

PROPERTY REPORT

3434 ST. GEORGES AV
North Vancouver District
V7N 1V8
Canada

PID: 014-135-931

JULY 5, 2025



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Joe CAMPBELL

Not Your Average Joe !

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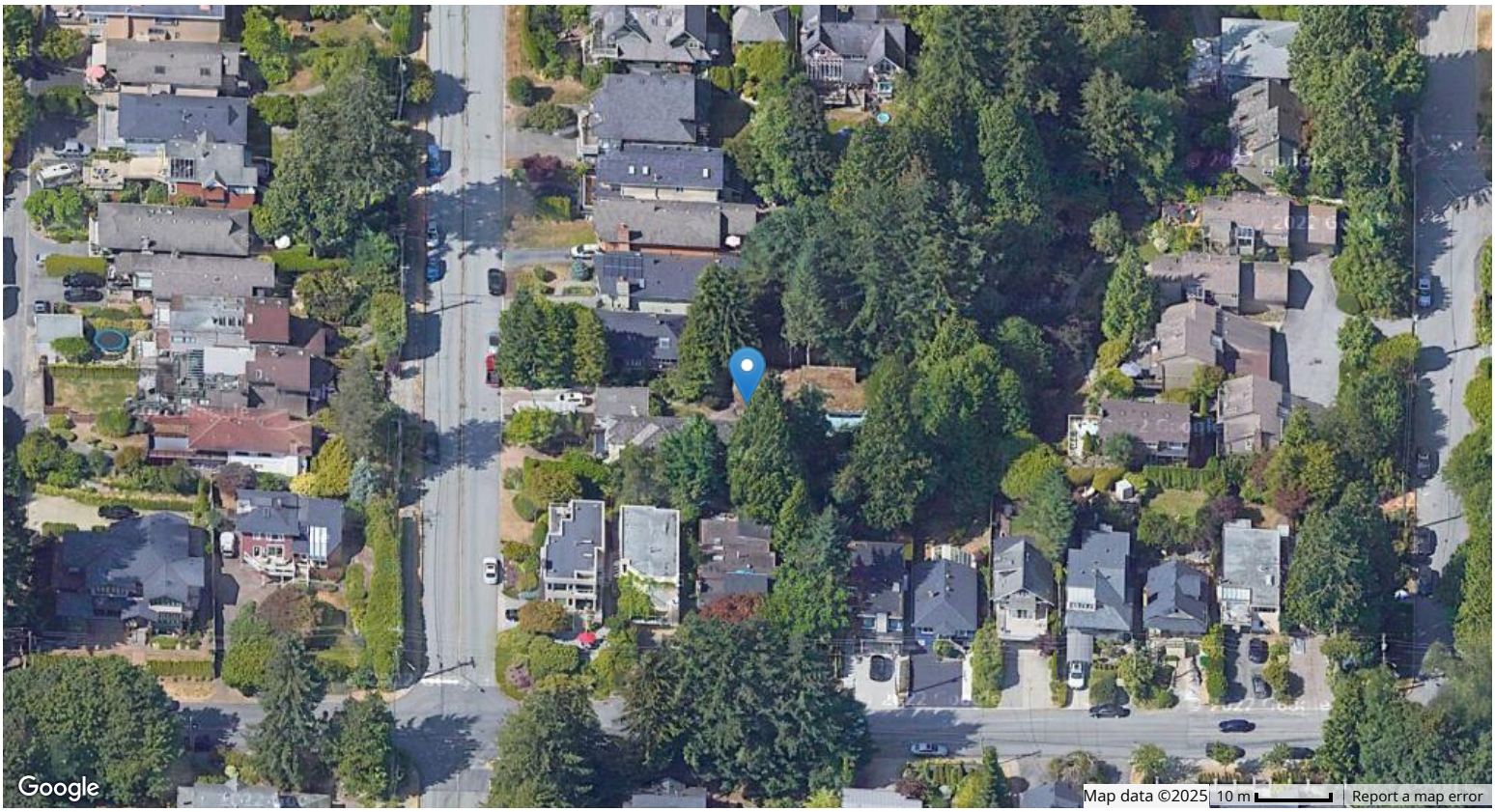
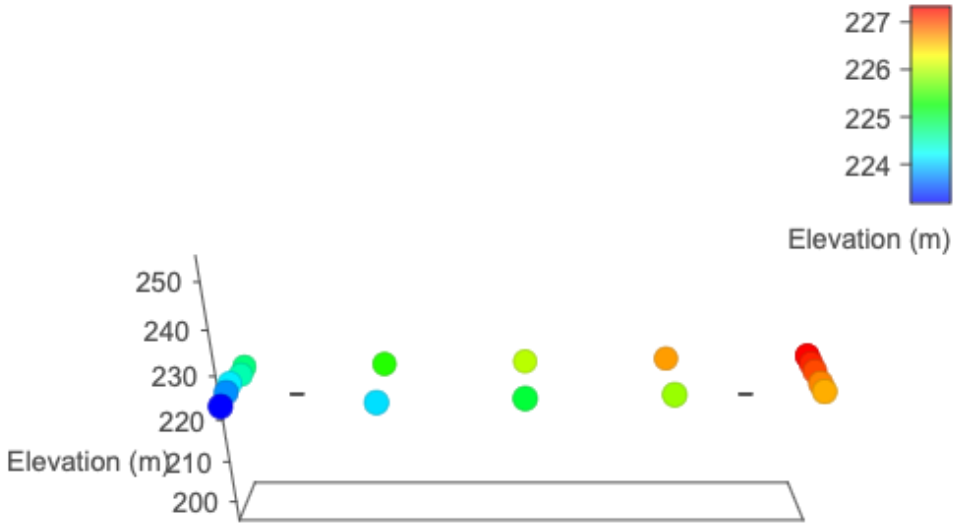
Google Views



Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 227.32 m | Min Elevation: 223.18 m | Difference: 4.15 m

Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	3434 ST. GEORGES AV	**Jurisdiction**	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	**Neighborhood**	UPPER LONSDALE
Area	NORTH VANCOUVER	**SubAreaCode**	VNVUL
PropertyID	014-135-931	**BoardCode**	V
PostalCode	V7N 1V8		

Property Tax Information

TaxRoll Number	040077290003	**Gross Taxes**	$8,019.29
Tax Year	2024	**Tax Amount Updated**	09/19/2024

More PIDS

014-135-931

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP1957	17	30	2026	36				

Legal FullDescription

LOT 17, BLOCK 30, PLAN VAP1957, DISTRICT LOT 2026, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	6006 SQUARE FEET	**Land Use**	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1973		
BCA Description	1 STY SFD - AFTER 1960 - STANDARD	**Zoning**	RSQ SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	04/16/2025		

Supplementary Property Info

BedRooms	3	**Foundation**	BASEMENT
Full Bath	2	**Half Bath2**	1
Half Bath3	0	**Stories**	1.00
Pool Flg		**Carport**	
Garage S	1	**Garage M**	

Actual Totals

Land	Improvement	Actual Total
$1,654,000.00	$131,000.00	$1,785,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,654,000.00	$131,000.00	$0.00	$0.00	$1,785,000.00

School Taxable Totals

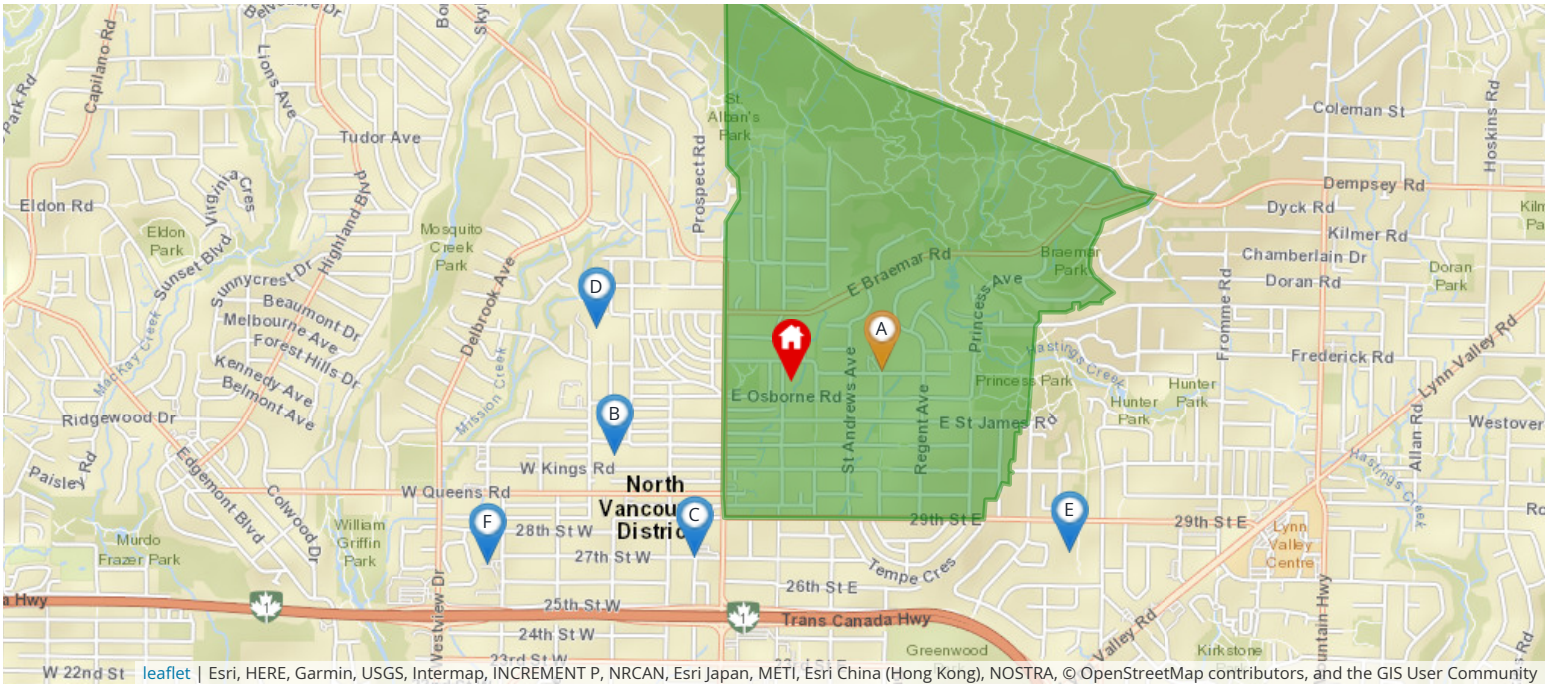
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,654,000.00	$131,000.00	$0.00	$0.00	$1,785,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/28/2014	$839,000.00	CA4046894	IMPROVED SINGLE PROPERTY TRANSACTION
6/17/2007	$350,000.00	BB414135	REJECT - NOT SUITABLE FOR SALES ANALYSIS
5/29/2002	$0.00	BT183989	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools

Nearby Elementary Schools

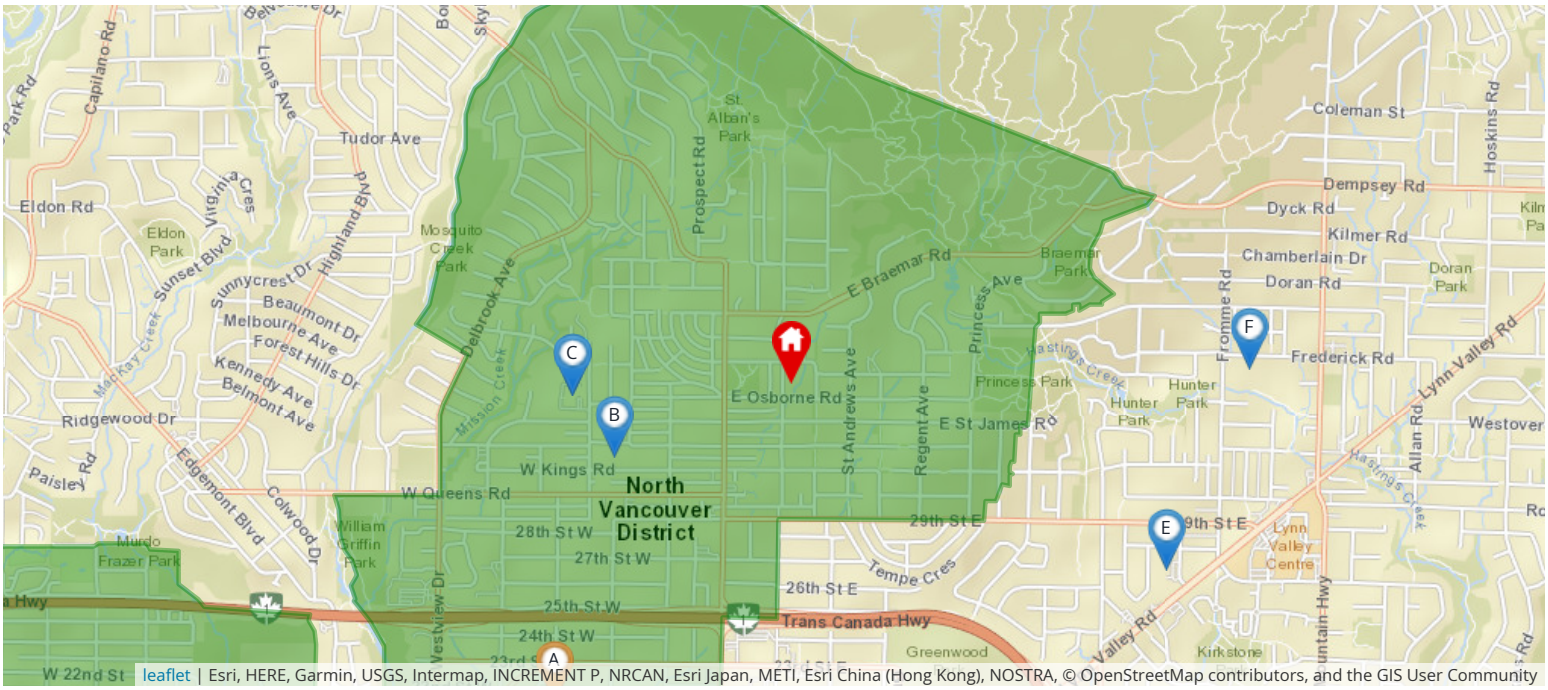


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Carisbrooke** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Carisbrooke	K - 7	SD 44	North Vancouver		8 mins	0.5 km	1 min	8 mins
B	Andre Piolat	K - 12	Independent	North Vancouver	French Immersion; IB Program (MYP)	13 mins	1.1 km	3 mins	13 mins
C	Holy Trinity	K - 7	Independent	North Vancouver	Catholic Independent School	14 mins	1.1 km	3 mins	14 mins
D	Braemar	K - 7	SD 44	North Vancouver	French Immersion	15 mins	1.1 km	3 mins	15 mins
E	Boundary	K - 7	SD 44	North Vancouver	Late French Immersion	29 mins	2.1 km	3 mins	18 mins
F	Larson	K - 7	SD 44	North Vancouver	French Immersion	25 mins	2.0 km	5 mins	25 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Carson Graham** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Carson Graham	8 - 12	SD 44	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	29 mins	2.2 km	5 mins	19 mins
B	Andre Piolat	K - 12	Independent	North Vancouver		13 mins	1.1 km	3 mins	13 mins
C	Mountainside	8 - 12	SD 44	North Vancouver		13 mins	1.0 km	3 mins	13 mins
D	North Vancouver Online Learning	9 - 12	SD 44	North Vancouver	Online Learning	13 mins	1.0 km	3 mins	13 mins
E	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	33 mins	2.4 km	5 mins	15 mins
F	Argyle	8 - 12	SD 44	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	34 mins	2.5 km	4 mins	24 mins

Walk Score

3434 ST. GEORGES AV North Vancouver, V7N 1V8



Somewhat Walkable

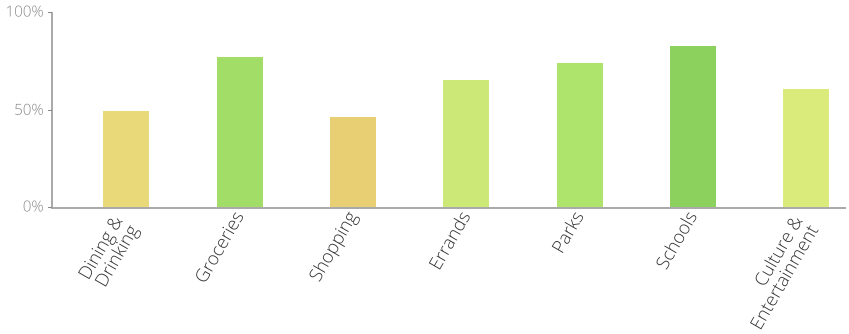
Some errands can be accomplished on foot



Somewhat Bikeable

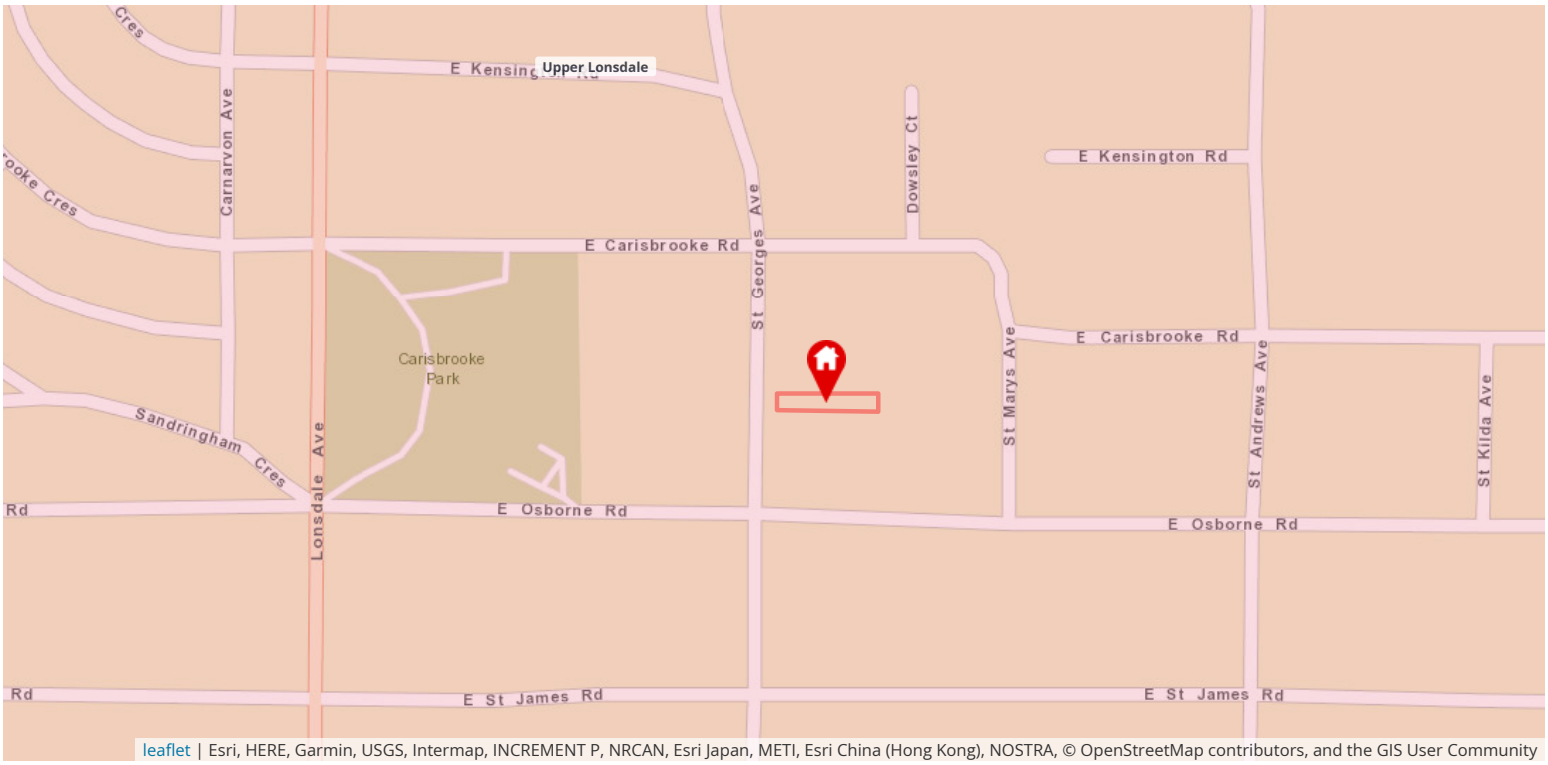
Minimal bike infrastructure

The Walk Score here is 60 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address

Sub Areas



Subject Property Designations:

Area: North Vancouver
Sub-Area: Upper Lonsdale
Area Code: NV
Sub-Area Code: UL

Layer Legend:

● **Upper Lonsdale**

myLTSA Enterprise

BC LTSA - Ownership

Status	Content
REGISTERED	CA4046894 Vancouver, CA*, N*
CANCELLED	BB414135 Vancouver, JO*, I*
CANCELLED	BT183989 Vancouver, CR*, G*
CANCELLED	BN331127 Vancouver, CR*, G*
CANCELLED	BJ51712 Vancouver, CR*, G*
CANCELLED	BH240785 Vancouver, CR*, G*
CANCELLED	C40803 Vancouver, KO*, P*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 014-135-931

SHORT LEGAL DESCRIPTION:S/1957/////17
MARG:
TAXATION AUTHORITY:
1 North Vancouver, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT
LOT 17 BLOCK 30 DISTRICT LOT 2026 PLAN 1957

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN VAP1957

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1