

PROPERTY REPORT

1451 DORAN RD
North Vancouver District
V7K 1N1
Canada

PID: 011-541-776

FEBRUARY 24, 2023



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JOE CAMPBELL HOMES

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1451 DORAN RD North Vancouver District BC V7

PID	011-541-776
Legal Description	LOT 6 BLOCKS 3 AND 4 DISTRICT LOT 2169 PLAN 4480
Plan	VAP4480
Zoning	RS4 - Single-Family Residential 6000 Zone
Community Plan(s)	OCP: Residential Level 2: Detached Residential, NCP: Central Lynn, LAP: Lynn Valley, not in ALR



Year Built	1974	**Structure**	SINGLE FAMILY DWELLING
Lot Size	4593.17 ft²	**Bedrooms**	4
Bathrooms	2	**Dimensions**	–
Max Elev.	157.33 m	**Min Elev.**	155.31 m
Floor Area	1328 Ft²	**WalkScore**	50 / Somewhat Walkable
TransitScore	–	**Annual Taxes**	$6,985.96

ASSESSMENT

	2022	%	2023
Building	$222,000	↓ -5.86	$209,000
Land	$1,368,000	↑ 19.44	$1,634,000
Total	$1,590,000	↑ 15.91	$1,843,000

APPRECIATION

	Date	($)	% Growth
Assessment	2023	$1,843,000	↑ 188.01
Sales History	01/05/2007	$639,900	↑ 72.99
	14/04/2003	$369,900	↑ 464.73
	15/01/1975	$65,500	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
V628549	Sold 01/02/2007	2	$639,900 / $639,900	RE/MAX Crest Realty
V305726	Sold 20/08/2002	1	$369,900 / $369,900	Royal LePage Sussex - Al Sutton

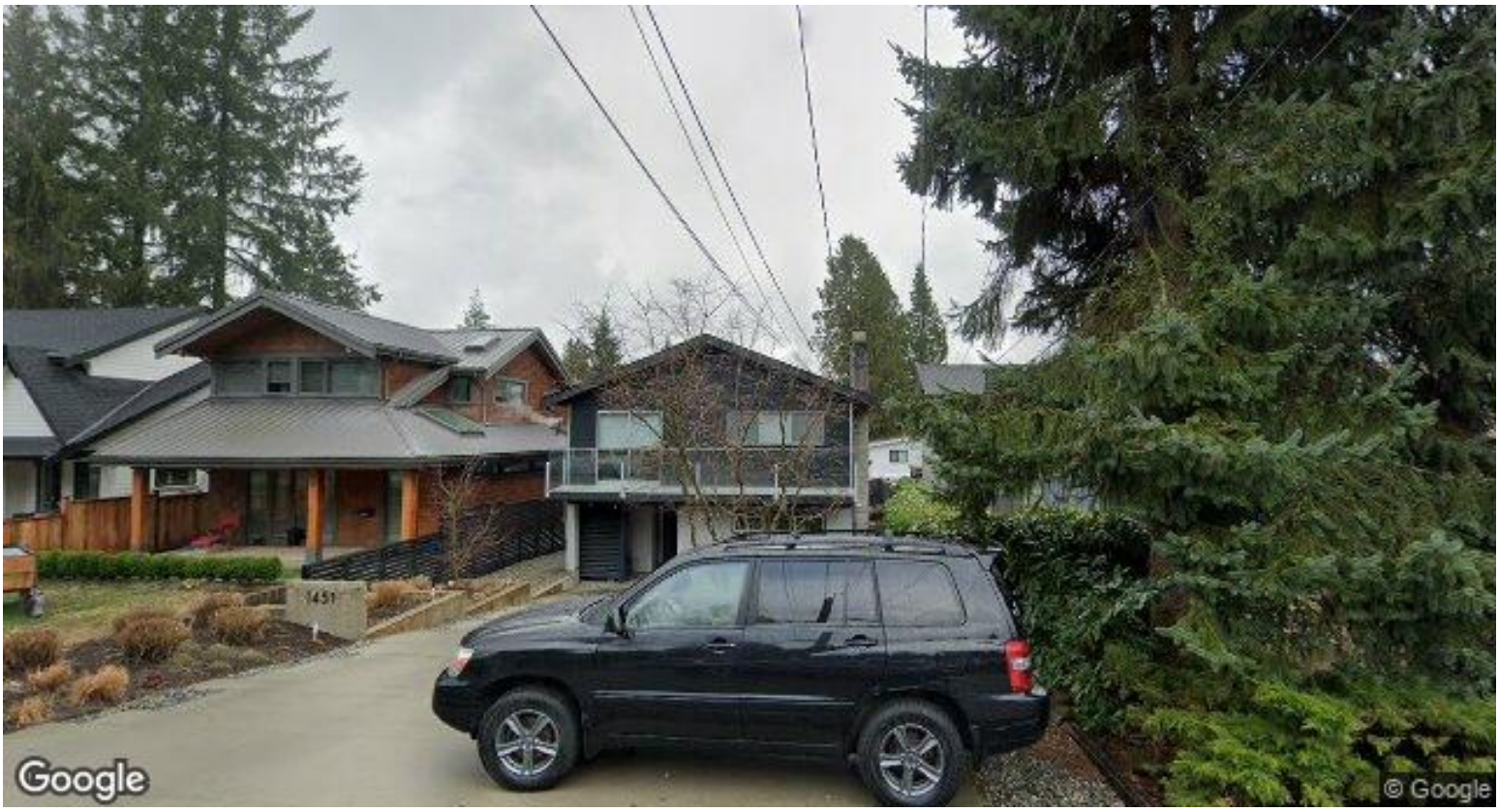
DEVELOPMENT APPLICATIONS

–

SCHOOL CATCHMENT

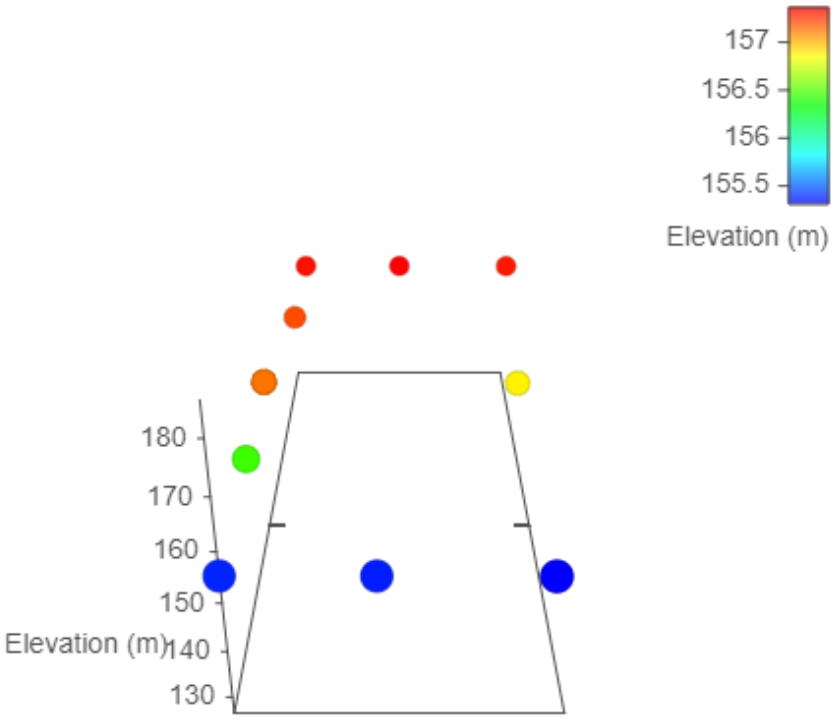
	Elementary	Secondary
Catchment	Upper Lynn	Argyle
School District	SD 44	SD 44
Grades	K - 7	8 - 12

The enclosed information, while deemed to be correct, is not guaranteed.


1451
Google
© Google



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



Max Elevation: 157.36 m | Min Elevation: 155.31 m | Difference: 2.05 m

1451 DORAN RD North Vancouver, V7K 1N1



Car-Dependent

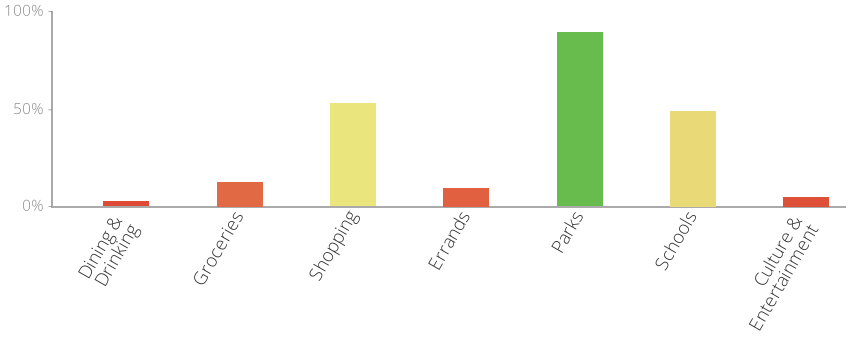
Almost all errands require a car



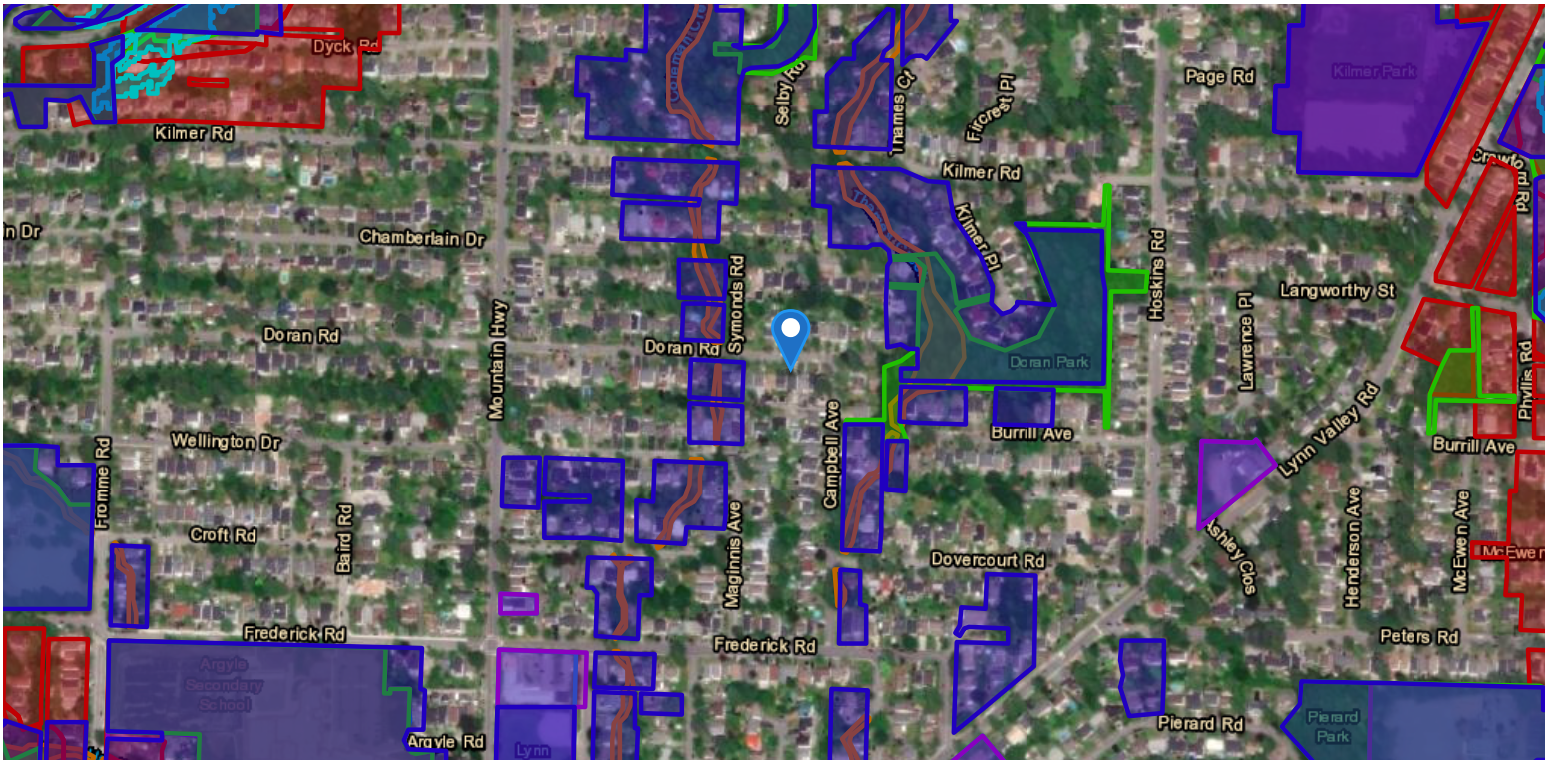
Bikeable

Some bike infrastructure

The Walk Score here is 21 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address



Surroundings

The map shows...

- Transmission Lines
- Building Outlines
- Development Permit Areas - Creek Hazard
- Development Permit Areas - Energy & Water Conservation & GHG Reduction
- Development Permit Areas - Form and Character
- Development Permit Areas - Natural Environment
- Development Permit Areas - Slope Hazards
- Development Permit Areas - Streamside Protection
- Development Permit Areas - Wildfire Hazard

If a feature is not displayed it does not apply or you have to zoom out.

Zoning Information	
Zoning	RS4
Zoning Description	SINGLE-FAMILY RESIDENTIAL 6000 ZONE (550 SQ.M.)
Official Community Plan (OCP)	
Description	RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL
OCP Class	RES2
Neighbourhood	
Neighbourhood	CENTRAL LYNN
Planning Areas	

OCP Local Area	LYNN VALLEY

Official Community Plan Town Centres

Message	The property is not within an official community plan town centre.

Boundary for Indian Reservations

Message	The property is not within an indian reservation.

Surficial Geology

Type	Glaciofluvial sediments - Terraced sediments

Sanitary Connection

- F2012-A (1972 ASBUILT)

Storm Connection

- No drawings available

Water Connection

- No drawings available

Legal Plans

- 4480 (LP)

Property Info Report



General Property Information

Civic Address:	1451 DORAN RD				
Folio:	0864-9510-0	**LTO Number:**	BB496136	**PID:**	011-541-776
MHR Number:		**Status:**	Active	**Property No:**	135491
Legal:	LOT 6 BLOCKS 3 AND 4 DISTRICT LOT 2169 PLAN 4480				

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023		Reg	0.00	1	1,634,000	209,000	1,843,000	1,843,000
2022	May 19, 2022	Reg	6,985.96	1	1,368,000	222,000	1,590,000	1,590,000
2021	May 20, 2021	Reg	6,854.64	1	1,137,000	232,000	1,369,000	1,369,000

Property Tax Comparison

Taxes	2022	2021	Difference	Percentage Changed
Gross Taxes	6,985.96	6,854.64	131.32	1.92
Gen. Assess: Class 1: Land	1,368,000.00	1,137,000.00	231,000.00	20.32
Gen. Assess: Class 1: Improvements	222,000.00	232,000.00	-10,000.00	-4.31
Gen. Assess: Class 1: Net	1,590,000.00	1,369,000.00	221,000.00	16.14
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	1,397.13	1,399.67	-2.54	-0.18
Tax Levy: 02 - BCAA LEVY	55.49	56.27	-0.78	-1.39
Tax Levy: 03 - GVRD LEVY	83.08	76.64	6.44	8.40
Tax Levy: 04 - TRANSIT LEVY	359.18	354.02	5.16	1.46
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.32	0.27	0.05	18.52
Tax Levy: 06 - MUNICIPAL TAX	2,435.67	2,435.15	0.52	0.02
Tax Levy: 07 - DEBT SERVICING	60.99	63.32	-2.33	-3.68

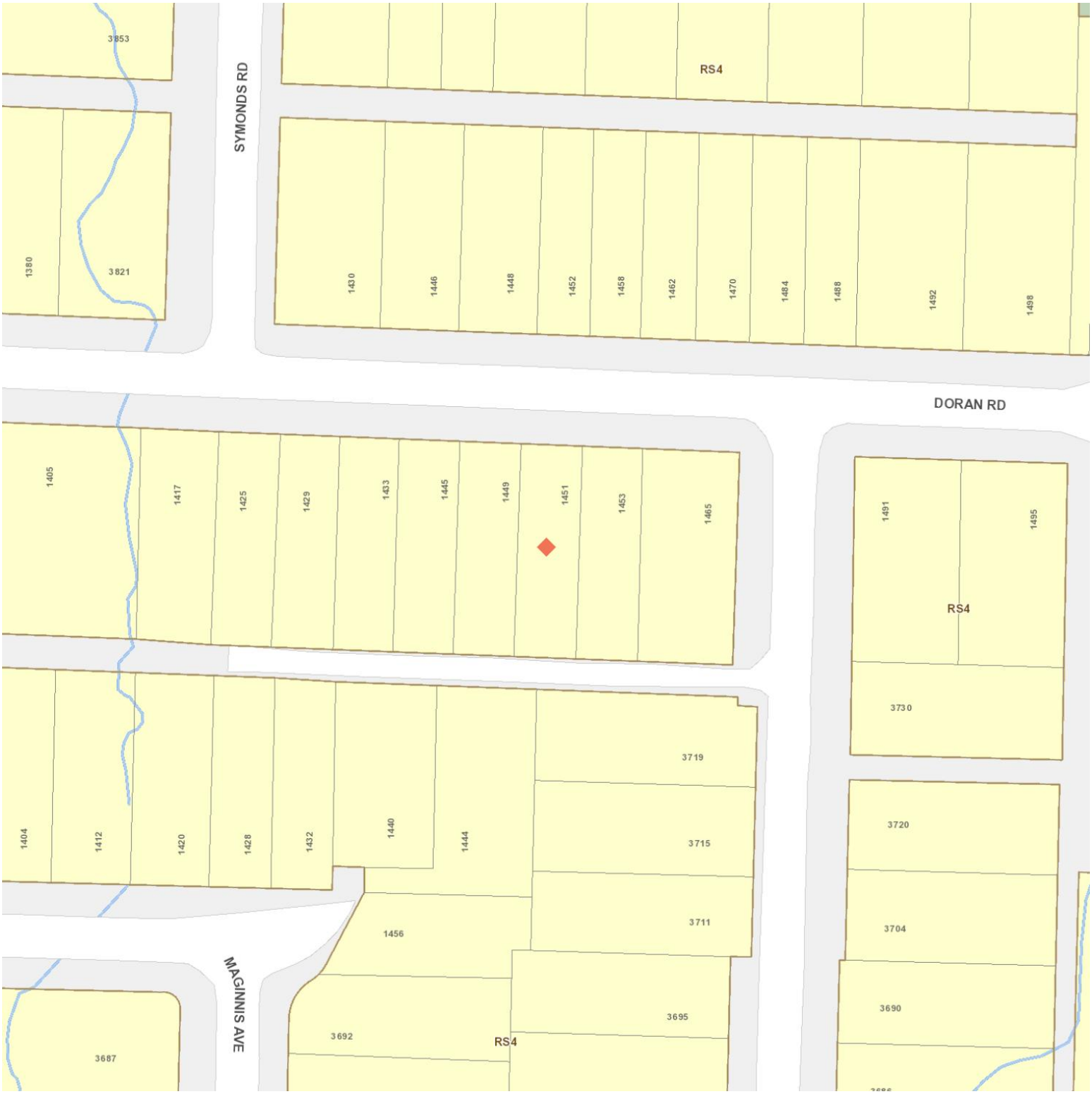
Taxes	2022	2021	Difference	Percentage Changed
UB Levy: 08 - SECONDARY SUITE - WATER	400.20	383.90	16.30	4.25
UB Levy: 08 - SINGLE FAMILY RES - WATER	804.80	772.00	32.80	4.25
UB Levy: 09 - SECONDARY SUITE - SEWER	274.10	258.00	16.10	6.24
UB Levy: 09 - SINGLE FAMILY RES - SEWER	781.80	735.80	46.00	6.25
UB Levy: 10 - 240L - GARBAGE	144.30	140.90	3.40	2.41
UB Levy: 10 - ORGANICS WITH 240L GARBAG	158.70	155.00	3.70	2.39
UB Levy: 11 - ENVIRONMENTAL FEE SF	30.20	23.70	6.50	27.43

Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

Zoning



Legend

Boundary

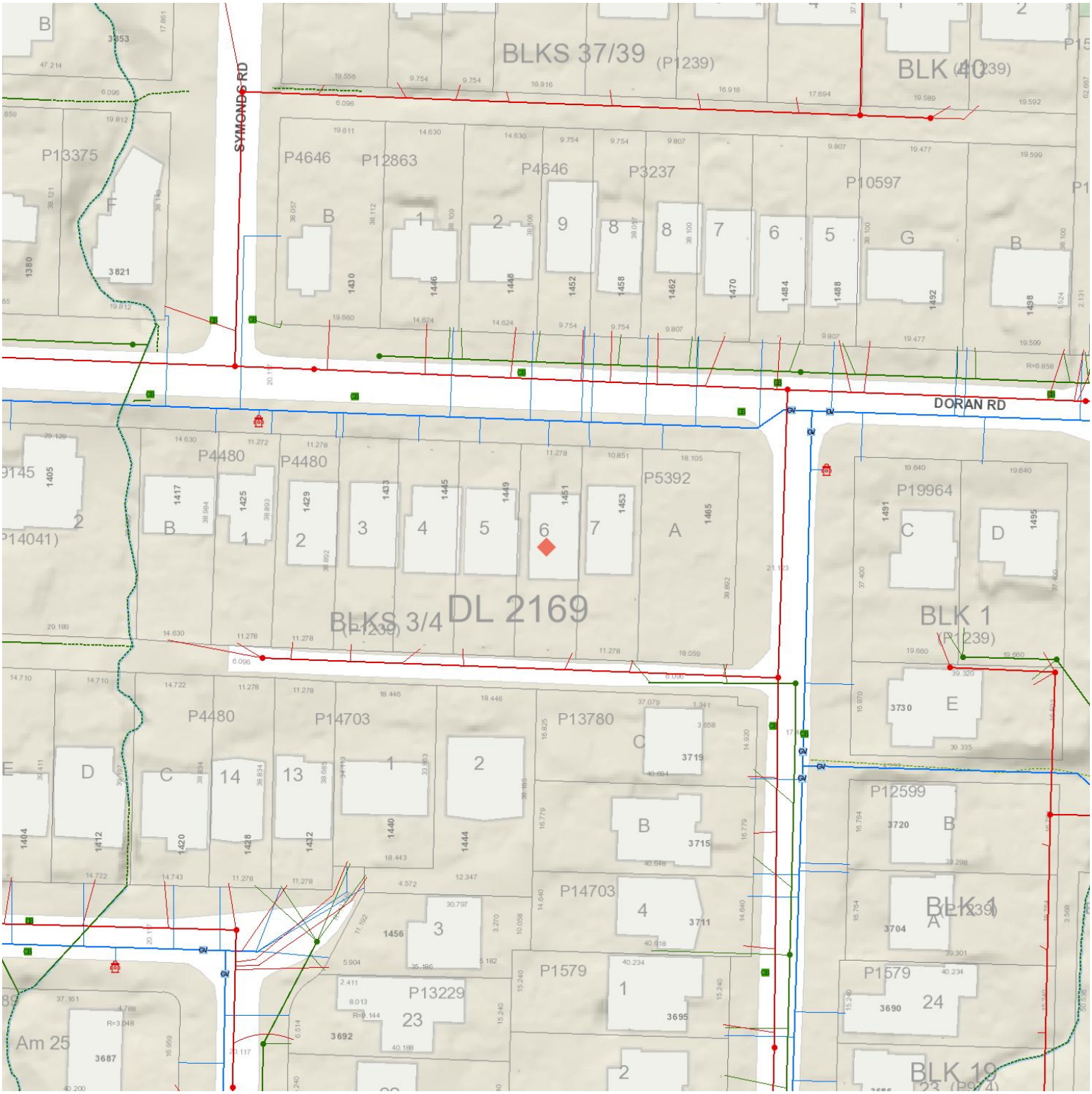
OCP Land Use



Legend

Boundary

Infrastructure



Legend

- Boundary
- CATCH BASIN
- Storm Drain
- Gate Valves
- Hydrant Stub
- Sanitary Manhole
- Storm Manhole
- Creek, Ditch, Flume, or Swale
- STANDARD MAIN
- Sanitary Main
- Storm Main
- Storm Service
- SUPPLY MAIN
- Sanitary Service
- Storm Culvert
- Water Hydrant
- Water Service

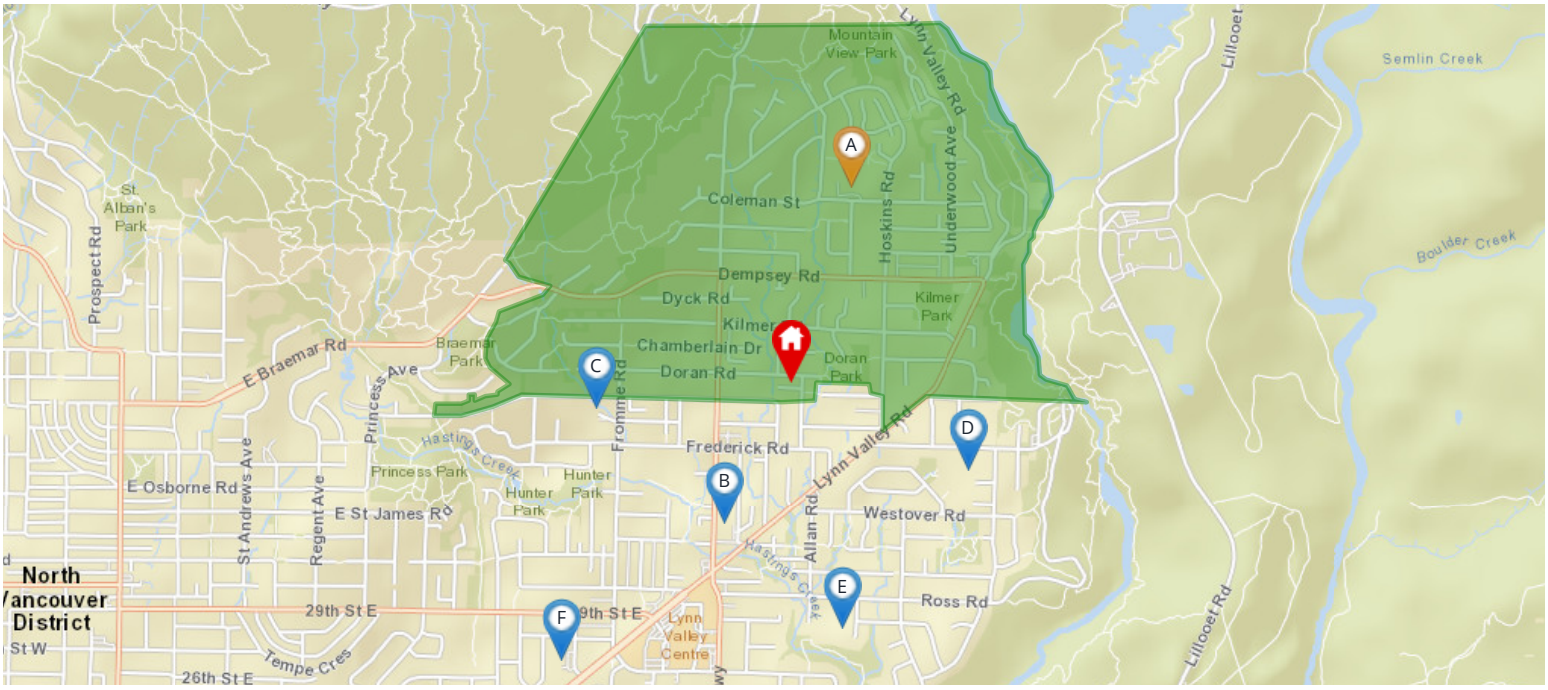
Contours



Legend

Boundary

Nearby Elementary Schools

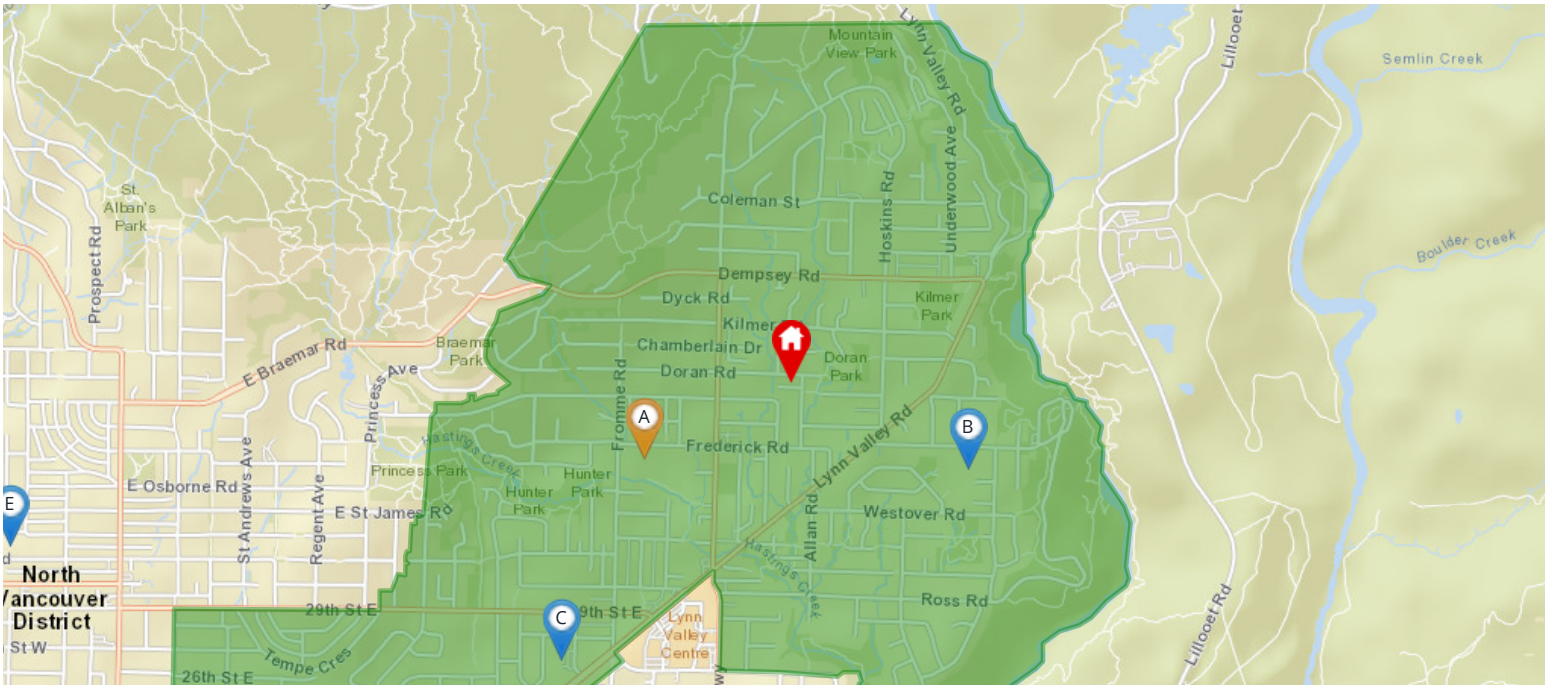


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Upper Lynn** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Upper Lynn	K - 7	SD 44	North Vancouver		23 mins	1.6 km	4 mins	23 mins
B	Lynn Valley	K - 7	SD 44	North Vancouver		11 mins	0.9 km	3 mins	11 mins
C	Cousteau	K - 7	Independent	North Vancouver	Francophone	15 mins	1.2 km	3 mins	15 mins
D	Brockton Preparatory	K - 12	Independent	North Vancouver	IB Program (PYP, MYP); Independent School	17 mins	1.4 km	4 mins	17 mins
E	Ross Road	K - 7	SD 44	North Vancouver	French Immersion	15 mins	1.3 km	3 mins	15 mins
F	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	23 mins	1.8 km	6 mins	12 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Argyle** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Argyle	8 - 12	SD 44	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	12 mins	0.9 km	2 mins	12 mins
B	Brockton Preparatory	K - 12	Independent	North Vancouver		17 mins	1.4 km	4 mins	17 mins
C	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	23 mins	1.8 km	6 mins	12 mins
D	Sutherland	8 - 12	SD 44	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	37 mins	3.0 km	8 mins	17 mins
E	Andre Piolat	K - 12	Independent	North Vancouver		53 mins	4.1 km	9 mins	36 mins
F	Mountainside	8 - 12	SD 44	North Vancouver		53 mins	4.0 km	9 mins	41 mins