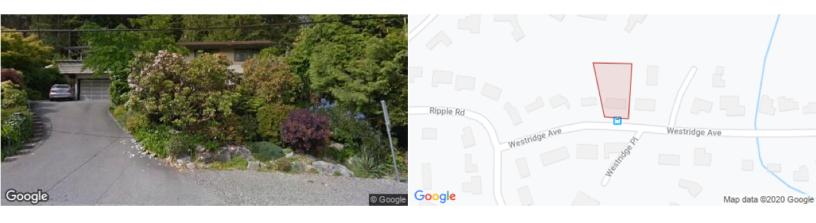


Jason Soprovich Royal LePage Sussex - Jason Soprovich West Vancouver P: 604-817-8812 jason@jasonsoprovich.com soprovich.com





3975 WESTRIDGE AV West Vancouver BC V7V 3H6

PID 009-416-307 Legal Description LOT 9, BLOCK 12, PLAN VAP10299, DISTRICT LOT 559, GROUP

1, NEW WESTMINSTER LAND DISTRICT

RS3, Single Family Dwelling Zone 3 not in ALR Zoning Community Plans(s)

Registered Owner

1967 **Transit Score** 40 / Some Transit Floor Area 2029 Sq Ft Max Elevation 133.11 m Year Built 18732 SQUARE 116.41 m Bedrooms 3 / Car-Dependent Lot Size Min Elevation WalkScore

FEET

SINGLE FAMILY DWELLING Dimensions **Annual Taxes** \$6,544.33 Bathrooms Structure



soprovich.com



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

	•	-
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

Secondary

Elementary

DEVELOPMENT APPLICATIONS

No records found for this parcel