



**Jason Soprovich**  
**Royal LePage Sussex - Jason Soprovich**  
 West Vancouver  
 P: 604-817-8812  
 jason@jasonsoprovich.com  
 soprovich.com



# 3975 WESTRIDGE AV West Vancouver BC V7V 3H6

<b>PID</b>	009-416-307	<b>Legal Description</b>	LOT 9, BLOCK 12, PLAN VAP10299, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT				
<b>Zoning</b>	RS3, Single Family Dwelling Zone 3	<b>Community Plans(s)</b>	not in ALR				
<b>Registered Owner</b>	-						
<b>Floor Area</b>	2029 Sq Ft	<b>Max Elevation</b>	133.11 m	<b>Year Built</b>	1967	<b>Transit Score</b>	40 / Some Transit
<b>Lot Size</b>	18732 SQUARE FEET	<b>Min Elevation</b>	116.41 m	<b>Bedrooms</b>	4	<b>WalkScore</b>	3 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$6,544.33	<b>Bathrooms</b>	1	<b>Structure</b>	SINGLE FAMILY DWELLING



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## APPRECIATION

	Date	(\$)	% Change
Assessment	2020	\$1,765,100	325.02 %
Sales History	21/03/1996	\$415,300	

## ASSESSMENT

	2019	2020	% Change
Building	\$88,200	\$85,100	-3.51 %
Land	\$2,509,000	\$1,680,000	-33.04 %
Total	\$2,597,200	\$1,765,100	-32.04 %

## SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	West Bay	Rockridge
2017-18 F.I. Rating	10	7.5
2017-18 F.I. Rank	1/955	37/253
Special Notes	IB Program (PYP)	IB Program (MYP); AP Program 10 - 12

## DEVELOPMENT APPLICATIONS

No records found for this parcel