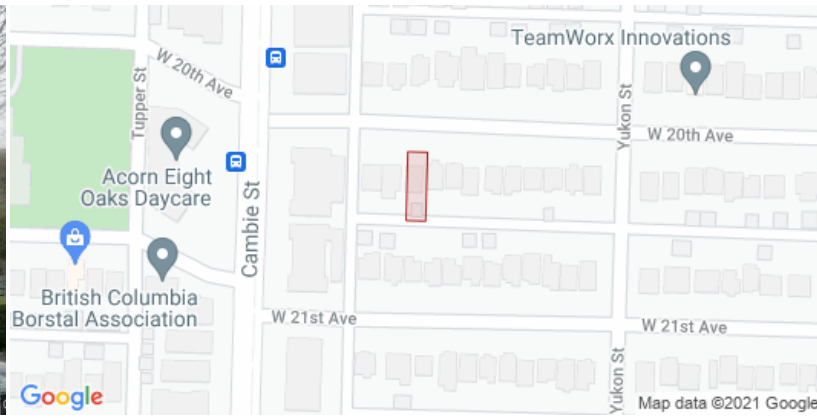




Jason Soprovich
Rennie & Associates Realty - Jason Soprovich
 West Vancouver
 P: 604-817-8812 O: 604-281-0815
 jason@jasonsoprovich.com
 soprovich.com



470 20TH AV W Vancouver BC V5Y 2C8

| | | | | | | | |
|-------------------------|--|---------------------------|--|-------------------|------|----------------------|---------------------------------|
| PID | 013-361-571 | Legal Description | LOT 30, BLOCK 581, PLAN VAP2913, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT | | | | |
| Zoning | RS-1, One-Family Dwelling - option to develop a duplex | Community Plans(s) | NCP: Riley Park, not in ALR | | | | |
| Registered Owner | - | | | | | | |
| Floor Area | 2023 Ft ² | Max Elevation | 64.55 m | Year Built | 1929 | Transit Score | 75 / Excellent Transit |
| Lot Size | 3783.10 ft ² | Min Elevation | 63.00 m | Bedrooms | 4 | WalkScore | 89 / Very Walkable |
| Dimensions | 33 x 115 Ft | Annual Taxes | \$7,967.65 | Bathrooms | 2 | Structure | RESIDENTIAL DWELLING WITH SUITE |

APPRECIATION

| | Date | (\$) | % Change |
|----------------------|------------|-------------|-----------|
| Assessment | 2021 | \$2,163,100 | 1342.07 % |
| Sales History | 19/02/2001 | \$150,000 | |
| | 25/10/1999 | \$150,000 | -61.88 % |
| | 19/09/1997 | \$393,500 | |

ASSESSMENT

| | 2020 | 2021 | % Change |
|-----------------|-------------|-------------|----------|
| Building | \$32,500 | \$31,100 | -4.31 % |
| Land | \$1,983,000 | \$2,132,000 | 7.51 % |
| Total | \$2,015,500 | \$2,163,100 | 7.32 % |

SCHOOL CATCHMENT

| | Elementary | Secondary |
|----------------------|--------------|------------------------------------|
| Catchment | Edith Cavell | Eric Hamber |
| District | SD 39 | SD 39 |
| Grades | K - 7 | 8 - 12 |
| Special Notes | - | AP Program; Hamber Gifted Programs |

DEVELOPMENT APPLICATIONS

No records found for this parcel

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