



# JASON SOPROVICH

EXCELLENCE IN THE LUXURY HOME MARKET

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# rennie



## 4601-1372 SEYMOUR ST Vancouver BC V6B 0L1

<b>PID</b>	029-138-680	<b>Legal Description</b>	STRATA LOT 284, PLAN EPS1231, 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 V				
<b>Zoning</b>	CD-1 (484), 1372 Seymour Street	<b>Community Plans(s)</b>	NCP: Downtown, not in ALR				
<b>Registered Owner</b>	-						
<b>Floor Area</b>	3073 Ft <sup>2</sup>	<b>Max Elevation</b>	21.55 m	<b>Year Built</b>	2013	<b>Transit Score</b>	97 / Rider's Paradise
<b>Lot Size</b>	-	<b>Min Elevation</b>	17.04 m	<b>Bedrooms</b>	3	<b>WalkScore</b>	95 / Walker's Paradise
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$31,293.90	<b>Bathrooms</b>	-	<b>Structure</b>	STRATA-LOT RESIDENCE (CONDOMINIUM)

### APPRECIATION

	Date	(\$)	% Change
List Price	19/03/2021	\$5,998,000	-8.29 %
Sales History	08/06/2020	\$6,540,000	24.57 %
	27/08/2015	\$5,250,000	40.94 %
	30/06/2014	\$3,725,000	

### ASSESSMENT

	2020	2021	% Change
Building	\$1,365,000	\$1,393,000	2.05 %
Land	\$5,175,000	\$4,611,000	-10.90 %
<b>Total</b>	<b>\$6,540,000</b>	<b>\$6,004,000</b>	<b>-8.20 %</b>

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Elsie Roy	King George
2017-18 F.I. Rating	6.6	5.7
2017-18 F.I. Rank	333/955	150/251
Special Notes	IB Program (MYP)	IB Program (MYP); City School; King George Technology Immersion 8 - 9

### DEVELOPMENT APPLICATIONS

No records found for this parcel