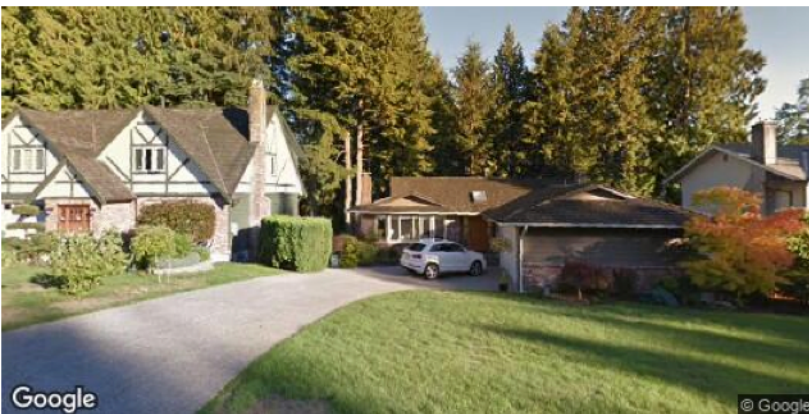




**Jason Soprovich**  
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## 4636 HOSKINS RD North Vancouver District BC V7K 2R1

PID	008-025-525			Legal Description	LOT 36, BLOCK A, PLAN VAP13700, DISTRICT LOT 2088, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Zoning	RS3, Single-Family Residential 7200 Zone			Community Plans(s)	OCP Class: RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL, Neighbourhood: UPPER LYNN, Local Area: LYNN VALLEY, Name: WILDFIRE HAZARD DPA Hazard: Wildfire Risk Area, not in ALR		
Registered Owner	-						
Floor Area	3150 Sq Ft	Max Elevation	223.94 m	Year Built	1972	Transit Score	not available
Lot Size	10792 SQUARE FEET	Min Elevation	218.44 m	Bedrooms	3	WalkScore	7 / Car-Dependent
Dimensions	-	Annual Taxes	\$7,148.51	Bathrooms	2	Structure	RESIDENTIAL DWELLING WITH SUITE



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### APPRECIATION

	Date	(\$)	% Change
Assessment	2020	\$1,656,000	34.63 %
Sales History	26/09/2016	\$1,230,000	9.82 %
	26/09/2013	\$1,120,000	34.13 %
	14/10/2009	\$835,000	

### ASSESSMENT

	2019	2020	% Change
Building	\$305,000	\$345,000	13.11 %
Land	\$1,471,000	\$1,311,000	-10.88 %
Total	\$1,776,000	\$1,656,000	-6.76 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Upper Lynn	Argyle
2017-18 F.I. Rating	8.9	5.8
2017-18 F.I. Rank	59/955	143/251
Special Notes	-	French Immersion; AP Program; Digital Media Academy 11 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel