

PROPERTY REPORT

1928 RIDGEWAY AV
North Vancouver City
V7L 3S7
Canada

PID: 011-986-425

MARCH 16, 2026



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Joe CAMPBELL

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Google Views



Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	1928 RIDGEWAY AV	**Jurisdiction**	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	**Neighborhood**	GRAND BOULEVARD
Area	NORTH VANCOUVER	**SubAreaCode**	VNVCL
PropertyID	011-986-425	**BoardCode**	V
PostalCode	V7L 3S7		

Property Tax Information

TaxRoll Number	010105000	**Gross Taxes**	$6,160.33
Tax Year	2024	**Tax Amount Updated**	10/10/2024

More PIDS

011-986-425

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP3953	5AM	10A	550	36				

Legal FullDescription

LOT 5AM, BLOCK 10A, PLAN VAP3953, DISTRICT LOT 550, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EP 5747

Land & Building Information

Width		**Depth**	
Lot Size	6240 SQUARE FEET	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1962		
BCA Description	1 STY SFD - AFTER 1960 - STANDARD	**Zoning**	
WaterConn			
BCAData Update	01/12/2026		

Supplementary Property Info

BedRooms	4	**Foundation**	BASEMENT
Full Bath	1	**Half Bath2**	0
Half Bath3	1	**Stories**	1.00
Pool Flg		**Carport**	
Garage S	1	**Garage M**	

Actual Totals

Land	Improvement	Actual Total
$1,810,000.00	$65,900.00	$1,875,900.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,810,000.00	$65,900.00	$0.00	$0.00	$1,875,900.00

School Taxable Totals

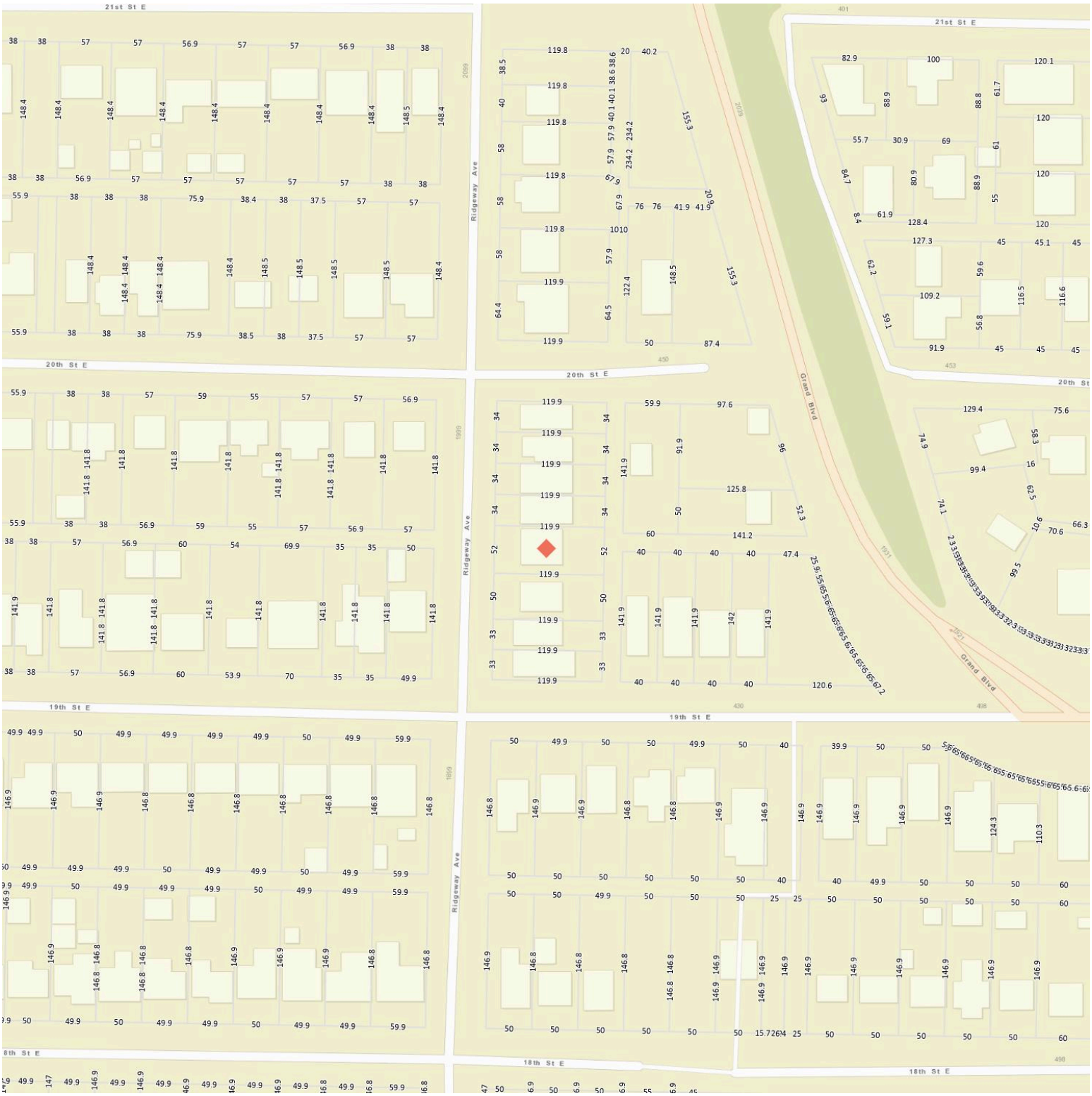
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,810,000.00	$65,900.00	$0.00	$0.00	$1,875,900.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/15/2009	$375,350.00	CA1085121	REJECT - NOT SUITABLE FOR SALES ANALYSIS
7/25/1996	$336,000.00	BK235675	IMPROVED SINGLE PROPERTY TRANSACTION
8/10/1994	$0.00	BH299016	REJECT - NOT SUITABLE FOR SALES ANALYSIS

North Vancouver CityMAP - GIS

Lot Dimensions



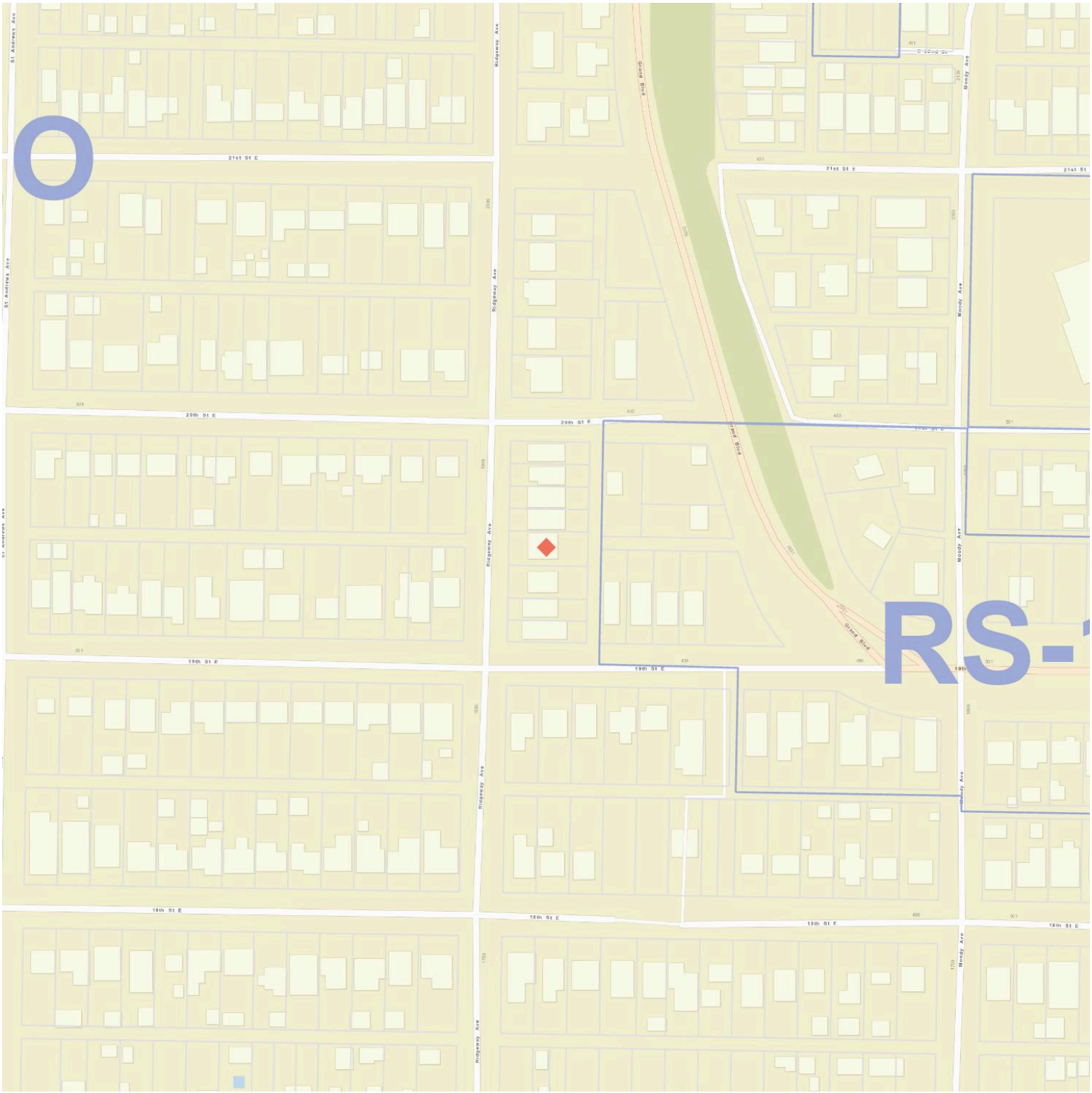
Legend

World_Street_Map

legal_parcel_outlines

Parcel Dimensions (ft)

Zoning

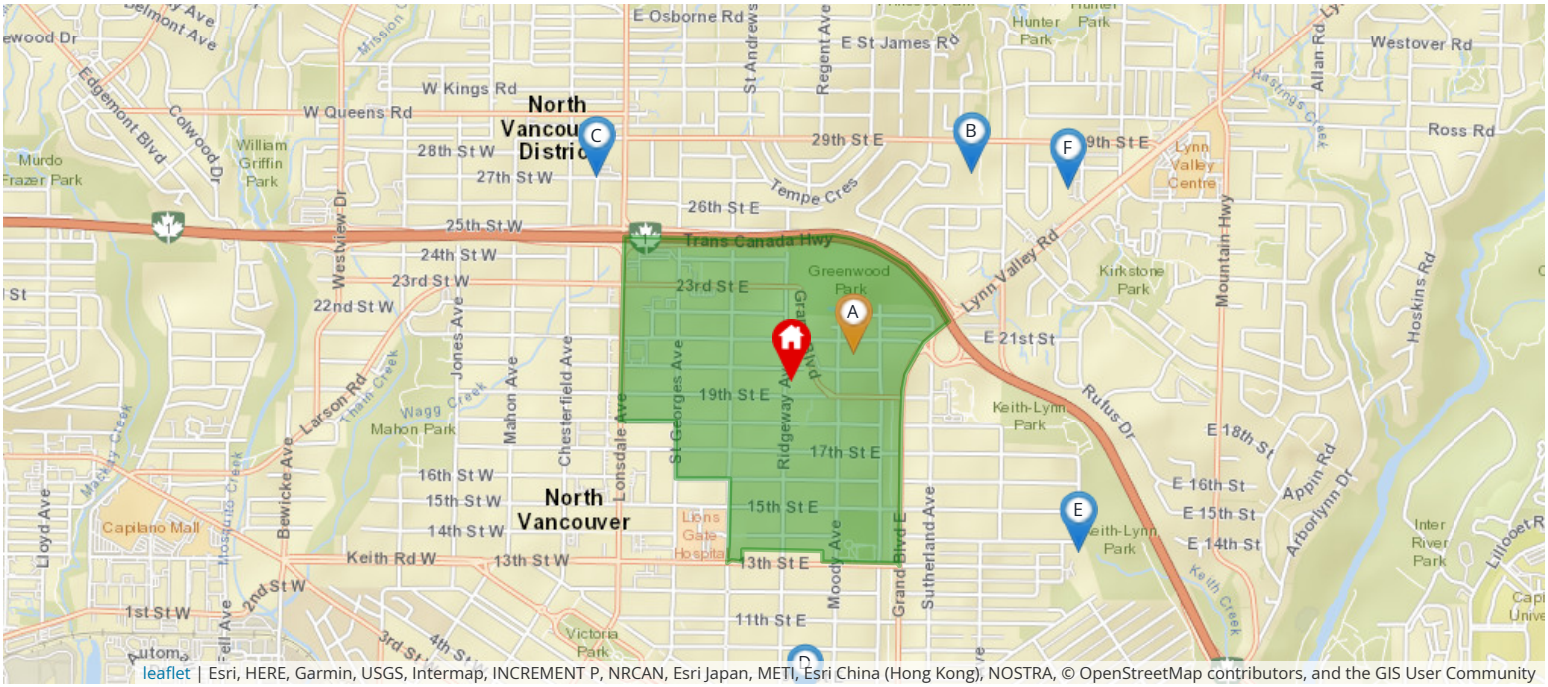


Legend

World_Street_Map
legal_parcel_outlines
Zoning Boundaries
Zoning Special Setback Line
Land Use Contracts

Nearest Schools

Nearby Elementary Schools

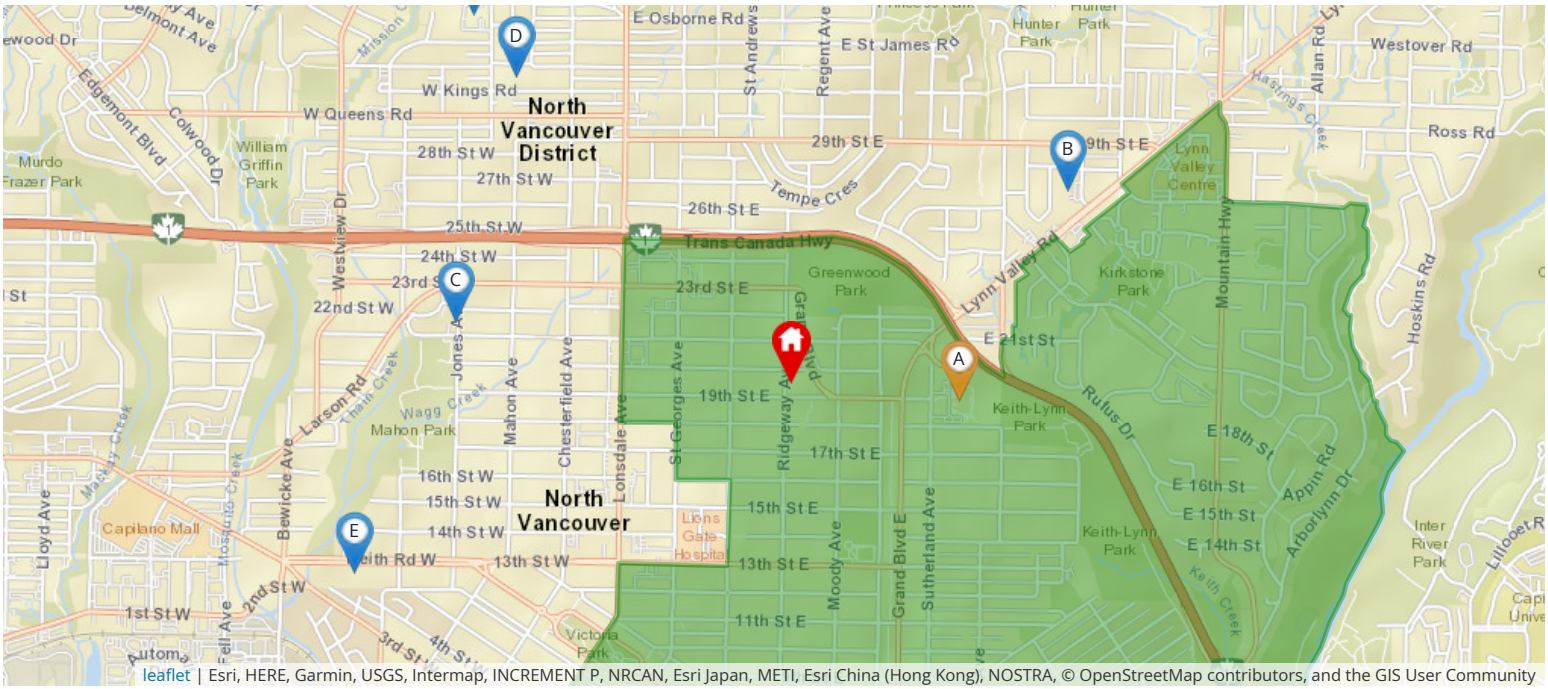


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Queensbury** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Queensbury	K - 7	SD 44	North Vancouver		7 mins	0.4 km	2 mins	7 mins
B	Boundary	K - 7	SD 44	North Vancouver	Late French Immersion	26 mins	1.7 km	5 mins	26 mins
C	Holy Trinity	K - 7	Independent	North Vancouver	Catholic Independent School	24 mins	1.6 km	5 mins	16 mins
D	Ridgeway	K - 7	SD 44	North Vancouver		19 mins	1.4 km	5 mins	19 mins
E	Brooksbank	K - 7	SD 44	North Vancouver		27 mins	1.9 km	5 mins	27 mins
F	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	26 mins	1.8 km	4 mins	23 mins

Nearby Secondary Schools



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Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Sutherland** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Sutherland	8 - 12	SD 44	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	12 mins	0.8 km	3 mins	12 mins
B	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	26 mins	1.8 km	4 mins	23 mins
C	Carson Graham	8 - 12	SD 44	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	21 mins	1.6 km	4 mins	21 mins
D	Andre Piolat	K - 12	Independent	North Vancouver		35 mins	2.3 km	7 mins	25 mins
E	St Thomas Aquinas	8 - 12	Independent	North Vancouver	Catholic Independent School; AP Program	33 mins	2.6 km	6 mins	17 mins
F	Mountainside	8 - 12	SD 44	North Vancouver		41 mins	2.8 km	7 mins	31 mins

Walk Score

1928 RIDGEWAY AV North Vancouver, V7L 3S7



Car-Dependent

Most errands require a car



Good Transit

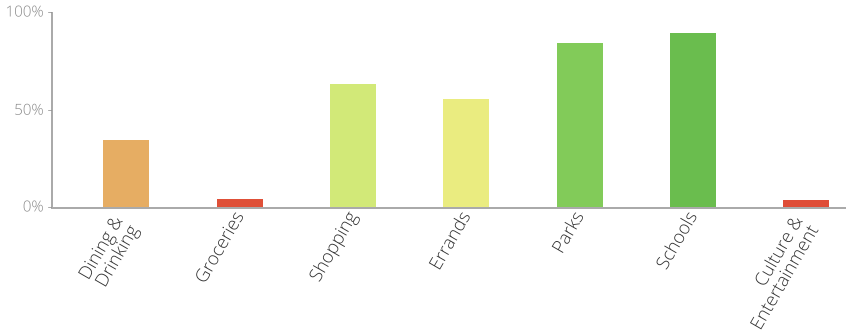
Many nearby public transportation options



Bikeable

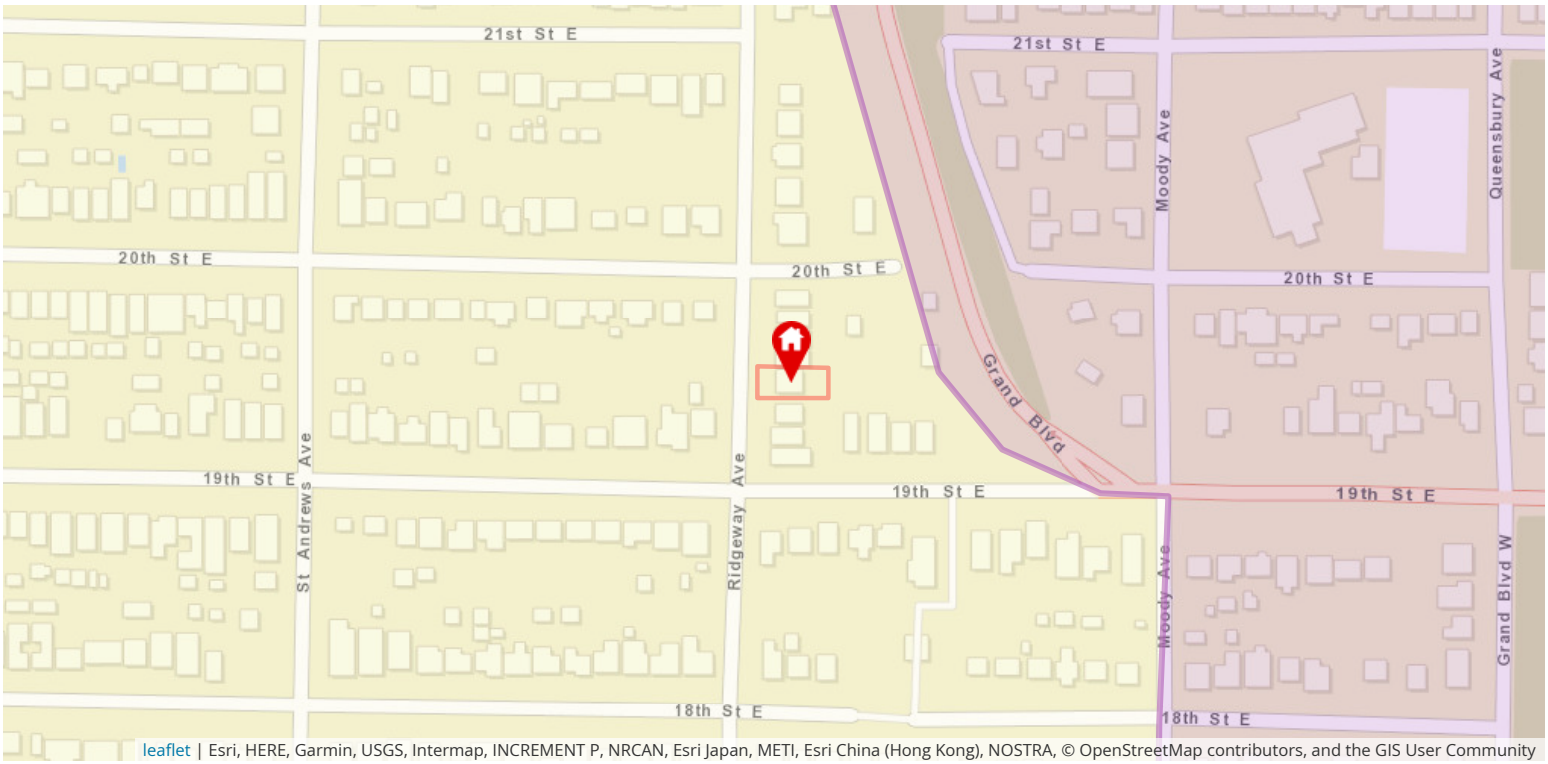
Some bike infrastructure

The Walk Score here is 40 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: Central Lonsdale
Area Code: NV
Sub-Area Code: CL

Layer Legend:

- **Central Lonsdale**
- Boulevard