

PROPERTY REPORT

807-977 MAINLAND ST

Vancouver

V6B 1T2

Canada

PID: 026-910-411

JULY 12, 2021



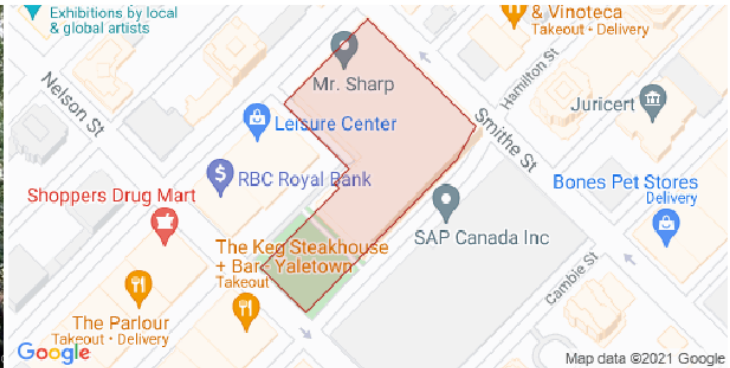
Shaun T. Carson
eXp Realty
701 W. Georgia St, Vancouver, BC
P: +1236-888-8898
shauntcarson@gmail.com
<http://www.shauntcarson.ca>







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807-977 MAINLAND ST Vancouver BC V6B 1T2

PID	026-910-411	Legal Description	STRATA LOT 67, PLAN BCS2143, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE				
Zoning	DD, Downtown District	Community Plans(s)	NCP: <u>Downtown</u> , not in ALR				
Registered Owner	HA*, F*						
Floor Area	561 Ft ²	Max Elevation	17.60 m	Year Built	2006	Transit Score	-
Lot Size	-	Min Elevation	11.80 m	Bedrooms	1	WalkScore	-
Dimensions	-	Annual Taxes	\$1,788.58	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
V698801	Sold 20/09/2008	173	\$368,000 / \$310,000	Macdonald Realty - Manyee Lui

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$612,000	97.42 %
Sales History	09/10/2008	\$310,000	31.89 %
	06/06/2007	\$235,049	

ASSESSMENT

	2020	2021	% Change
Building	\$185,000	\$188,000	1.62 %
Land	\$404,000	\$424,000	4.95 %
Total	\$589,000	\$612,000	3.90 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Lord Strathcona	King George
2017-18 F.I. Rating	n/a	5.7
2017-18 F.I. Rank	n/a	150/251
Special Notes	Early French Immersion	IB Program (MYP); City School; King George Technology Immersion 8 - 9

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

BC LTSA - Ownership

Status	Content
REGISTERED	CA941746 Vancouver, HA*, F*
CANCELLED	BB267776 Vancouver, WO*, C*
CANCELLED	BA592821 Vancouver, YA*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 026-910-411

SHORT LEGAL DESCRIPTION:S/BCS2143/////67

MARG:

TAXATION AUTHORITY:

1 Vancouver, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 67 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT

STRATA PLAN BCS2143

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

SRW PLAN BCP11621

ASSOCIATED PLAN NUMBERS:

STATUTORY RIGHT OF WAY PLAN BCP11621

SUBDIVISION PLAN BCP27180

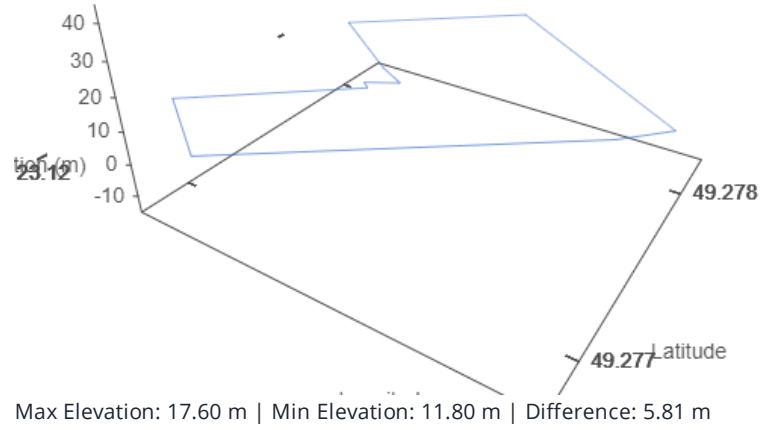
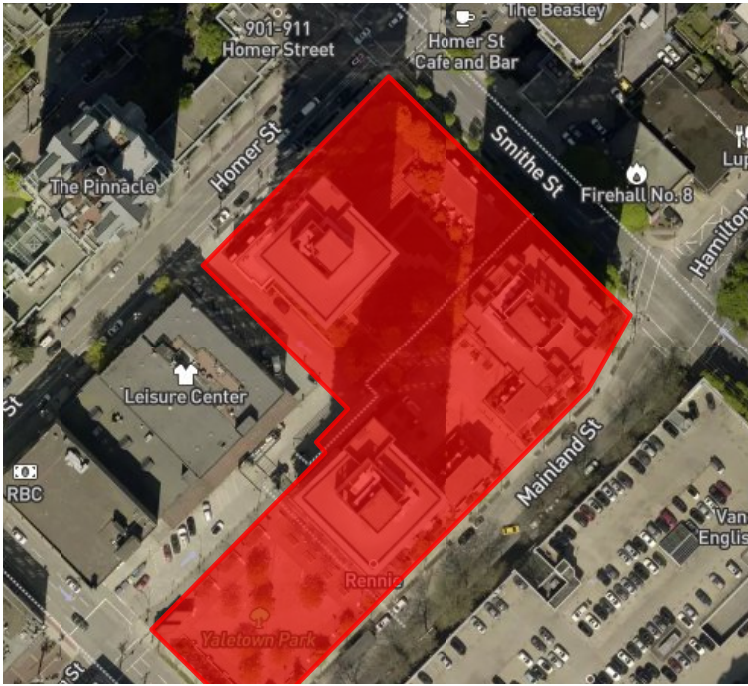
SUBDIVISION PLAN BCP27183

STRATA PLAN BCS2143

SUBDIVISION PLAN VAP4544

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

Property Boundary and Topography



Detailed Tax Report

Property Information

Prop Address	977 MAINLAND ST UNIT# 807	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	DOWNTOWN SOUTH
Area	VANCOUVER WEST	SubAreaCode	VVWYA
PropertyID	026-910-411	BoardCode	V
PostalCode	V6B 1T2		

Property Tax Information

TaxRoll Number	029156604670067	Gross Taxes	\$1,788.58
Tax Year	2021	Tax Amount Updated	06/16/2021
More PIDS			

026-910-411

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
BCS2143	67		541	36				

Legal FullDescription

STRATA LOT 67, PLAN BCS2143, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2006		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	DD COMPREHENSIVE DEVELOPMENT
WaterConn			
BCAData Update	04/12/2021		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$424,000.00	\$188,000.00	\$612,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$424,000.00	\$188,000.00	\$0.00	\$0.00	\$612,000.00

School Taxable Totals

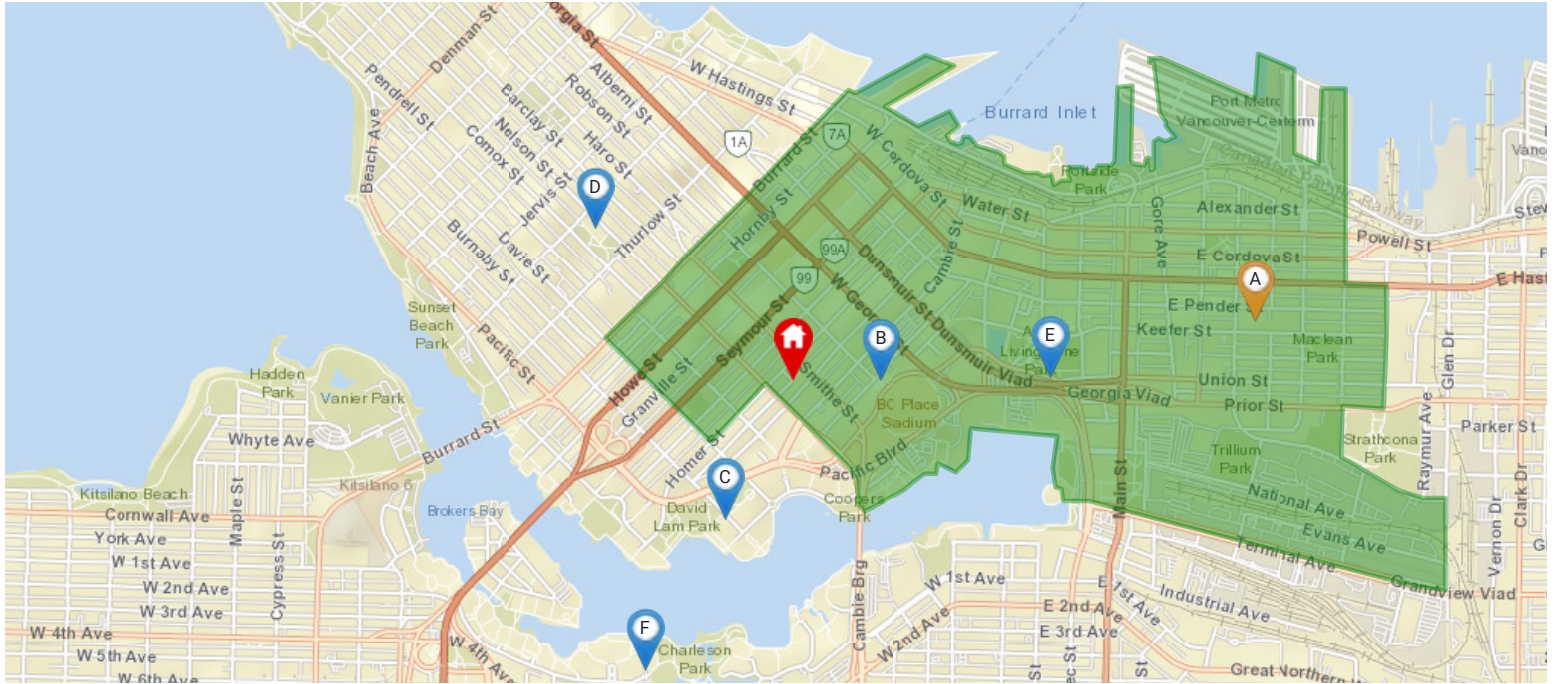
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$424,000.00	\$188,000.00	\$0.00	\$0.00	\$612,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/9/2008	\$310,000.00	CA941746	IMPROVED SINGLE PROPERTY TRANSACTION
6/6/2007	\$235,049.00	BB267776	IMPROVED SINGLE PROPERTY TRANSACTION
12/8/2006	\$0.00	BA592821	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools with Ranking

Nearby Elementary Schools

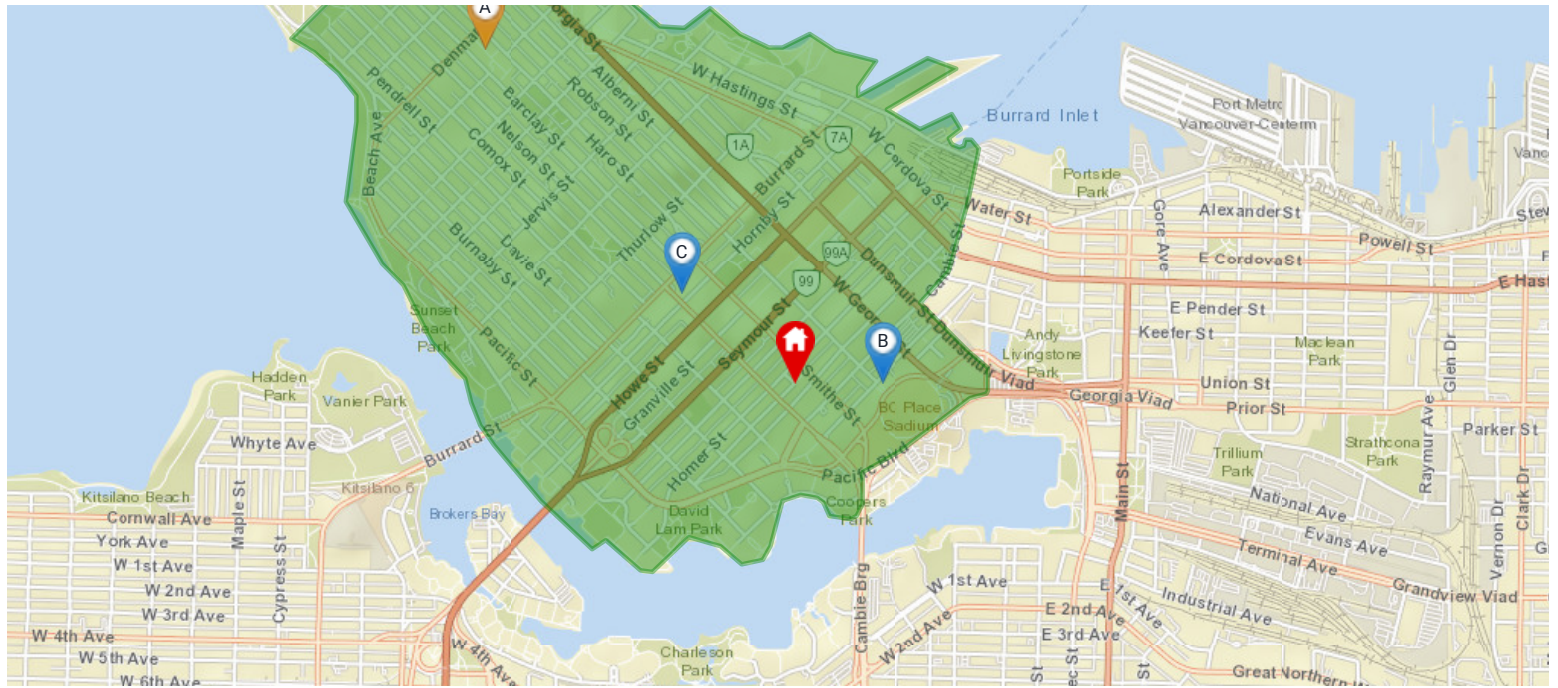


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: Lord Strathcona 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 Lord Strathcona	K - 7	n/a	n/a	n/a	n/a	Vancouver	Early French Immersion	30 mins	2.3 km	7 mins	23 mins
B Westside Preparatory	K - 7	6.8	n/a	285/955	n/a	Vancouver	Private Independent School	8 mins	0.6 km	5 mins	8 mins
C Elsie Roy	K - 7	6.6	6.5	333/955	290/805	Vancouver	IB Program (MYP)	10 mins	0.8 km	5 mins	10 mins
D Lord Roberts Annex	K - 3	n/a	n/a	n/a	n/a	Vancouver		17 mins	1.1 km	5 mins	17 mins
E International Village Elementary	K - 7	n/a	n/a	n/a	n/a	Vancouver	Opening 2017; Currently part of Lord Strathcona Elementary Catchment	17 mins	1.4 km	6 mins	14 mins
F False Creek	K - 7	n/a	n/a	n/a	n/a	Vancouver		30 mins	2.3 km	7 mins	20 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: King George 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 King George	8 - 12	5.7	5	150/251	194/246	Vancouver	IB Program (MYP); City School; King George Technology Immersion 8 - 9	27 mins	2.0 km	8 mins	24 mins
B Westside Preparatory	8 - 12	n/a	n/a	n/a	n/a	Vancouver	Private Independent School; AP Program	8 mins	0.6 km	5 mins	8 mins
C Pattison	8 - 12	n/a	n/a	n/a	n/a	Vancouver	Independent High School	11 mins	0.7 km	5 mins	11 mins
D St John's International	10 - 12	n/a	n/a	n/a	n/a	Vancouver	Independent School	27 mins	2.0 km	6 mins	12 mins
E St Patrick's	8 - 12	4.8	8.4	198/251	75/805	Vancouver	Catholic Independent School; AP Program	40 mins	2.9 km	7 mins	23 mins
F St John's	8 - 12	9.6	9.5	8/251	22/805	Vancouver	Independent School; IB Program (DP)	50 mins	3.9 km	11 mins	27 mins