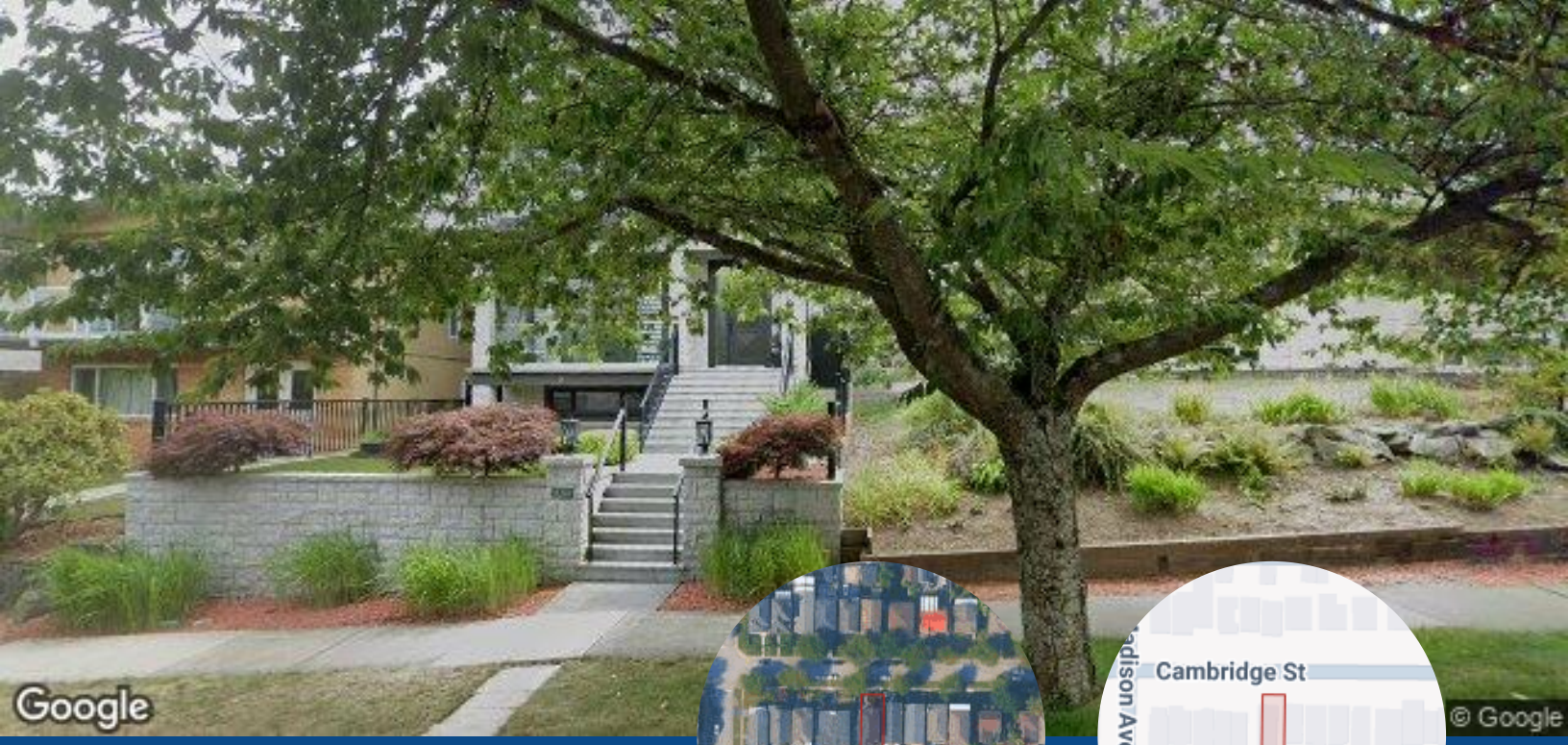


PROPERTY REPORT

4326 CAMBRIDGE ST
Burnaby
V5C 1H4
Canada

PID: 003-122-662

JANUARY 15, 2026



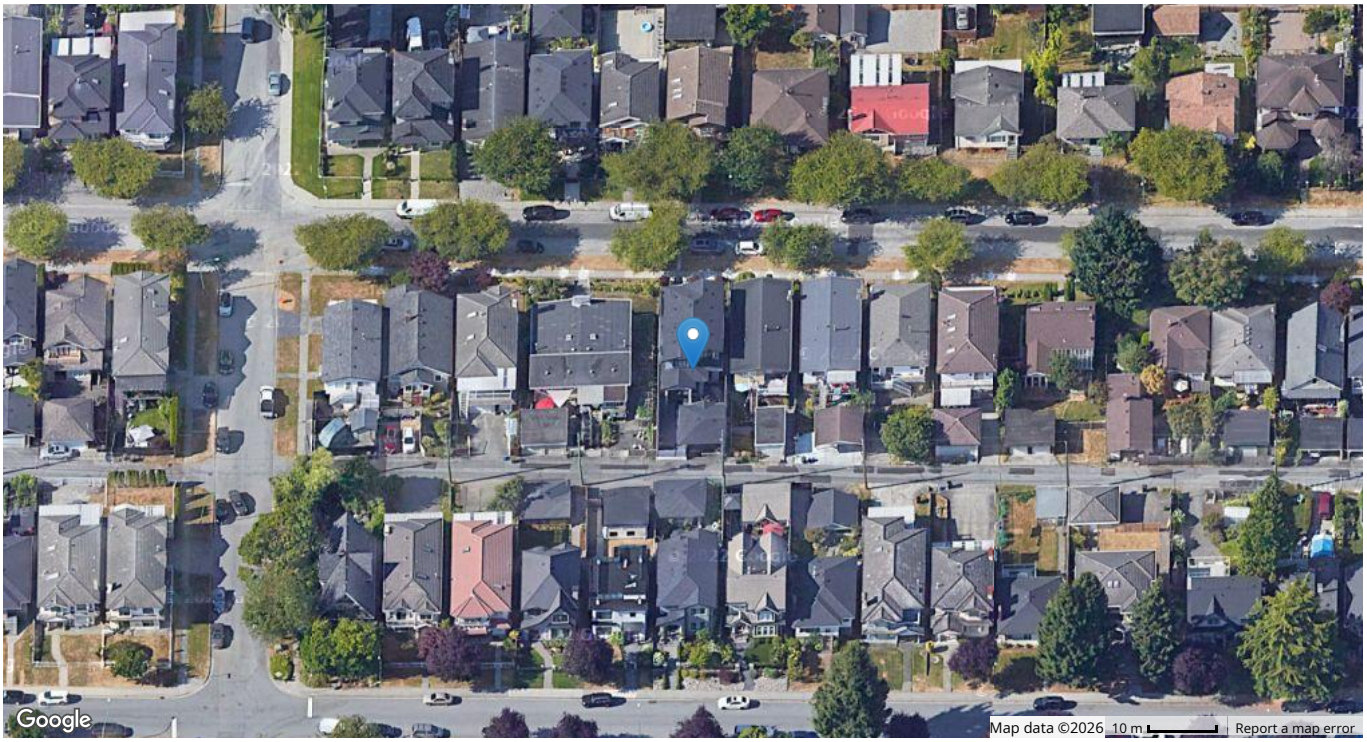
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Joe CAMPBELL

Not Your Average Joe !

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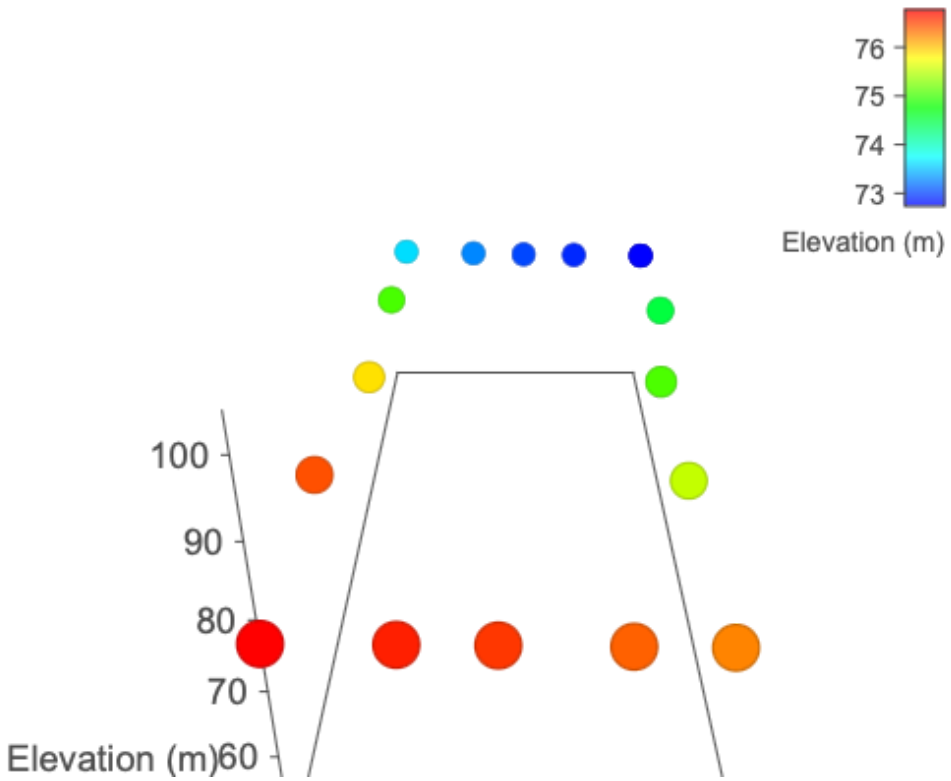
Google Views



Estimated Lot Dimensions and Topography



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



Max Elevation: 76.77 m | Min Elevation: 72.73 m | Difference: 4.04 m

Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	4326 CAMBRIDGE ST	**Jurisdiction**	CITY OF BURNABY
Municipality	CITY OF BURNABY	**Neighborhood**	WILLINGDON - BURNABY HEIGHTS
Area	BURNABY NORTH	**SubAreaCode**	VBNVH
PropertyID	003-122-662	**BoardCode**	V
PostalCode	V5C 1H4		

Property Tax Information

TaxRoll Number	044043260000	**Gross Taxes**	$9,278.43
Tax Year	2025	**Tax Amount Updated**	08/22/2025

More PIDS

003-122-662

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP1282	6	19	187	36				

Legal FullDescription

LOT 6, BLOCK 19, PLAN NWP1282, DISTRICT LOT 187, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width	33	**Depth**	122
Lot Size	WIDTH * DEPTH	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	2018		
BCA Description	2 STY SFD - AFTER 1990 - CUSTOM	**Zoning**	R1 SMALL-SCALE MULTI-UNIT HOUS
WaterConn			
BCAData Update	04/16/2025		

Supplementary Property Info

BedRooms	3	**Foundation**	PARTIAL BASEMENT
Full Bath	1	**Half Bath2**	1
Half Bath3	1	**Stories**	2.00
Pool Flg		**Carport**	
Garage S	1	**Garage M**	

Actual Totals

Land	Improvement	Actual Total
$1,740,000.00	$1,128,000.00	$2,868,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,740,000.00	$1,128,000.00	$0.00	$0.00	$2,868,000.00

School Taxable Totals

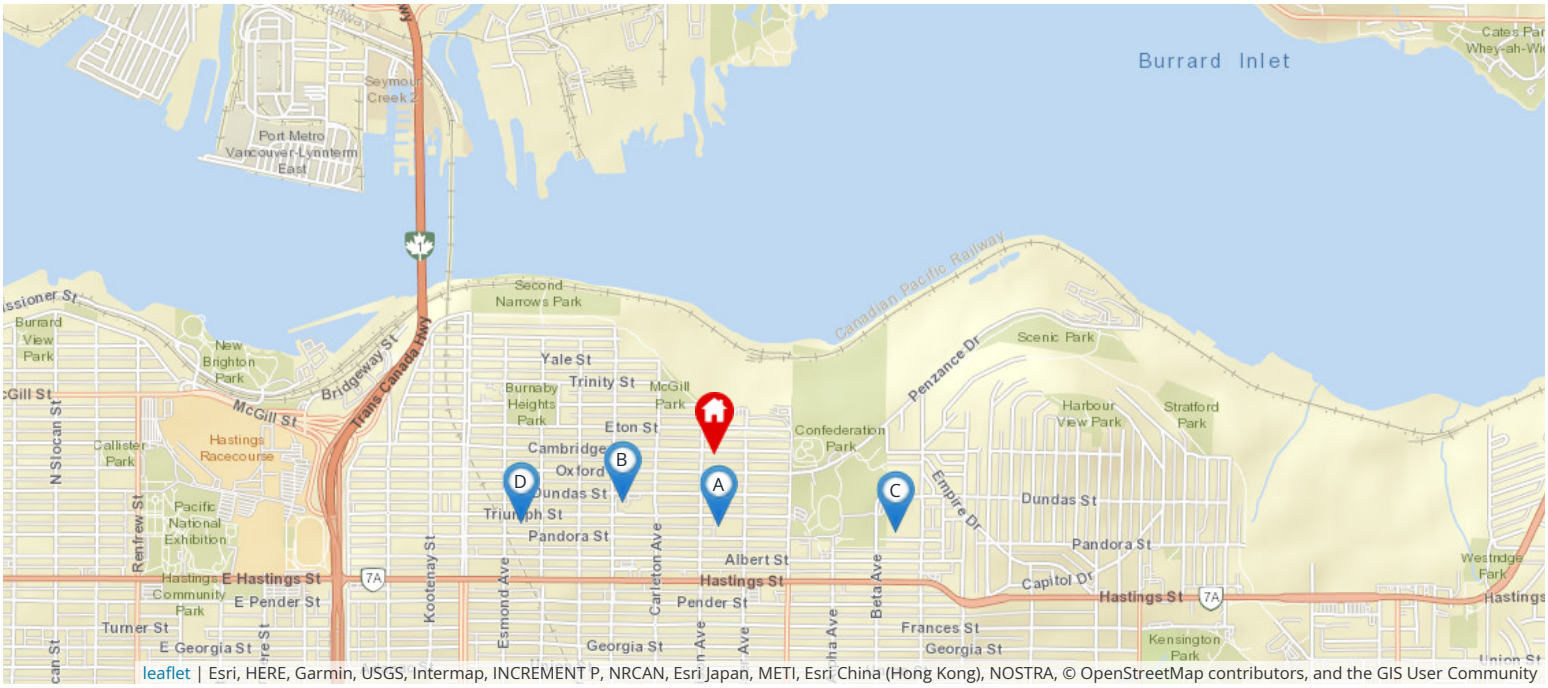
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,740,000.00	$1,128,000.00	$0.00	$0.00	$2,868,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/11/2016	$965,000.00	CA4984012	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/2/2011	$770,000.00	CA2042749	IMPROVED SINGLE PROPERTY TRANSACTION
3/8/2006	$525,000.00	BA72763	IMPROVED SINGLE PROPERTY TRANSACTION

Nearest Schools

Nearby Elementary Schools



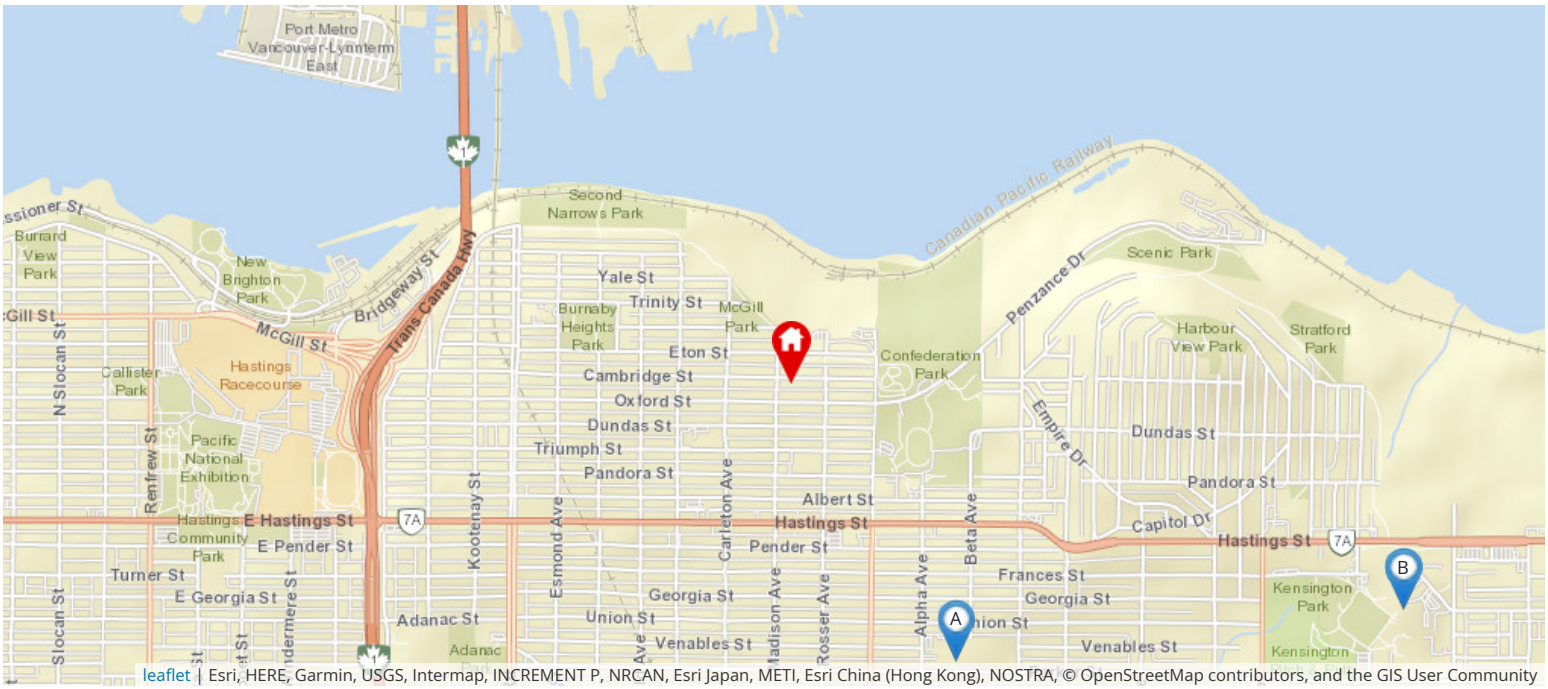
Legend: Subject Property Catchment School Other Schools

School District: **Burnaby (41)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Rosser	K - 7	SD 41	Burnaby		6 mins	0.4 km	2 mins	6 mins
B	Gilmore	K - 7	SD 41	Burnaby		10 mins	0.6 km	2 mins	10 mins
C	Confederation Park Elementary	K - 7	SD 41	Burnaby		19 mins	1.4 km	5 mins	17 mins
D	St Helen's	K - 7	Independent	Burnaby	Catholic Independent School	18 mins	1.2 km	4 mins	18 mins
E	Kitchener	K - 7	SD 41	Burnaby	StrongStart	28 mins	2.0 km	5 mins	17 mins
F	Brentwood Park	K - 7	SD 41	Burnaby		38 mins	2.7 km	7 mins	29 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Burnaby (41)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Alpha	8 - 12	SD 41	Burnaby	French Immersion; AP Program	26 mins	1.9 km	5 mins	21 mins
B	Burnaby North	8 - 12	SD 41	Burnaby	AP Program; Hockey Academy; Soccer Academy	47 mins	3.3 km	9 mins	24 mins
C	Moscrop	8 - 12	SD 41	Burnaby	French Immersion; AP Program	1 hour 17 mins	5.4 km	14 mins	33 mins
D	Deer Lake SDA	K - 12	Independent	Burnaby	Independent Seventh-day Adventist School	1 hour 35 mins	6.8 km	16 mins	48 mins
E	Burnaby Central	8 - 12	SD 41	Burnaby	AP Program; Athletic & Visual Performing Arts Program; Hockey Academy; Soccer Academy	1 hour 27 mins	6.3 km	14 mins	36 mins
F	Burnaby Mountain	8 - 12	SD 41	Burnaby	AP Program	2 hours 15 mins	9.8 km	18 mins	45 mins

Walk Score

4326 CAMBRIDGE ST Burnaby, V5C 1H4



Very Walkable

Most errands can be accomplished on foot



Good Transit

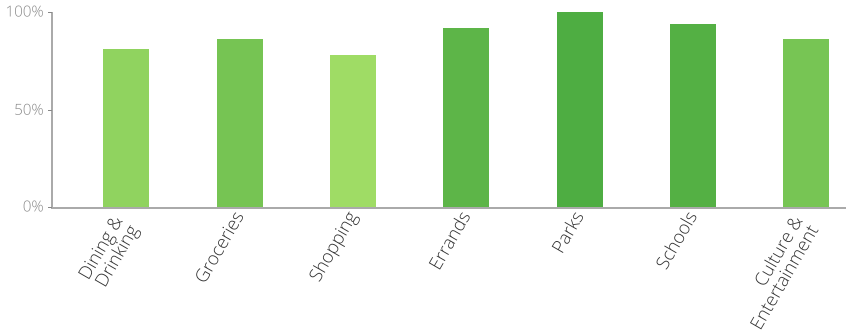
Many nearby public transportation options



Somewhat Bikeable

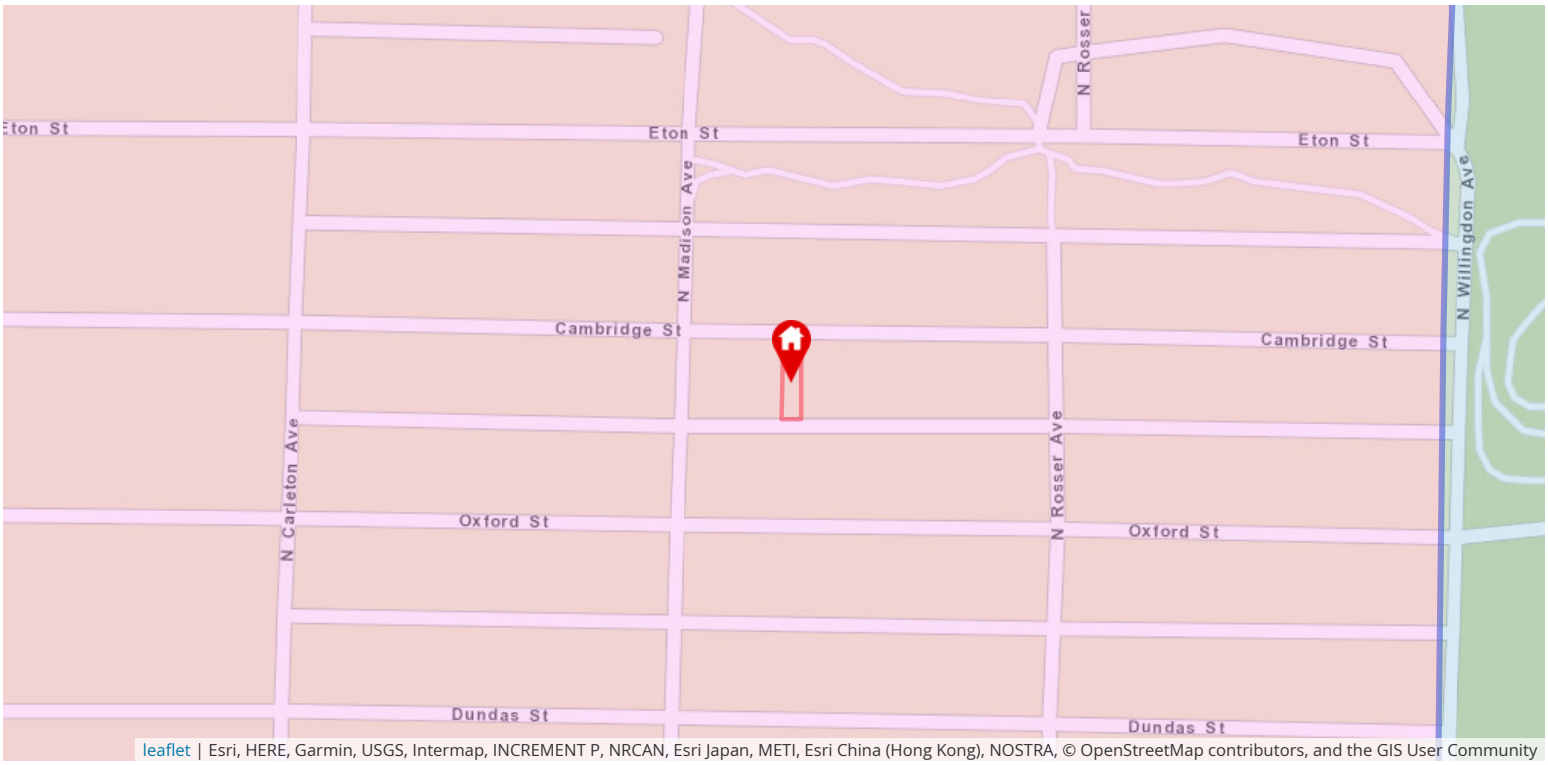
Minimal bike infrastructure

The Walk Score here is 81 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: Burnaby North
Sub-Area: Vancouver Heights
Area Code: BN
Sub-Area Code: VH

Layer Legend:

- **Vancouver Heights**
- Capitol Hill BN

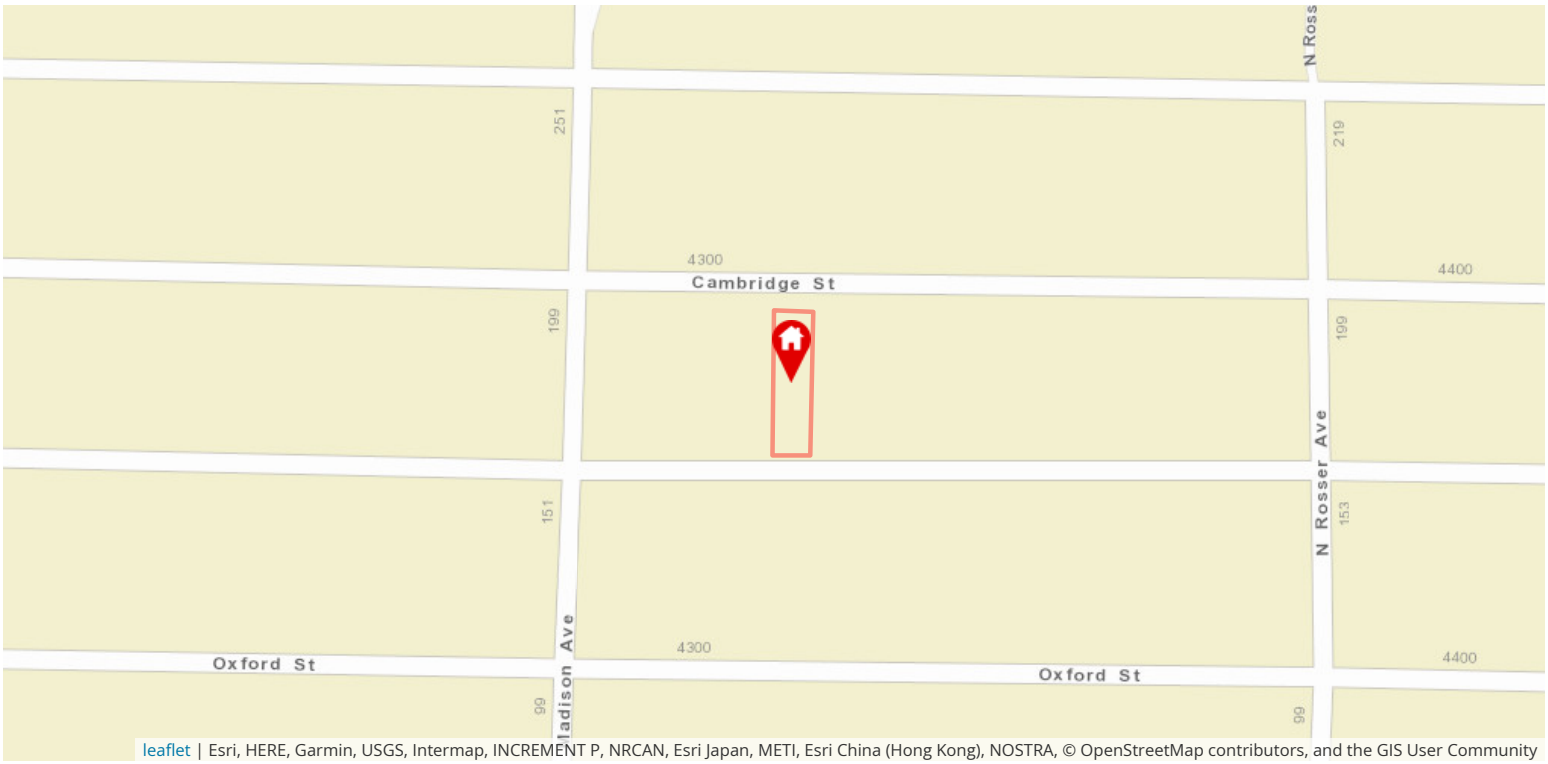
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Official Community Plan	Not Applicable

Land Use

Official Community Plan



Subject Property Designations:

Not Applicable