	0.9 km	3 mins	13 mins
F Lord Beaconsfield	K - 7	n/a	n/a	n/a	n/a	Vancouver		24 mins	1.9 km	5 mins	20 mins

## Nearby Secondary Schools



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

Secondary School Catchment: **Windermere Community 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 Windermere	8 - 12	5.2	6.8	175/251	232/805	Vancouver	AP Program; Leadership Program; Athena Arts 8 - 10	18 mins	1.2 km	4 mins	10 mins
B Vancouver Technical	8 - 12	5.1	6.3	180/251	103/246	Vancouver	French Immersion; AP Program; Summit Program 8 - 10; Flex Humanities 8 - 10	23 mins	1.7 km	6 mins	18 mins
C Gladstone	8 - 12	4.7	5.5	203/251	163/246	Vancouver	AP Program; Gladstone Mini School 8 - 9	37 mins	2.8 km	7 mins	26 mins
D Notre Dame	8 - 12	7.9	5.4	26/251	541/805	Vancouver	Catholic Independent School	36 mins	2.7 km	7 mins	21 mins
E Stratford Hall	8 - 12	8.5	9.2	18/251	35/805	Vancouver	Independent School; IB Program (DP)	35 mins	2.8 km	7 mins	19 mins
F Moscrop	8 - 12	6.6	6.7	87/251	76/246	Burnaby	French Immersion; AP Program	48 mins	3.6 km	8 mins	29 mins

# Walkscore

3261 14TH AV E Vancouver, V5M 2J5



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

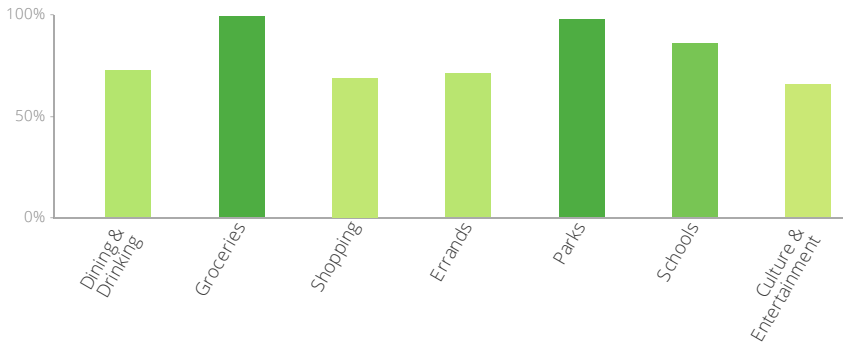
Transit is convenient for most trips



Bikeable

Some bike infrastructure

The Walk Score here is 78 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

