

PROPERTY REPORT

526 SOMERSET ST
North Vancouver City BC
V7N 1G3
Canada

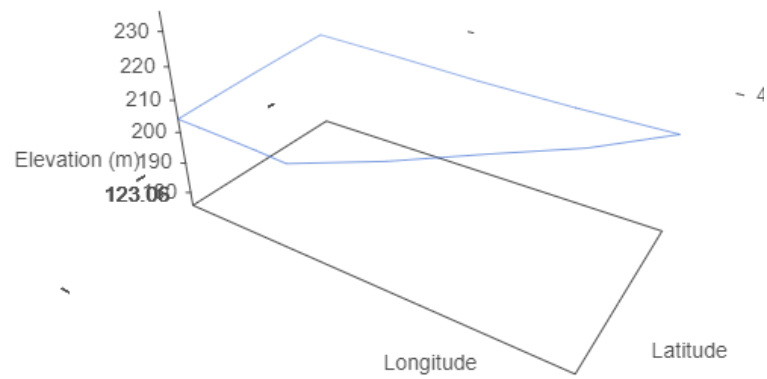
PID: 012-123-684

SEPTEMBER 5, 2019

Grant Gardner PREC*
Royal LePage Sussex
North Vancouver
P: +1604-990-6468
info@grantgardner.com
<http://www.grantgardner.com>



Property Boundary and Topography



Max Elevation: 208.16 m | Min Elevation: 202.84 m | Difference: 5.32 m

Detailed Tax Report

Property Information

Prop Address	526 SOMERSET ST	Jurisdiction	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	Neighborhood	TEMPE OLD
Area	NORTH VANCOUVER	SubAreaCode	VNVUL
PropertyID	012-123-684	BoardCode	V
PostalCode	V7N 1G3		

Property Tax Information

TaxRoll Number	235014000	Gross Taxes	\$5,667.94
Tax Year	2019	Tax Amount Updated	06/24/2019

More PIDS

012-123-684

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP3835	14	235	546	36				

Legal FullDescription

LOT 14, BLOCK 235, PLAN VAP3835, DISTRICT LOT 546, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	10170 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1961		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	04/09/2019		

Supplementary Property Info

BedRooms	5	Foundation	PARTIAL BASEMENT
Full Bath	2	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	1
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,820,000.00	\$10,000.00	\$1,830,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,820,000.00	\$10,000.00	\$0.00	\$0.00	\$1,830,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,820,000.00	\$10,000.00	\$0.00	\$0.00	\$1,830,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/2/2015	\$462,500.00	CA4719990	REJECT NOT SUITED SALE ANALYSIS

North Vancouver City Property Information Report

Non Strata Lot Report

Unit Count	1
Neighbourhood	Tempe
Legal Description	LOT: 14 Block: 235 DL: 546 Plan: 3835
Parcel ID Number	012-123-684
Parcel Roll Number	235014.000
Valuation Assessment	Land: 1820000 Improvement: 10000
Garbage Collection Zone & Schedule	D
Elementary School	Carisbrooke
Secondary School	Balmoral
Resident Exempt Parking	
OCP	R1
Zoning	RS-1
Building Year	1961
Businesses at Site	
Property notifications	

North Vancouver City Property Assessment/Tax Info

Property Information

Jur Number : 221
Roll Number : 235014.000
Property ID : 012-123-684
Address : 526 SOMERSET ST
Postal Code : V7N1G3

Property Description

LOT	14
BLOCK	235
PLAN NUMBER	3835
DISTRICT LOT	546
MANUAL CLASS CODE	0090
NEIGHBORHOOD CODE	221035
LAND USE	00
ACTUAL USE	032
Regional District	15
LOT SIZE KEY	2
LOT SIZE	10170

Tax Information

Current Tax Year : \$5,667.94
Previous Tax Year : \$5,061.92

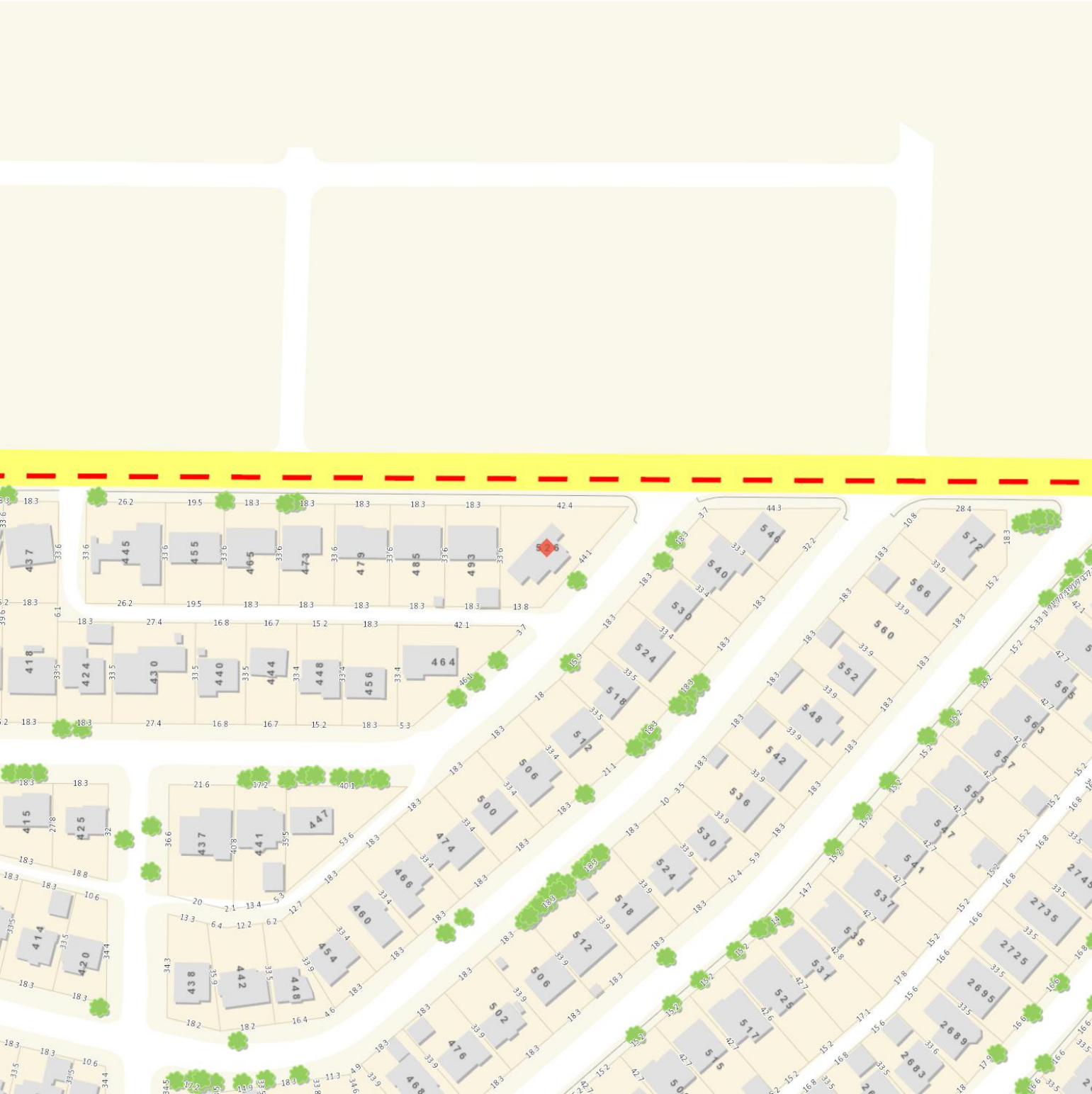
Assessments

Utilities

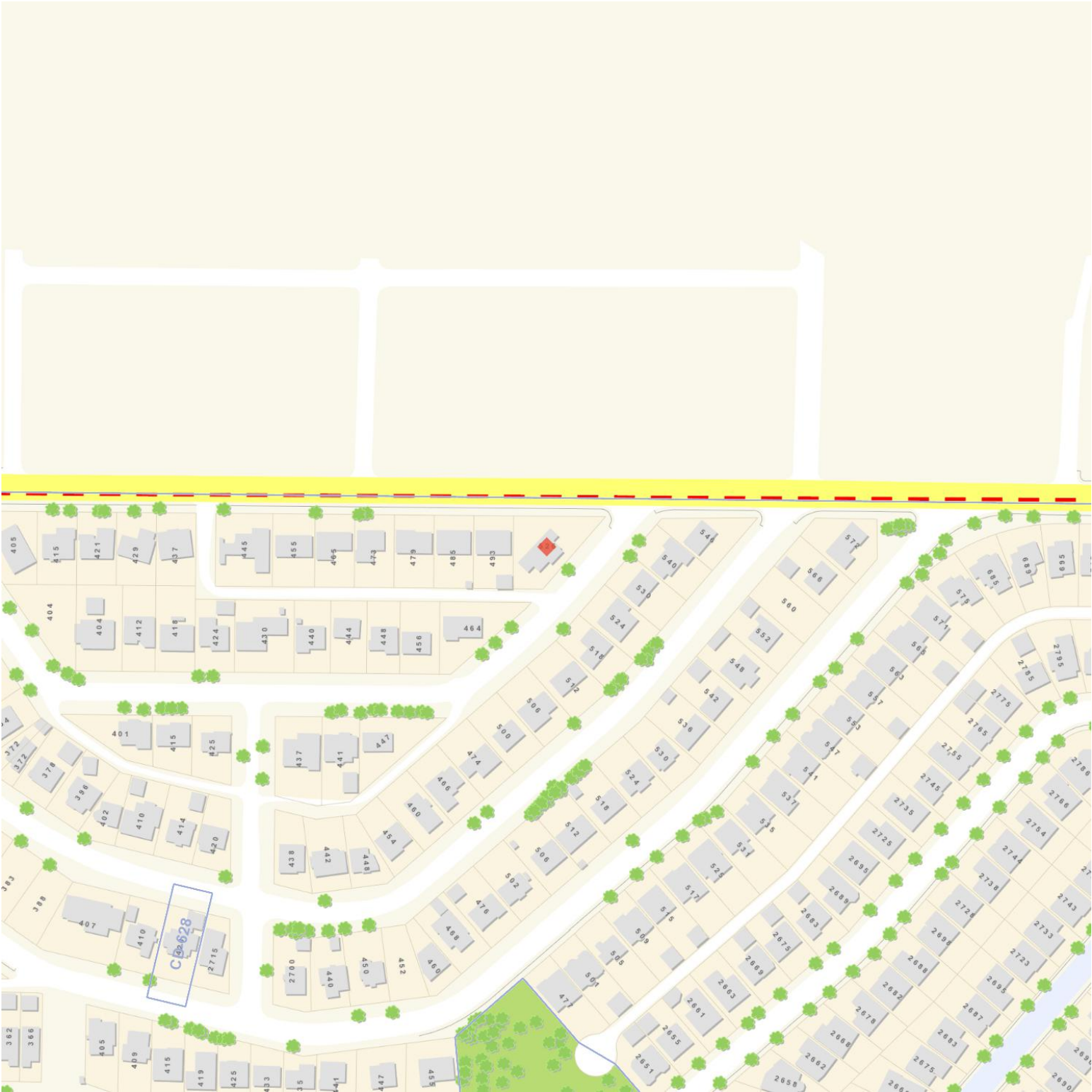
Average Monthly Utility Charge : \$74.83

Services

Lot Dimensions



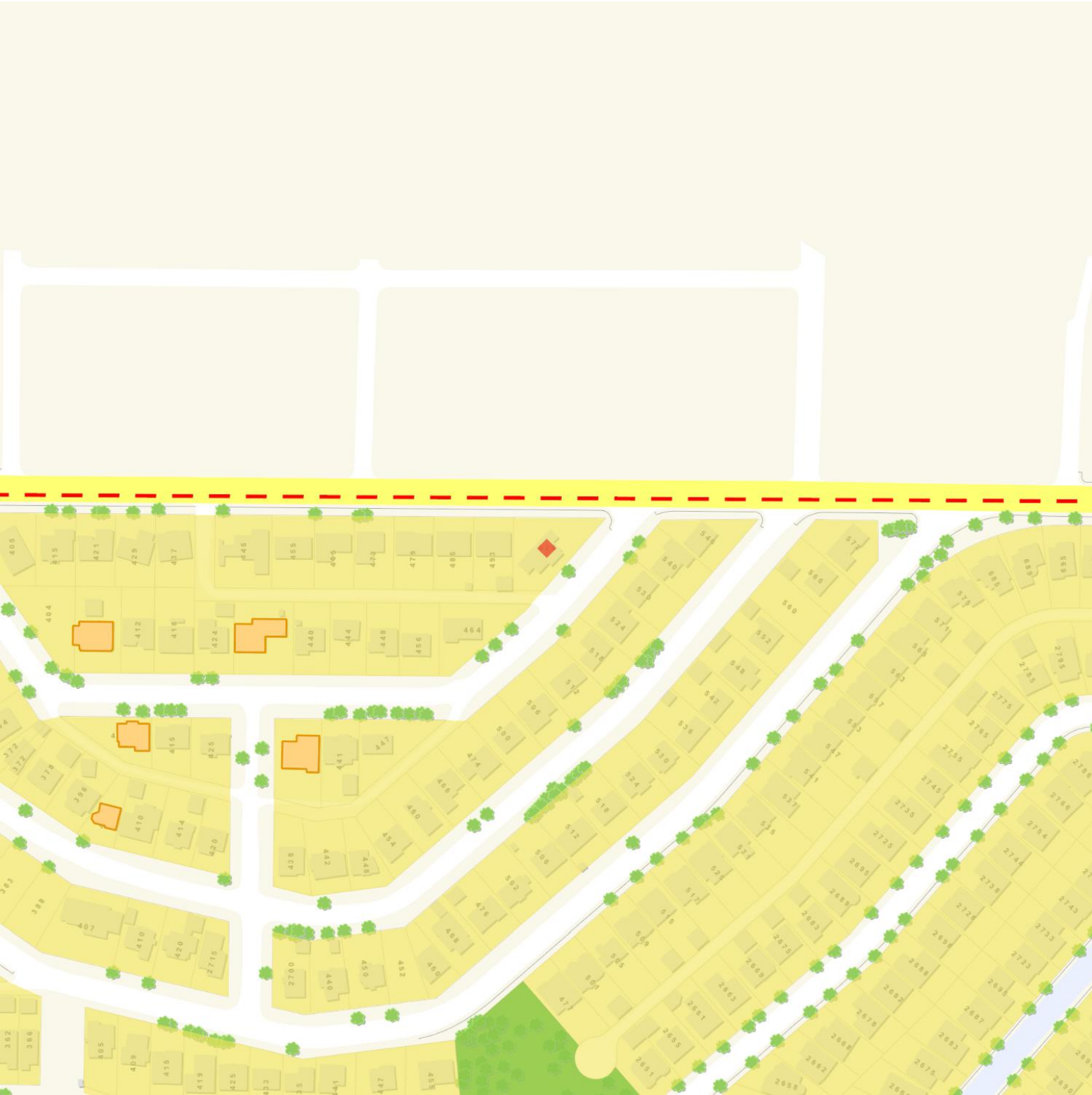
Zoning



Legend

- Rule_1
- Zoning Boundaries
- Zoning Special Setback Line

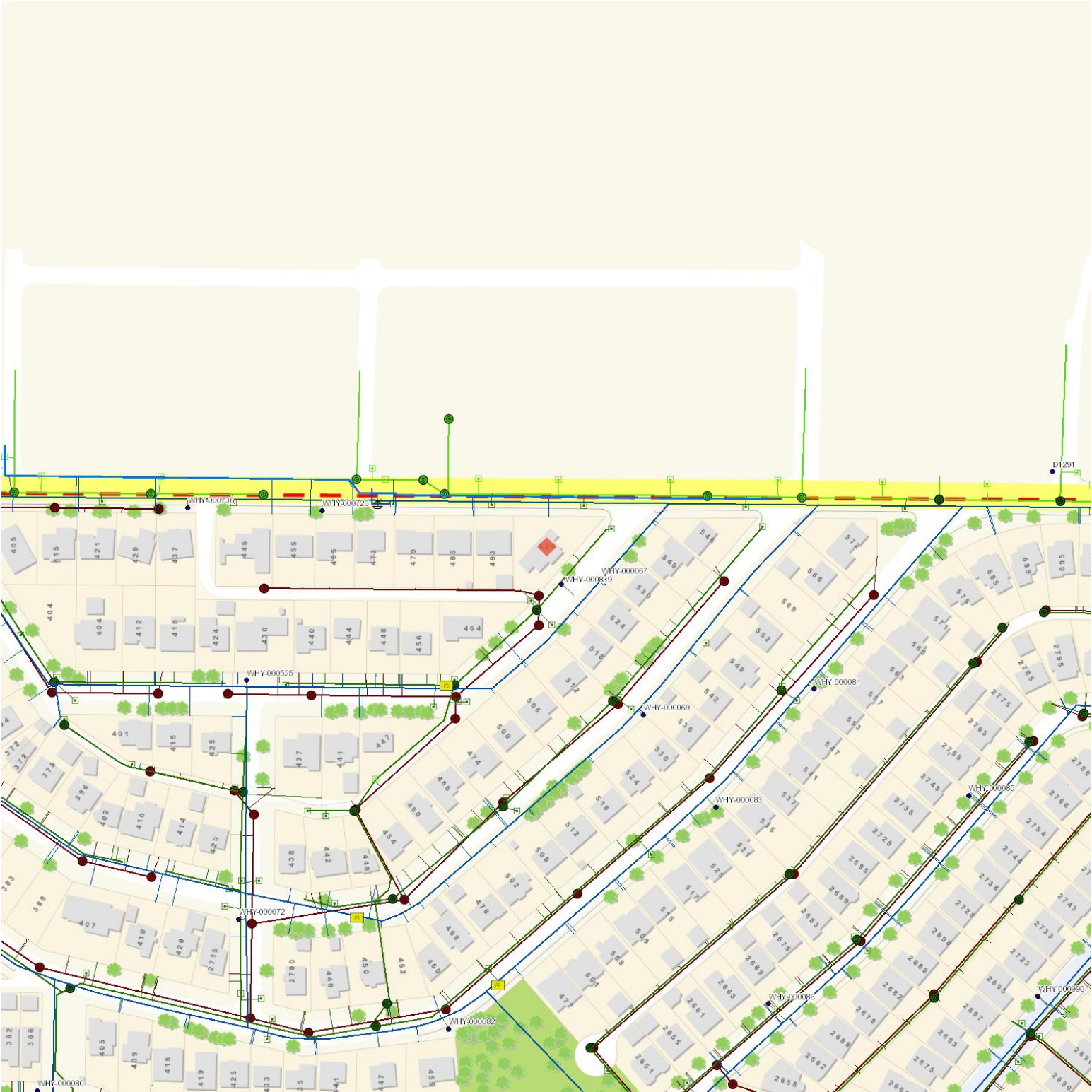
OCP and Heritage



Legend

<ul style="list-style-type: none"> Rule_1 2014 OCP Maximum Height Limits (m) Residential Level 3 Residential Level 6 Mixed Use Level 4A School & Institutional 	<ul style="list-style-type: none"> Heritage Buildings 2014 OCP Special Study Areas Residential Level 4A Mixed Use Level 1 Mixed Use Level 4B Commercial 	<ul style="list-style-type: none"> Heritage Character Areas Residential Level 1 Residential Level 4B Mixed Use Level 2 Harbourside Waterfront (Mixed Use) Mixed Employment 	<ul style="list-style-type: none"> Heritage Conservation Areas Residential Level 2 Residential Level 5 Mixed Use Level 3 Parks, Recreation & Open Space Industrial
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Infrastructure



Legend

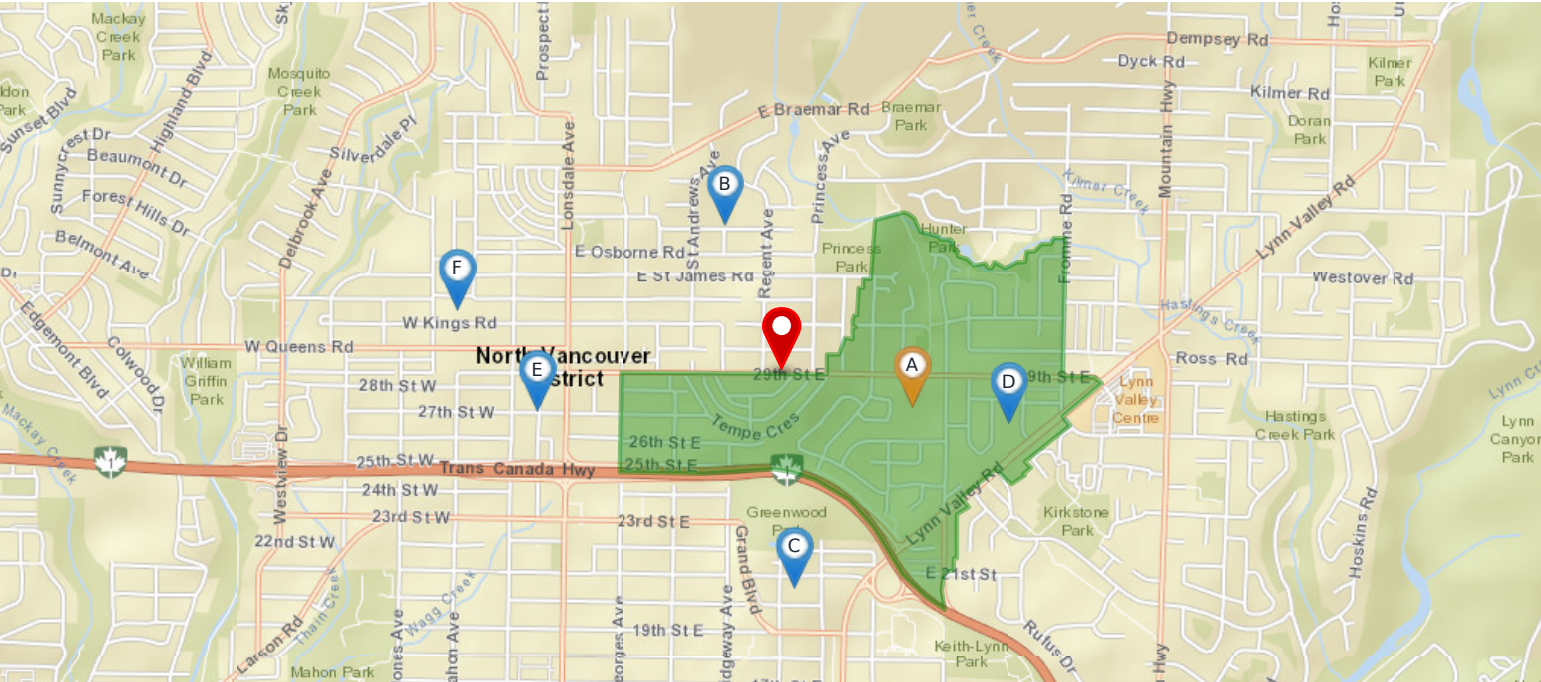
- Rule_1
- Hydrant
- Sample Station
- Hydrant Lead
- CNV Water Serviceline
- Storm Node
- Non-CNV Catch Basin Lead
- Non-CNV Storm Gravity Main
- Non-CNV Storm Water Serviceline
- Sanitary Pump
- Sanitary Node
- CNV Sanitary Unknown Main
- METRO Sanitary Gravity Main

- Water Node
- Water Meter
- Non-CNV Water Valve
- Non-CNV Water Main
- Water Feature
- Storm Water Feature
- CNV Catch Basin Lead
- CNV Storm Gravity Main
- CNV Storm Water Serviceline
- Sanitary Lift Station
- Non-CNV Sanitary Serviceline
- CNV Sanitary Force Main
- SQN Sanitary Gravity Main

- Fountain
- Pig Station
- CNV Water Valve
- CNV Water Main
- Non-CNV Catch Basin
- Non-CNV Storm Water Manhole
- Non-CNV Storm Water Channel
- Non-CNV Storm Water Outfall
- Storm Water Feature
- <all other values>
- CNV Sanitary Serviceline
- CNV Sanitary Gravity Main
- Sanitary Feature

- Water Station
- Pressure Reducing Stn
- Water Feature
- Non-CNV Water Serviceline
- CNV Catch Basin
- CNV Storm Water Manhole
- CNV Storm Water Channel
- CNV Storm Water Outfall
- Sanitary Water Feature
- CNV
- Sanitary Main Issues/Errors
- METRO Sanitary Force Main

Nearby Elementary Schools

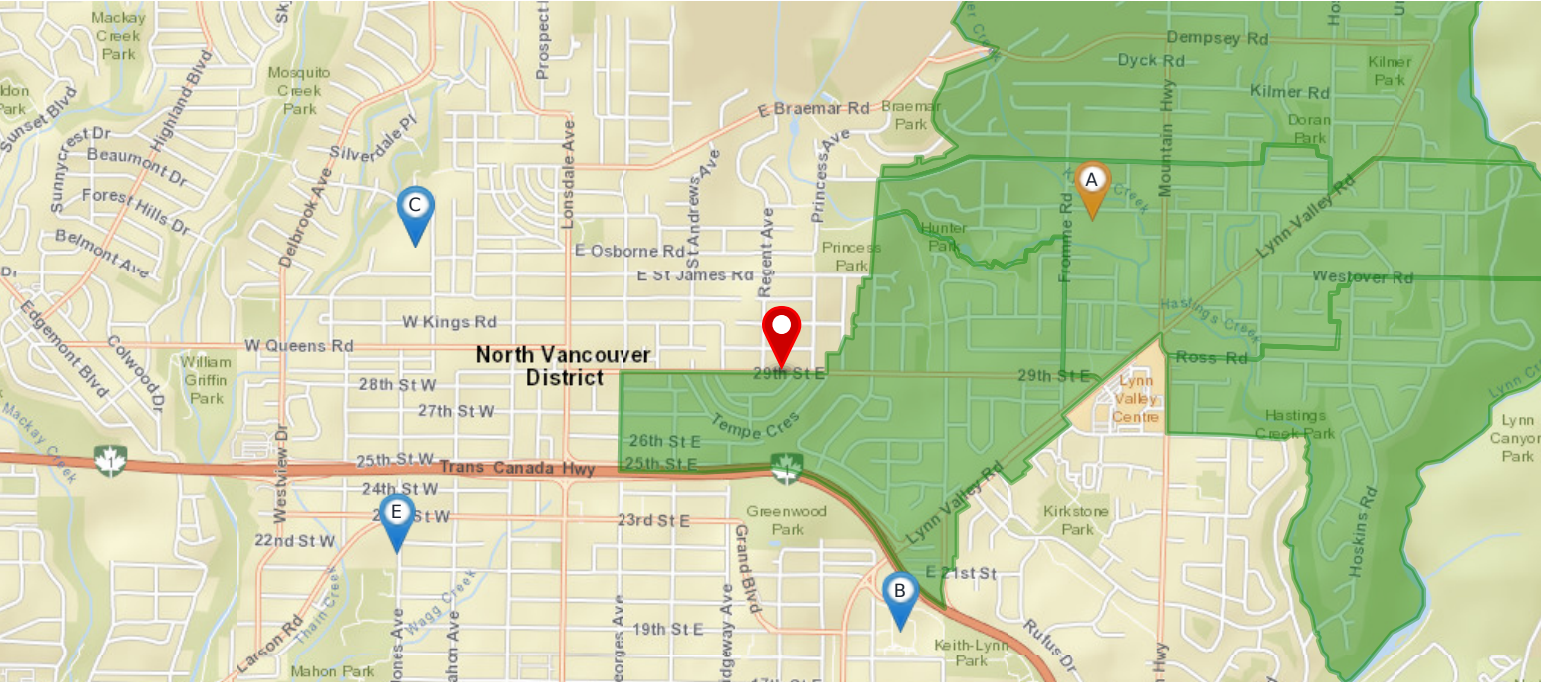


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Boundary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Boundary	K - 7	7.2	6.6	195/955	267/805	North Vancouver	Late French Immersion	7 mins	0.6 km	2 mins	7 mins
B Carisbrooke	K - 7	8.5	7.7	81/955	116/805	North Vancouver		13 mins	0.9 km	3 mins	13 mins
C Queensbury	K - 7	6.1	6.6	426/955	267/805	North Vancouver		25 mins	1.9 km	5 mins	25 mins
D Vancouver Waldorf	K - 12	n/a	n/a	n/a	n/a	North Vancouver	Private; Waldorf Program	14 mins	1.2 km	3 mins	14 mins
E Holy Trinity	K - 7	7.7	8.9	134/955	47/805	North Vancouver	Catholic Independent School	14 mins	1.2 km	3 mins	14 mins
F Andre Piolat	K - 12	6.4	7.5	376/955	140/805	North Vancouver	French Immersion; IB Program (MYP)	19 mins	1.6 km	4 mins	19 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Argyle** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Argyle	8 - 12	5.3	6.2	169/253	112/246	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	24 mins	2.0 km	4 mins	15 mins
B Sutherland	8 - 12	4.6	5.3	204/253	174/246	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	23 mins	1.8 km	5 mins	23 mins
C Mountainside	8 - 12	n/a	n/a	n/a	n/a	North Vancouver		25 mins	2.0 km	5 mins	23 mins
D North Vancouver Distributed Learning	9 - 12	n/a	n/a	n/a	n/a	North Vancouver	Online Learning	25 mins	2.0 km	5 mins	23 mins
E Carson Graham	8 - 12	5.2	4.8	177/253	201/246	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	26 mins	2.3 km	6 mins	17 mins
F St Thomas Aquinas	8 - 12	7.5	8	37/253	24/246	North Vancouver	Catholic Independent School; AP Program	43 mins	3.7 km	9 mins	33 mins

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Car-Dependent

Most errands require a car



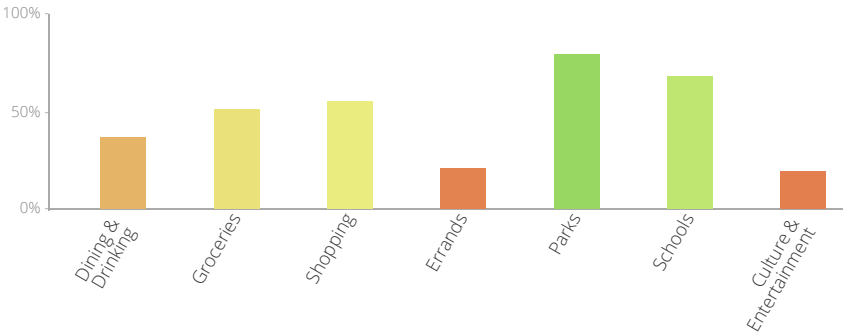
Some Transit

A few nearby public transportation options



Somewhat Bikeable

The Walk Score here is 43 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

