



PROPERTY REPORT

931 FAIRWAY LN
Bowen Island BC
V0N 1G2
Canada

PID: 028-542-118

MARCH 2, 2021



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PID	028-542-118	Legal Description	LOT 3, PLAN BCP47569, DISTRICT LOT 1411, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1551		
Zoning	CD6, Comprehensive Development 6	Community Plans(s)	LAP: Municipality of Bowen Island (Cowan Point Comprehensive Development Area), not in ALR		
Registered Owner	-				
Floor Area	-	Max Elevation	95.36 m	Year Built	-
Lot Size	7376.49 ft ²	Min Elevation	86.58 m	Bedrooms	-
Dimensions	-	Annual Taxes	\$1,901.70	Bathrooms	-
				Transit Score	-
				WalkScore	-
				Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2176408	Expired 29/12/2017	201	\$429,000 / -	RE/MAX Colonial Pacific Realty
V1033475	Expired 30/09/2014	342	\$575,000 / -	Bowen Island Realty Limited
V935654	Expired 01/06/2012	91	\$575,000 / -	Bowen Island Realty Limited

APPRECIATION

	Date	(\$)	% Change
Assessment	2021	\$402,000	155.24 %
Sales History	18/10/2016	\$157,500	-50.00 %
	08/07/2016	\$315,000	

ASSESSMENT

	2020	2021	% Change
Building	\$0	\$0	
Land	\$350,000	\$402,000	14.86 %
Total	\$350,000	\$402,000	14.86 %

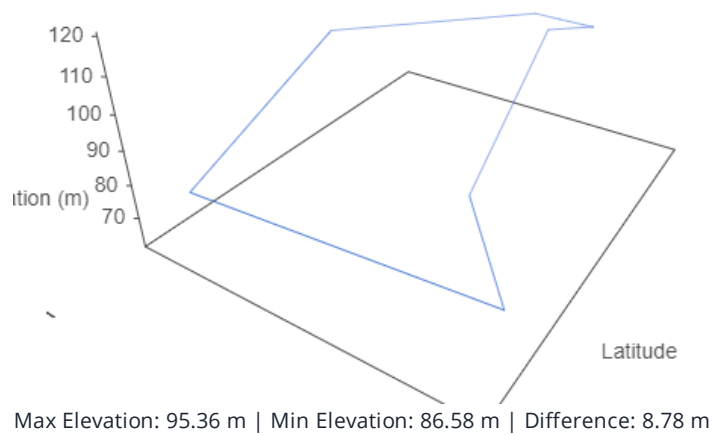
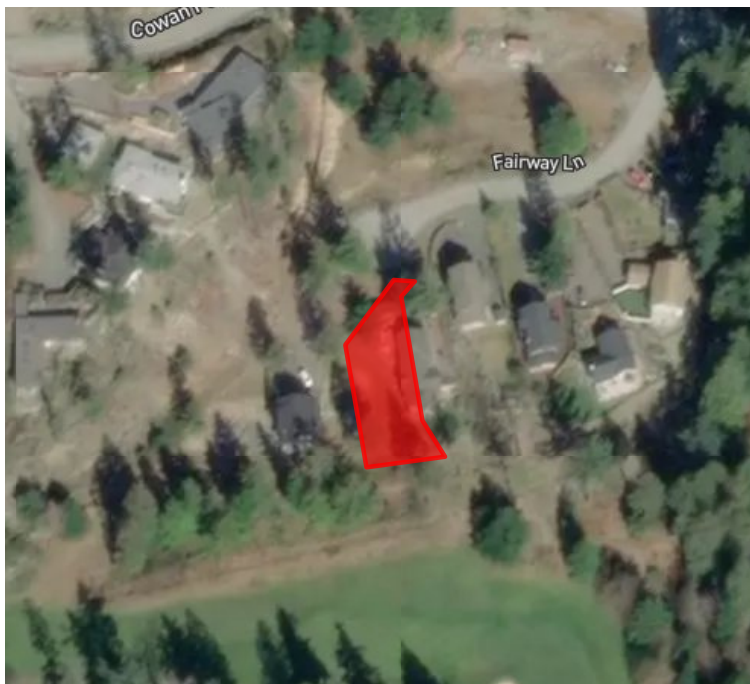
SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Bowen Island	Rockridge
2017-18 F.I. Rating	8.2	7
2017-18 F.I. Rank	95/955	62/251
Special Notes	Outside 45 Environmental Education Gr 6 - 7	IB Program (MYP); AP Program 10 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

Property Boundary and Topography



Detailed Tax Report

Property Information

Prop Address	931 FAIRWAY LN	Jurisdiction	BOWEN ISLAND MUNICIPALITY
Municipality	BOWEN ISLAND MUNICIPALITY	Neighborhood	BOWEN ISLAND
Area	BOWEN ISLAND	SubAreaCode	VBDD
PropertyID	028-542-118	BoardCode	V
PostalCode	VON 1G2		

Property Tax Information

TaxRoll Number	03795390	Gross Taxes	\$1,901.70
Tax Year	2020	Tax Amount Updated	11/17/2020
More PIDS			

028-542-118

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
BCP47569	3		1411	36				

Legal FullDescription

LOT 3, PLAN BCP47569, DISTRICT LOT 1411, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1551

Land & Building Information

Width		Depth	
Lot Size	0.172 ACRES	Land Use	
Actual Use	VACANT RESIDENTIAL LESS THAN 2 ACRES		
Year Built		Zoning	
BCA Description			
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$402,000.00	\$0.00	\$402,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$402,000.00	\$0.00	\$0.00	\$0.00	\$402,000.00

School Taxable Totals

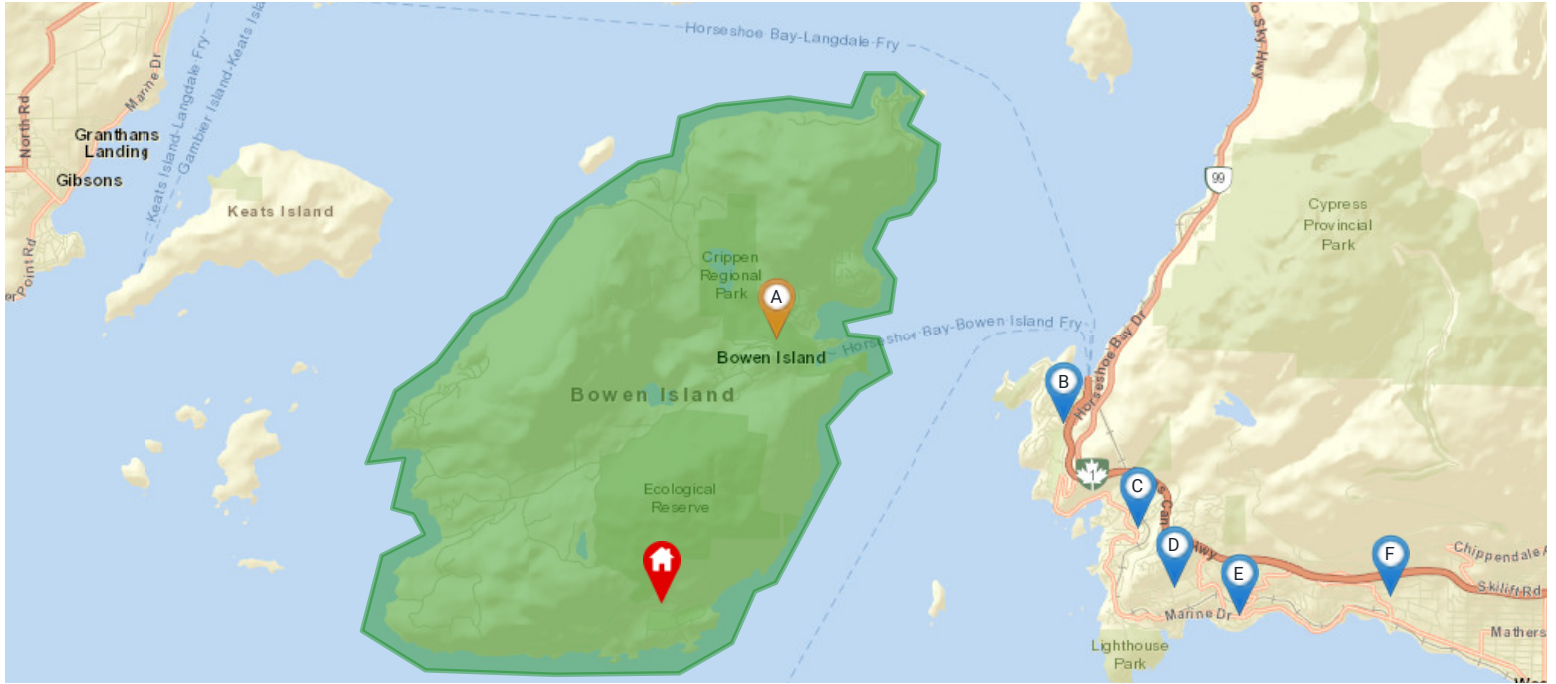
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$402,000.00	\$0.00	\$0.00	\$0.00	\$402,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/18/2016	\$157,500.00	CA5581665	REJECT - NOT SUITABLE FOR SALES ANALYSIS
7/8/2016	\$315,000.00	CA5329353	VACANT SINGLE PROPERTY TRANSACTION
2/22/2011	\$0.00	BB1743629	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools with Ranking

Nearby Elementary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Bowen Island** -

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 Bowen Island	K - 7	8.2	8	95/955	92/805	Bowen Island	Outside 45 Environmental Education Gr 6 - 7	1 hour 45 mins	7.7 km	14 mins	n/a
B Gleneagles	K - 7	9.4	8.9	38/955	47/805	West Vancouver	Trinity Guidhall Communication Skills Program Gr 2 - 7	2 hours 33 mins	15.1 km	53 mins	n/a
C Eagle Harbour Montessori	K - 5	n/a	n/a	n/a	n/a	West Vancouver	Montessori	3 hours 12 mins	18.4 km	58 mins	n/a
D Caulfeild	K - 7	10	9.6	1/955	20/805	West Vancouver	Digital Fine Arts Program 4 - 7	3 hours 55 mins	21.4 km	58 mins	n/a
E Cypress Park	K - 3	n/a	n/a	n/a	n/a	West Vancouver	IB Program (PYP)	4 hours 3 mins	22.3 km	58 mins	n/a
F West Bay	K - 7	10	9.8	1/955	15/805	West Vancouver	IB Program (PYP)	4 hours 45 mins	25.1 km	1 hour 2 mins	n/a

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Rockridge -

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 Rockridge	8 - 12	7	7.6	62/251	34/246	West Vancouver	IB Program (MYP); AP Program 10-12	3 hours 47 mins	20.5 km	57 mins	n/a
B Mulgrave	8 - 12	9.9	9.9	3/251	12/805	West Vancouver	Private; IB Program (DP)	5 hours 29 mins	28.0 km	1 hour 0 mins	n/a
C Elphinstone	8 - 12	6.1	7	125/251	59/246	Gibsons		4 hours 33 mins	38.8 km	2 hours 11 mins	n/a
D University Hill	9 - 12	5.2	6.5	175/251	290/805	Vancouver	AP Program	9 hours 5 mins	46.2 km	1 hour 31 mins	n/a
E West Point Grey	8 - 12	9.9	10	3/251	1/805	Vancouver	Private Academy; AP Program	8 hours 16 mins	42.4 km	1 hour 28 mins	n/a
F West Vancouver	8 - 12	6.5	6.7	93/251	76/246	West Vancouver	IB Program (DP); Super Achievers; Basketball Academy	5 hours 24 mins	28.1 km	1 hour 2 mins	n/a

