



PROPERTY REPORT

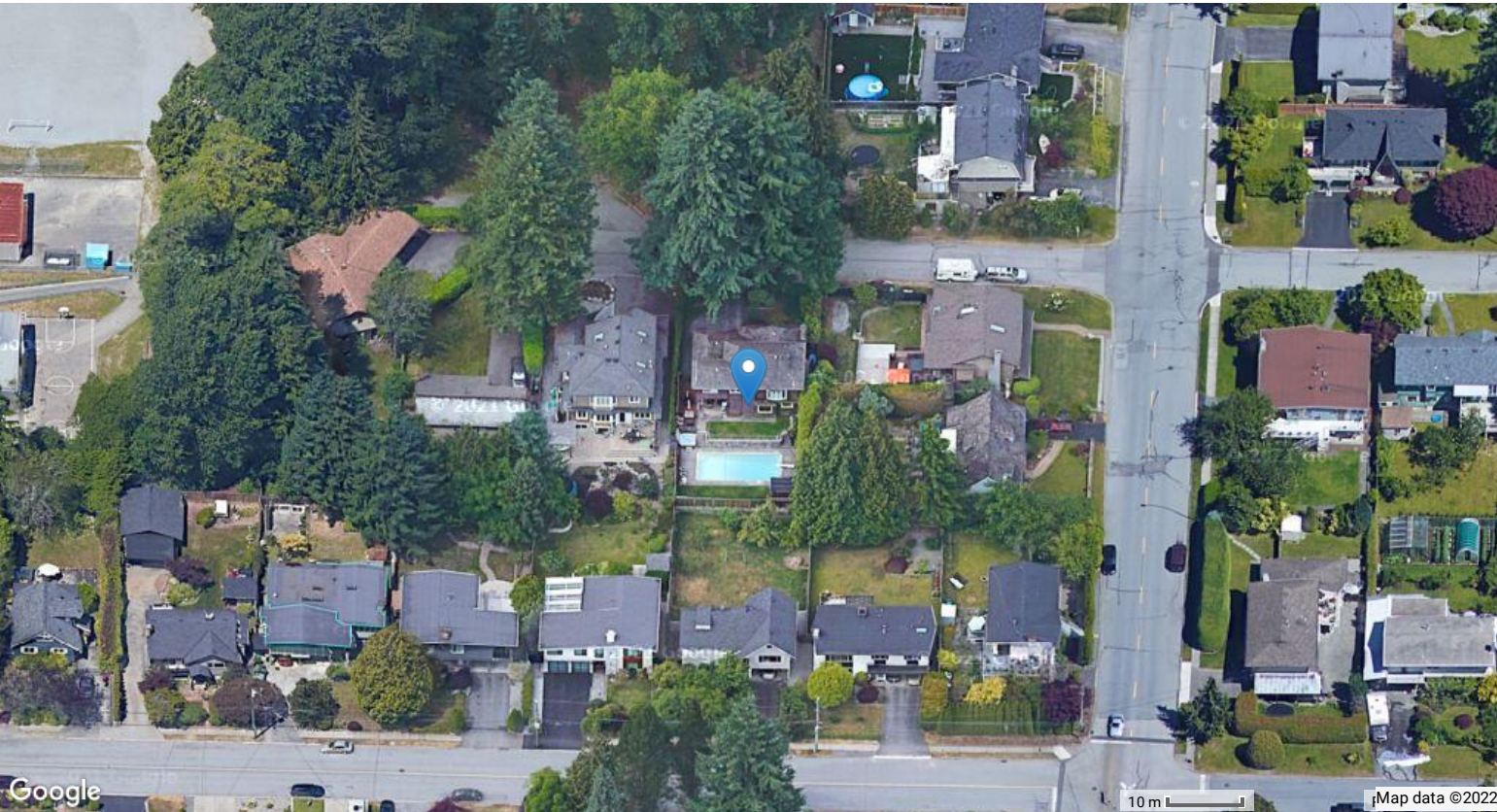
2715 TRILLIUM PL
North Vancouver District
V7H 1J2
Canada

PID: 013-738-399

MARCH 8, 2022

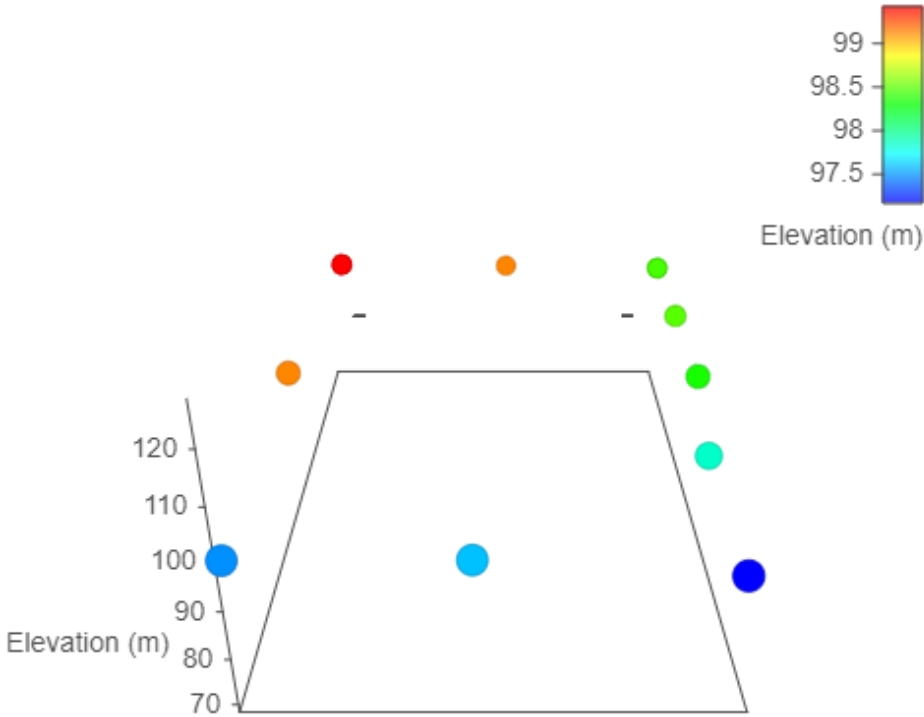
Grant Gardner PREC*
Royal LePage Sussex
North Vancouver
P: +1604-990-6468
info@grantgardner.com
<http://www.grantgardner.com>

I'm more than a real estate agent. I'm a REALTOR®.





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



Max Elevation: 99.42 m | Min Elevation: 97.16 m | Difference: 2.26 m

Detailed Tax Report

Property Information

Prop Address	2715 TRILLIUM PL	Jurisdiction	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	Neighborhood	BLUERIDGE
Area	NORTH VANCOUVER	SubAreaCode	VNVBL
PropertyID	013-738-399	BoardCode	V
PostalCode	V7H 1J2		

Property Tax Information

TaxRoll Number	100073982008	Gross Taxes	\$7,039.19
Tax Year	2021	Tax Amount Updated	07/16/2021
More PIDS			

013-738-399

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAP2464	12	19	2024	36				

Legal FullDescription

LOT 12, BLOCK 19, PLAN VAP2464, DISTRICT LOT 2024, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	7920 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1974		
BCA Description	2 STY SFD - AFTER 1930 - SEMICUSTOM	Zoning	RS3 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	01/05/2022		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3	2	Stories	2
Pool Flg	X	Carport	0
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,590,000.00	\$490,000.00	\$2,080,000.00

Municipal Taxable Totals

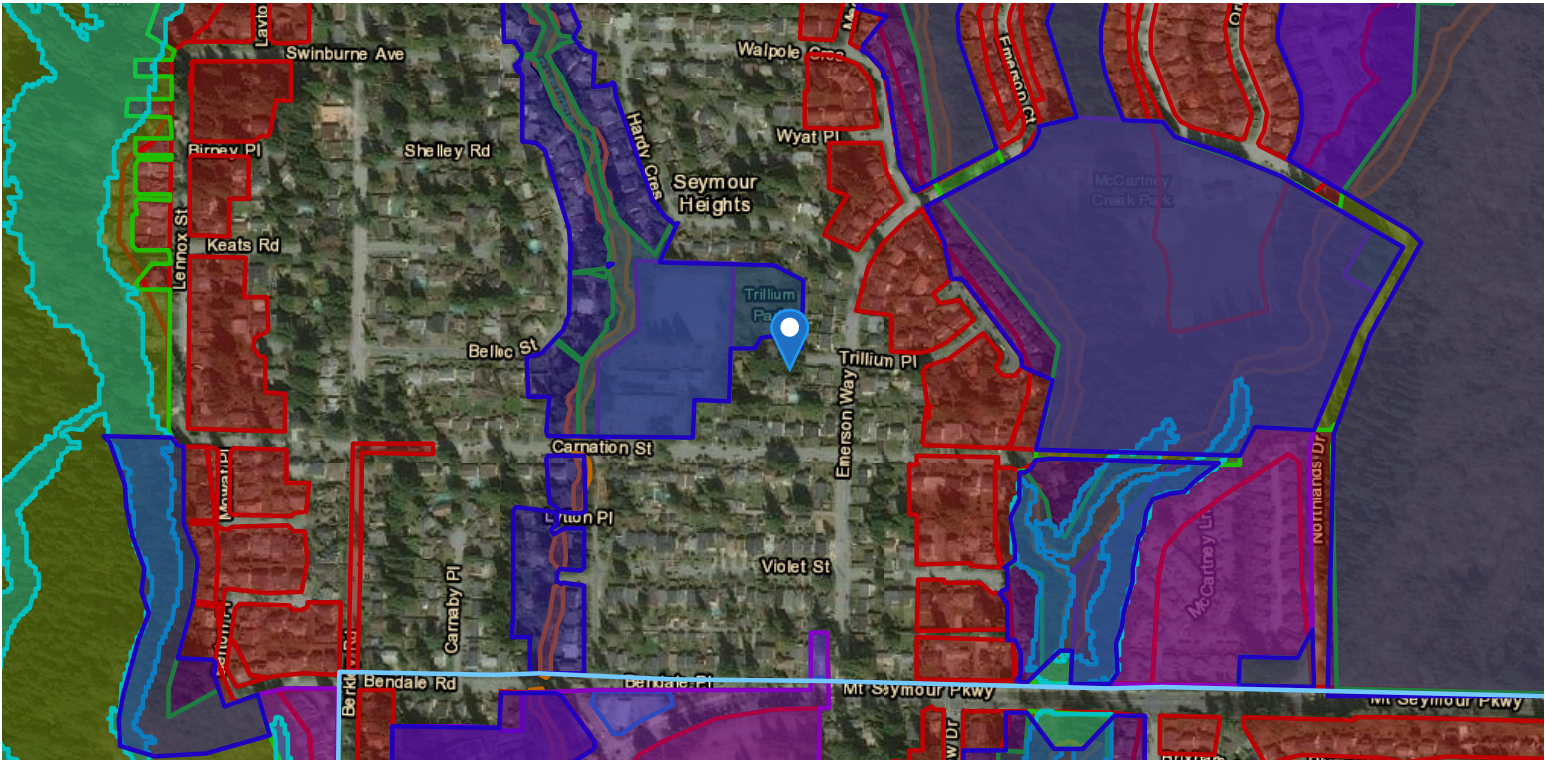
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,590,000.00	\$490,000.00	\$0.00	\$0.00	\$2,080,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,590,000.00	\$490,000.00	\$0.00	\$0.00	\$2,080,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/12/2019	\$1,625,000.00	CA7742615	IMPROVED SINGLE PROPERTY TRANSACTION
3/1/1996	\$389,000.00	BK61043	REJECT - NOT SUITABLE FOR SALES ANALYSIS
10/15/1974	\$35,000.00	B66678	IMPROVED SINGLE PROPERTY TRANSACTION



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	RS3
Zoning Description	SINGLE-FAMILY RESIDENTIAL 7200 ZONE (660 SQ.M.)

Official Community Plan (OCP)

Description	RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL
OCP Class	RES2

Neighbourhood

Neighbourhood	SEYMOUR HEIGHTS
---------------	-----------------

Planning Areas

OCP Local Area SEYMOUR

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

- [SF934 \(1971 CONSTRUCTION\)](#)

Storm Connection

- [DF97-A \(1971 CONSTRUCTION\)](#)

Water Connection

- [WF499 \(1972 ASBUILT\)](#)

Legal Plans

- [2464 \(LP\)](#)

Property Info Report



General Property Information

Civic Address:	2715 TRILLIUM PL			PID:	013-738-399
Folio:	0739-8200-8	LTO Number:	CA7742615	Property No:	117065
MHR Number:		Status:	Active		
Legal:	LOT 12 BLOCK 19 DISTRICT LOT 2024 PLAN 2464				

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022		Reg	0.00	1	1,590,000	490,000	2,080,000	2,080,000
2021	May 20, 2021	Reg	7,039.19	1	1,170,000	457,000	1,627,000	1,627,000
2020	May 19, 2020	Reg	6,891.18	1	1,195,000	382,000	1,577,000	1,577,000

Property Tax Comparison

Taxes	2021	2020	Difference	Percentage Changed
Gross Taxes	7,039.19	6,891.18	148.01	2.15
Gen. Assess: Class 1: Land	1,170,000.00	1,195,000.00	-25,000.00	-2.09
Gen. Assess: Class 1: Improvements	457,000.00	382,000.00	75,000.00	19.63
Gen. Assess: Class 1: Net	1,627,000.00	1,577,000.00	50,000.00	3.17
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	1,663.44	1,660.58	2.86	0.17
Tax Levy: 02 - BCAA LEVY	66.87	67.18	-0.31	-0.46
Tax Levy: 03 - GVRD LEVY	91.08	81.04	10.04	12.39
Tax Levy: 04 - TRANSIT LEVY	420.74	396.93	23.81	6.00
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.33	0.32	0.01	3.13
Tax Levy: 06 - MUNICIPAL TAX	2,894.08	2,853.27	40.81	1.43

Taxes	2021	2020	Difference	Percentage Changed
Tax Levy: 07 - DEBT SERVICING	75.25	77.51	-2.26	-2.92
UB Levy: 08 - SINGLE FAMILY RES - WATER	772.00	738.75	33.25	4.50
UB Levy: 09 - SINGLE FAMILY RES - SEWER	735.80	700.75	35.05	5.00
UB Levy: 10 - 240L - GARBAGE	140.90	134.15	6.75	5.03
UB Levy: 10 - ORGANICS WITH 240L GARBAG	155.00	147.65	7.35	4.98
UB Levy: 11 - ENVIRONMENTAL FEE SF	23.70	0.00	23.70	100.00
UB Levy: 11 - RECYCLING SF	0.00	33.05	-33.05	-100.00
UB Levy: 12 - CONSTRUCTED SWIMMING POOL	0.00	0.00	0.00	0.00

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.

2715 TRILLIUM PL North Vancouver, V7H 1J2



Car-Dependent

Almost all errands require a car



Some Transit

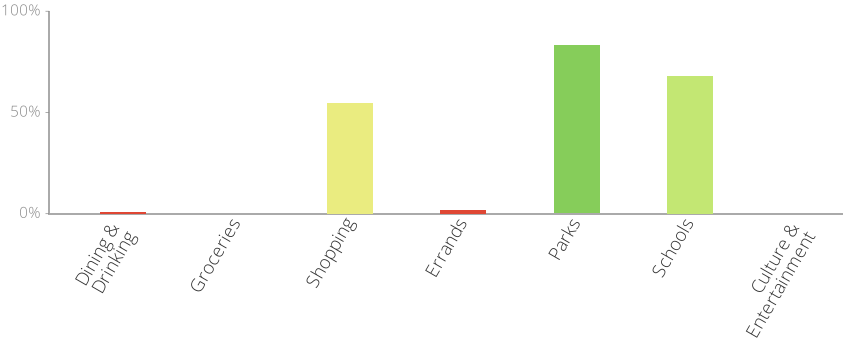
A few nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 18 out of 100 based on these categories. [View a map](#) of what's nearby.

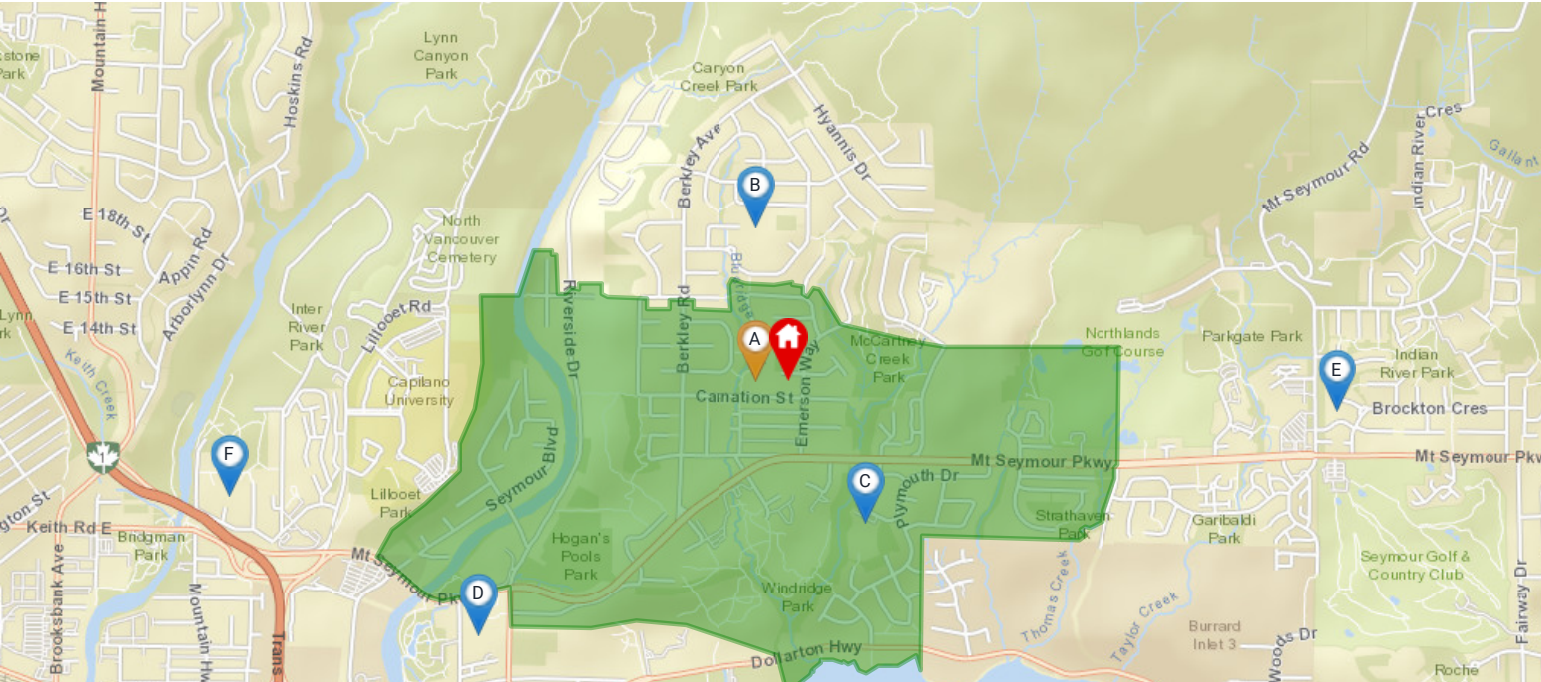


Get scores for your address



Nearest Schools

Nearby Elementary Schools

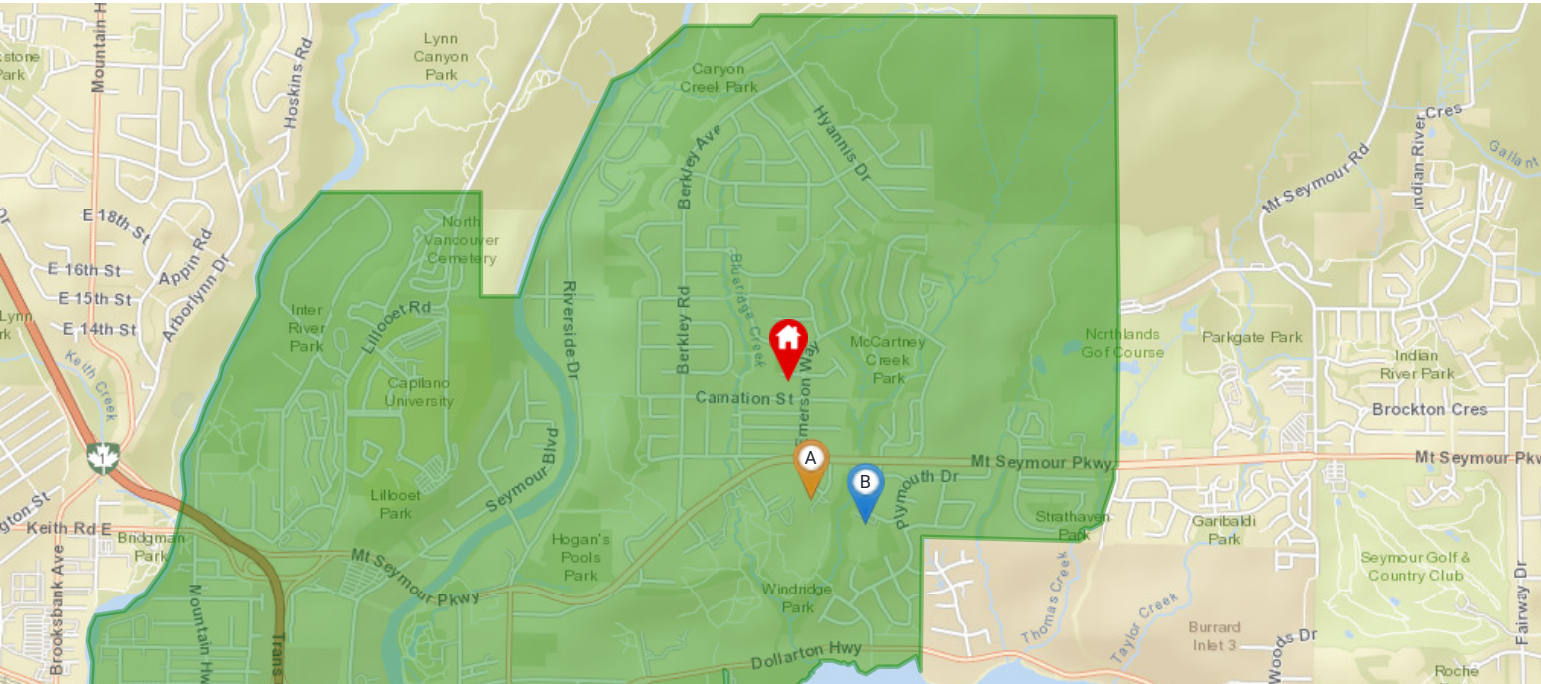


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Seymour Heights -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Seymour Heights	K - 7	SD 44	North Vancouver		2 mins	0.1 km	1 min	2 mins
B Blueridge	K - 7	SD 44	North Vancouver		12 mins	0.9 km	4 mins	12 mins
C Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	11 mins	1.0 km	2 mins	11 mins
D Kenneth Gordon Maplewood	K - 7	Independent	North Vancouver	Independent School; Specialization is Children with Learning Disabilities	26 mins	2.2 km	5 mins	15 mins
E St Pius X	K - 7	Independent	North Vancouver	Catholic Independent School	34 mins	2.7 km	5 mins	19 mins
F Lynnmour	K - 7	SD 44	North Vancouver		40 mins	3.4 km	6 mins	21 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Windsor -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Windsor	8 - 12	SD 44	North Vancouver	French Immersion; Dance Academy 8 - 12; Hockey Skills Academy; Soccer Academy	12 mins	1.0 km	2 mins	12 mins
B Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	11 mins	1.0 km	2 mins	11 mins
C Brockton Preparatory	K - 12	Independent	North Vancouver		1 hour 31 mins	7.0 km	11 mins	33 mins
D Seycove	8 - 12	SD 44	North Vancouver	AP Program; Performance Learning Program 8 - 10; Basketball Academy	50 mins	4.1 km	7 mins	22 mins
E Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	1 hour 29 mins	6.7 km	10 mins	40 mins
F Sutherland	8 - 12	SD 44	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	1 hour 17 mins	6.0 km	11 mins	36 mins