



PROPERTY REPORT

794 12TH AV E
Vancouver BC
V5T 2H9
Canada

PID: 003-317-030

NOVEMBER 4, 2020

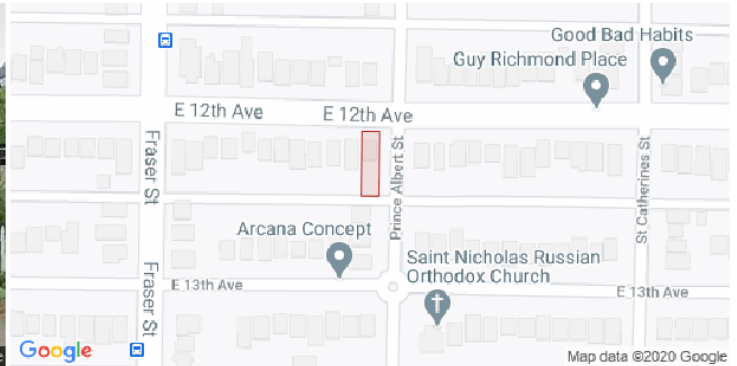


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PID	003-317-030	Legal Description	LOT 12, BLOCK 174, PLAN VAP348, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT A, & PL 1771		
Zoning	RT-5, Two-Family Dwelling	Community Plans(s)	Mount Pleasant, not in ALR		
Registered Owner	-				
Floor Area	-	Max Elevation	47.88 m	Year Built	- Transit Score 82 / Excellent Transit
Lot Size	4026 Sq Ft	Min Elevation	46.45 m	Bedrooms	- WalkScore 83 / Very Walkable
Dimensions	33 x 122 Ft	Annual Taxes	\$5,844.11	Bathrooms	- Structure MULTI-FAMILY (CONVERSION)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2494666	Expired 31/10/2020	61	\$1,688,000 / -	RE/MAX Real Estate Services
R2001562	Sold 22/09/2015	5	\$1,175,000 / \$1,170,000	Faith Wilson Group
V1054871	Terminated 04/06/2014	62	\$824,900 / -	RE/MAX Crest Realty

APPRECIATION

	Date	(\$)	% Change
Assessment	2020	\$1,268,800	8.44 %
Sales History	30/10/2015	\$1,170,000	67.00 %
	23/05/2014	\$700,600	5.42 %
	28/06/2011	\$664,600	

ASSESSMENT

	2019	2020	% Change
Building	\$78,800	\$83,800	6.35 %
Land	\$1,340,000	\$1,185,000	-11.57 %
Total	\$1,418,800	\$1,268,800	-10.57 %

SCHOOL CATCHMENT

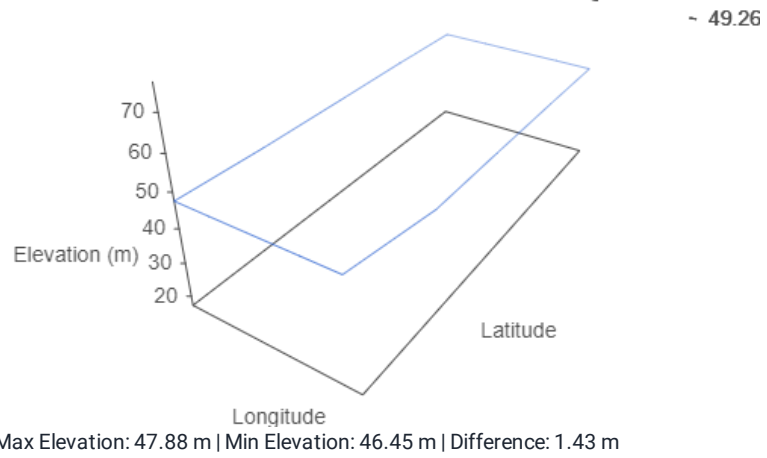
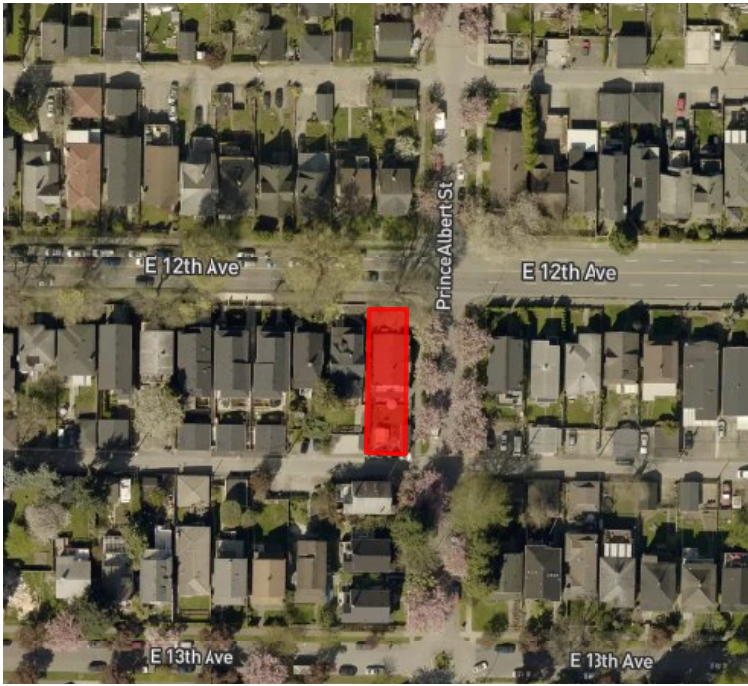
	Elementary	Secondary
Catchment	Florence Nightingale	Sir Charles Tupper
2017-18 F.I. Rating	n/a	4.3
2017-18 F.I. Rank	n/a	218/251
Special Notes	StrongStart	AP Program; Sir Charles Tupper Mini School

DEVELOPMENT APPLICATIONS

No records found for this parcel



Property Boundary and Topography



Detailed Tax Report

Property Information

Prop Address	794 E 12TH AV	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VVEMP
PropertyID	003-317-030	BoardCode	V
PostalCode	V5T 2H9		

Property Tax Information

TaxRoll Number	013670210960000	Gross Taxes	\$5,844.11
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

003-317-030

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP348	12	174	264A	36				

Legal FullDescription

LOT 12, BLOCK 174, PLAN VAP348, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT A, & PL 1771

Land & Building Information

Width	33	Depth	122
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	MULTI-FAMILY (CONVERSION)		
Year Built			
BCA Description	1 1/2 STY SFD - BEFORE 1930 - FAIR	Zoning	RT-5 TWO FAMILY DWELLING
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
\$1,185,000.00	\$83,800.00	\$1,268,800.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,185,000.00	\$83,800.00	\$0.00	\$0.00	\$1,268,800.00

School Taxable Totals

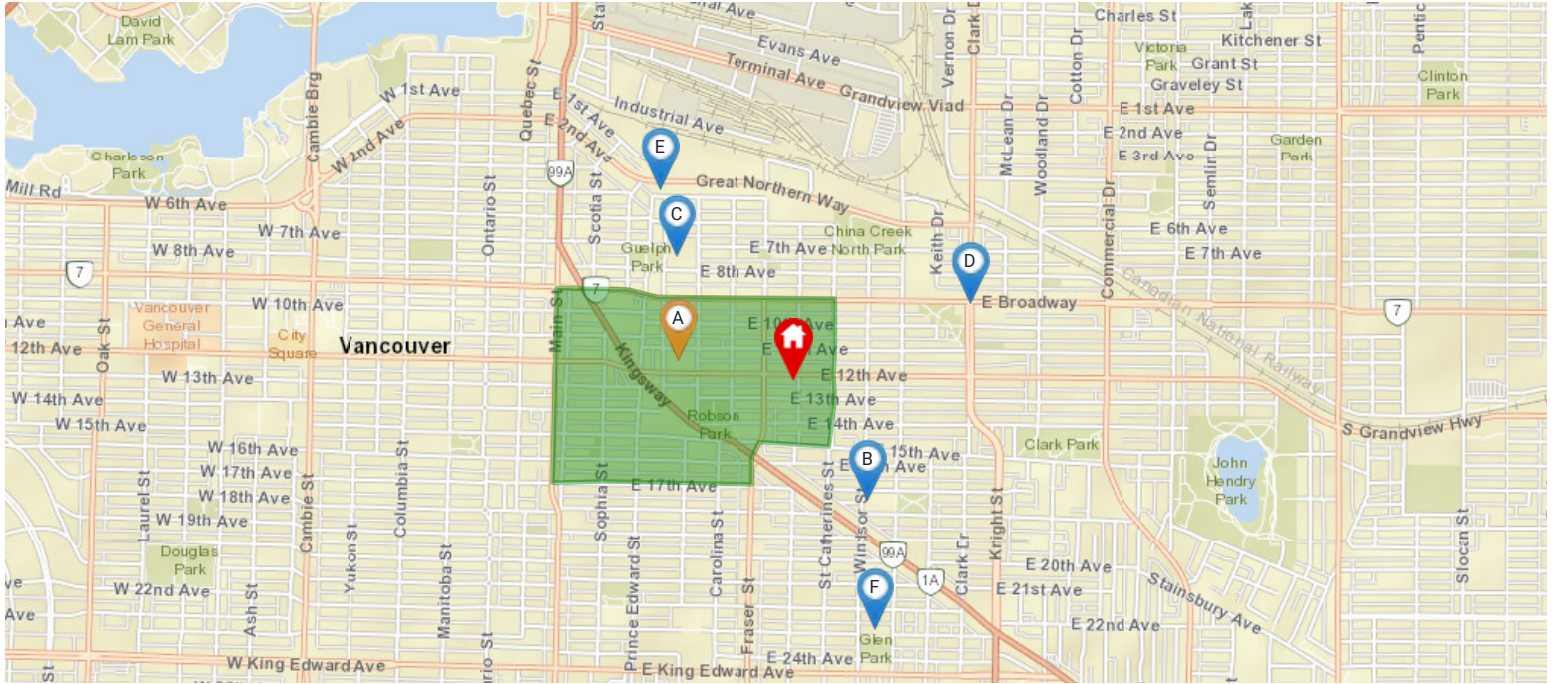
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,185,000.00	\$83,800.00	\$0.00	\$0.00	\$1,268,800.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/30/2015	\$1,170,000.00	CA4781813	IMPROVED SINGLE PROPERTY TRANSACTION
5/23/2014	\$700,600.00	CA3738764	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/28/2011	\$664,600.00	CA2075242	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools with Ranking

Nearby Elementary Schools

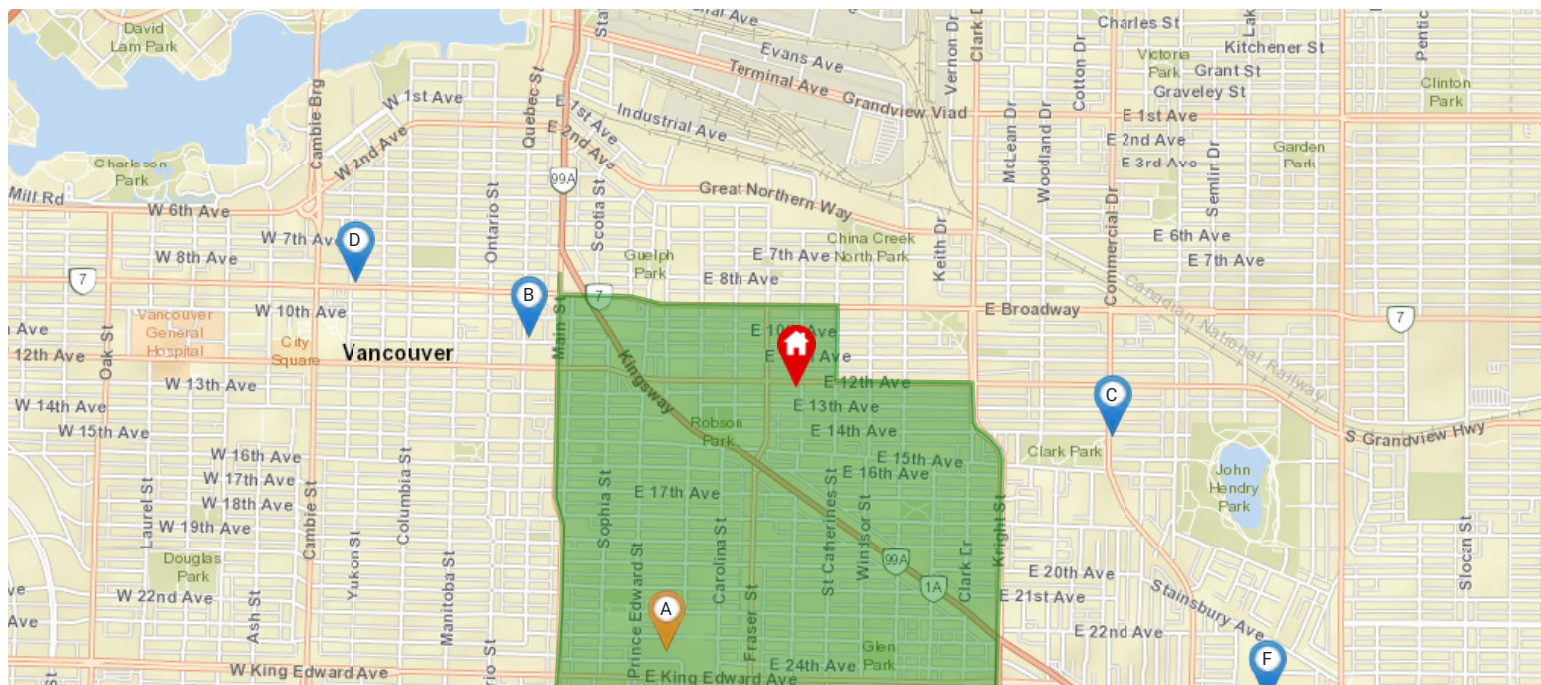


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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	7 mins	0.5 km	1 min	7 mins
B Charles Dickens	K - 7	n/a	n/a	n/a	n/a	Vancouver		10 mins	0.8 km	3 mins	10 mins
C Mount Pleasant	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	13 mins	1.1 km	4 mins	11 mins
D Queen Alexandra	K - 7	n/a	n/a	n/a	n/a	Vancouver	StrongStart	12 mins	1.0 km	3 mins	9 mins
E St Francis Xavier	K - 7	9.2	9	43/955	39/805	Vancouver	Independent Catholic School	17 mins	1.4 km	5 mins	14 mins
F Charles Dickens Annex	K - 3	n/a	n/a	n/a	n/a	Vancouver		17 mins	1.3 km	6 mins	15 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	23 mins	1.8 km	4 mins	14 mins
B St Patrick's	8 - 12	4.8	8.4	198/251	75/805	Vancouver	Catholic Independent School; AP Program	17 mins	1.3 km	4 mins	15 mins
C Stratford Hall	8 - 12	8.5	9.2	18/251	35/805	Vancouver	Independent School; IB Program (DP)	19 mins	1.5 km	3 mins	19 mins
D St John's International	10 - 12	n/a	n/a	n/a	n/a	Vancouver	Independent School	26 mins	2.1 km	6 mins	15 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	38 mins	3.1 km	10 mins	29 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	6 mins	24 mins

Walkscore

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Very Walkable

Most errands can be accomplished on foot



Excellent Transit

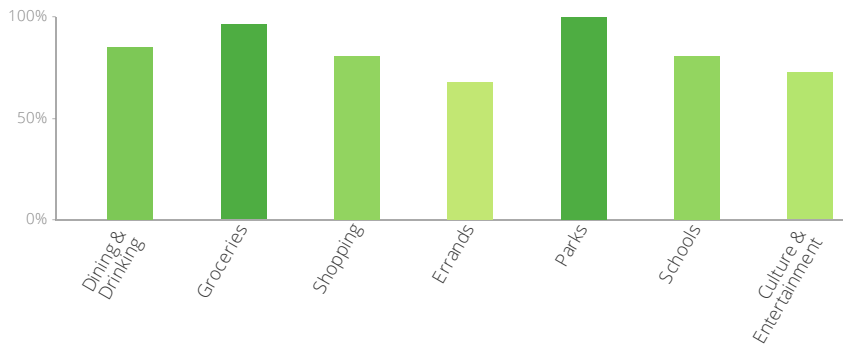
Transit is convenient for most trips



Biker's Paradise

Daily errands can be accomplished on a bike

The Walk Score here is 83 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

