

PROPERTY REPORT

5386 BLUEBERRY LN
North Vancouver District
V7R 4N1
Canada

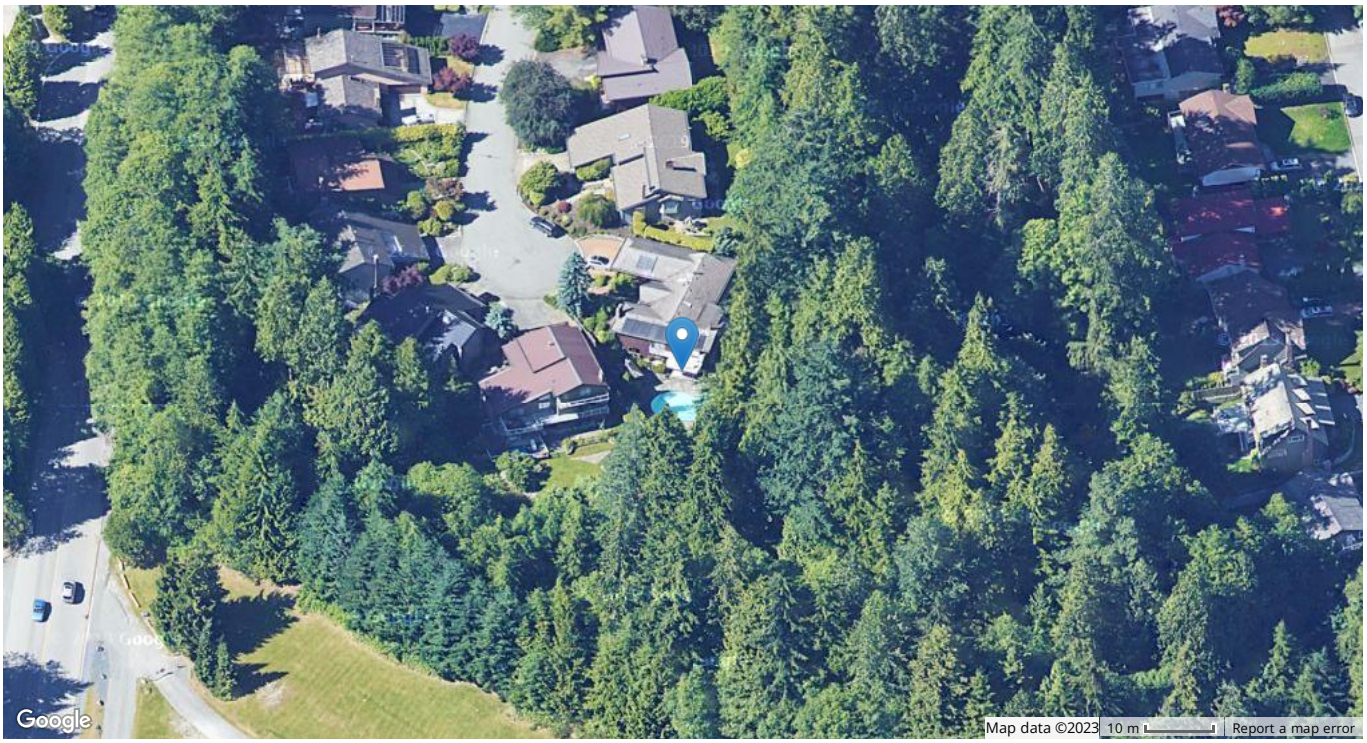
PID: 007-300-841

MAY 24, 2023

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

Google Views

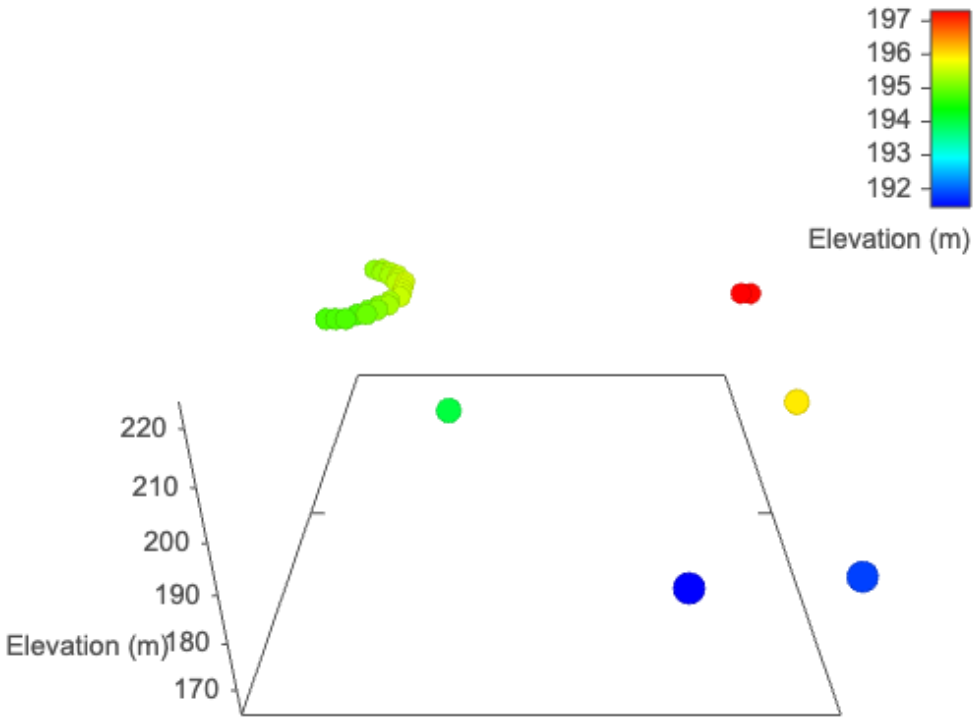




Estimated Lot Dimensions and Topography



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



Max Elevation: 197.30 m | Min Elevation: 191.46 m | Difference: 5.84 m

Detailed Tax Report

Property Information			
Prop Address	5386 BLUEBERRY LN	**Jurisdiction**	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	**Neighborhood**	GROUSE WOODS
Area	NORTH VANCOUVER	**SubAreaCode**	VNVGW
PropertyID	007-300-841	**BoardCode**	V
PostalCode	V7R 4N1		

Property Tax Information			
TaxRoll Number	022173362907	**Gross Taxes**	$8,096.03
Tax Year	2022	**Tax Amount Updated**	08/16/2022

More PIDS

007-300-841

More PIDS2

Legal Information								
PlanNum	**Lot**	**Block**	**LotDist**	**LandDist**	**Section**	**Twnship**	**Range**	**Meridian**
VAP17336	48	A	593	36				

Legal FullDescription

LOT 48, BLOCK A, PLAN VAP17336, DISTRICT LOT 593, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information			
Width		**Depth**	
Lot Size	12227 SQUARE FEET	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1979		
BCA Description	1 STY SFD - AFTER 1930 - SEMI-CUSTOM	**Zoning**	RS4 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	04/10/2023		

Supplementary Property Info			
BedRooms	5	**Foundation**	BASEMENT
Full Bath	2	**Half Bath2**	1
Half Bath3	0	**Stories**	1.00
Pool Flg	X	**Carport**	
Garage S		**Garage M**	

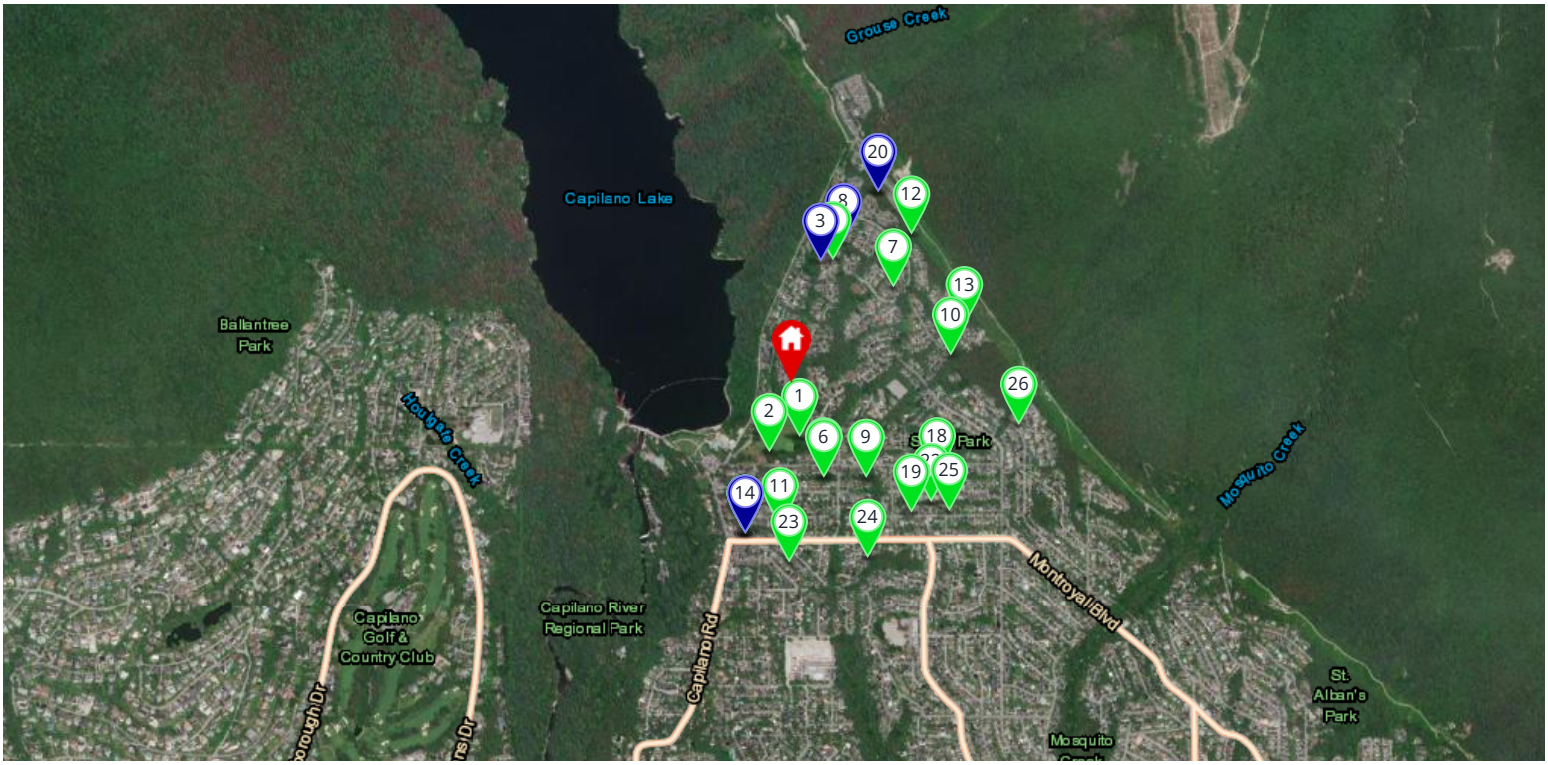
Actual Totals		
Land	**Improvement**	**Actual Total**
$1,921,000.00	$399,000.00	$2,320,000.00

Municipal Taxable Totals				
Gross Land	**Gross Improve**	**Exempt Land**	**Exempt Improve**	**Municipal Total**
$1,921,000.00	$399,000.00	$0.00	$0.00	$2,320,000.00

School Taxable Totals				
Gross LandSch	**Gross ImproveSch**	**Exempt LandSch**	**Exempt ImproveSch**	**School Total**
$1,921,000.00	$399,000.00	$0.00	$0.00	$2,320,000.00

Sales History Information			
Sale Date	**Sale Price**	**Document Num**	**SaleTransaction Type**
6/15/1980	$270,500.00	H44700L	IMPROVED SINGLE PROPERTY TRANSACTION
8/15/1979	$206,561.00	G59416L	IMPROVED SINGLE PROPERTY TRANSACTION
4/15/1979	$0.00	G24791L	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Paragon Residential Comparables



Legend: Active | For Approval | Sold | Collapsed | Expired | Hold all Action | Terminated | Cancel Protected

#	MLS® #	Proximity (km)	PID	Property Class	Property Type	Status	Address	Sold Price	Sold Date	List Price	List Date	Total Assessment Value	Sold Price +/- Assessment	Lot Size (ft²)	Lot Size (Acres)	Year Built	Age	Days on Market	FL Area (ft²)	Frontage (ft)	Sub-Area / Community	Total Bedrooms	Total Baths	Kitchens	$/ft² Lot Size	$/ft² FL Area	Zones
1	R2771732	0.31	014-289-580	Residential Detached	House/Single Family	Active	1054 PROSPECT AVENUE			$2,599,000	26/04/2023	$1,905,000		8,712.00	0.20	1970	53	28	1,605.00	66.00	Canyon Heights NV	4	2	1	$298.32	$1,619.31	RS3
2	R2756831	0.38	014-288-974	Residential Detached	House/Single Family	Active	1087 PROSPECT AVENUE			$2,888,000	01/03/2023	$2,786,000		8,580.00	0.20	1958	65	84	2,700.00	66.00	Canyon Heights NV	5	3	2	$336.60	$1,069.63	RS3
3	R2775982	0.43	006-559-115	Residential Detached	House/Single Family	Sold	5597 HUCKLEBERRY PLACE	$2,140,000	15/05/2023	$2,199,000	09/05/2023	$2,058,000	$82,000	8,661.00	0.20	1980	43	6	3,056.00	0.00	Grouse Woods	4	4	1	$247.08	$700.26	RM2
4	R2774507	0.46	007-279-060	Residential Detached	House/Single Family	Active	5596 HUCKLEBERRY LANE			$2,350,000	04/05/2023	$2,145,000		8,401.00	0.19	1981	42	20	2,528.00	53.00	Grouse Woods	3	3	1	$279.73	$929.59	RM2
5	R2779065	0.49	800-161-849	Land Only	Mixed	Active	1025 CLEMENTS AVENUE			$2,795,000	18/05/2023			7,920.00	0.18			6			Canyon Heights NV				$352.90		RS3
6	R2777012	0.49	012-384-003	Residential Detached	House/Single Family	Active	1025 CLEMENTS AVENUE			$2,795,000	10/05/2023	$2,710,000		7,920.00	0.18	1960	63	15	2,412.00	66.00	Canyon Heights NV	4	0	2	$352.90	$1,158.79	RS3
7	R2777910	0.52	007-196-792	Residential Detached	House/Single Family	Active	5562 SWORDFERN PLACE			$2,393,000	15/05/2023	$1,835,000		4,761.00	0.11	1980	43	9	3,230.00	0.00	Grouse Woods	6	4	1	$502.63	$740.87	RM2
8	R2768947	0.54	003-463-478	Residential Detached	House/Single Family	Sold	5635 PTARMIGAN PLACE	$2,300,000	26/04/2023	$2,498,000	17/04/2023	$2,137,000	$163,000	6,677.00	0.15	1984	39	9	3,822.00	0.00	Grouse Woods	5	4	2	$344.47	$601.78	RM2
9	R2769748	0.56	009-591-559	Residential Detached	House/Single Family	Active	977 CLEMENTS AVENUE			$2,345,000	19/04/2023	$1,923,300		7,920.00	0.18	1959	64	36	2,739.00	66.00	Canyon Heights NV	6	3	2	$296.09	$856.15	RS3
10	R2774442	0.65	007-756-135	Residential Detached	House/Single Family	Active	5319 MALASPINA PLACE			$2,249,000	04/05/2023	$2,351,000		8,400.00	0.19	1974	49	20	2,928.00	70.00	Canyon Heights NV	4	4	2	$267.74	$768.10	RS3
11	R2747115	0.67	010-323-082	Residential Detached	House/Single Family	Active	1075 BELVEDERE DRIVE			$3,998,000	19/01/2023	$3,181,000		7,364.00	0.17	2019	4	125	5,125.00	69.00	Canyon Heights NV	7	7	3	$542.91	$780.10	RS3
12	R2780334	0.72	005-368-162	Residential Attached	1/2 Duplex	Active	5645 EAGLE COURT			$1,649,000	23/05/2023	$1,686,000				1984	39	2	2,322.00	60.00	Grouse Woods	3	3	1		$710.16	RM2
13	R2766603	0.73	007-265-590	Residential Detached	House/Single Family	Active	5419 MOLINA CRESCENT			$2,475,000	11/04/2023	$2,555,000		10,497.00	0.24	1979	44	43	4,944.00	57.00	Canyon Heights NV	4	5	2	$235.78	$500.61	RS3
14	R2773622	0.73	006-030-815	Residential Attached	Townhouse	Sold	1135 MONTROYAL BOULEVARD	$1,500,000	09/05/2023	$1,515,000	02/05/2023	$1,399,000	$101,000	101,467.00	2.33	1981	42	7	2,059.00	208.00	Canyon Heights NV	3	3	1	$14.78	$728.51	RM3
15	R2778348	0.73	006-030-629	Residential Attached	Townhouse	Active	1151 MONTROYAL BOULEVARD			$1,488,000	16/05/2023	$1,287,300		0.00	0.00	1981	42	8	1,979.00		Canyon Heights NV	3	3	1		$751.89	RM3
16	R2779690	0.73	006-031-269	Residential Attached	Townhouse	Active	4715 GLENWOOD AVENUE			$1,549,000	22/05/2023	$1,339,100		0.00	0.00	1983	40	3	2,038.00		Canyon Heights NV	3	3	1		$760.06	RM3
17	R2780476	0.73	006-030-939	Residential Attached	Townhouse	Active	1107 MONTROYAL BOULEVARD			$1,450,000	23/05/2023	$1,343,600		0.00	0.00	1981	42	2	1,993.00		Canyon Heights NV	4	3	1		$727.55	RM3
18	R2775241	0.76	031-451-233	Residential Detached	House/Single Family	Active	907 CLEMENTS AVENUE			$2,798,000	08/05/2023	$2,163,000		3,952.00	0.09	2023	0	17	2,928.00	33.00	Canyon Heights NV	5	5	1	$708.00	$955.60	RS3
19	R2775636	0.79	004-370-058	Land Only		Active	946 MONTROYAL BOULEVARD			$2,799,800	08/05/2023	$2,465,000		7,920.00	0.18			16		66.00	Canyon Heights NV				$353.51		RS3
20	R2772647	0.79	006-555-101	Residential Attached	Townhouse	Sold	5715 OWL COURT	$1,670,000	08/05/2023	$1,699,900	01/05/2023	$1,638,000	$32,000	0.00	0.00	1985	38	7	2,616.00	0.00	Grouse Woods	4	4	1		$638.38	RM2
21	R2774321	0.79	003-444-872	Residential Attached	Townhouse	Active	5709 OWL COURT			$1,799,900	04/05/2023	$2,224,000		0.00	0.00	1984	39	20	3,338.00		Grouse Woods	5	5	1		$539.22	RM2
22	R2741140	0.81	012-381-527	Residential Detached	House/Single Family	Active	929 CANYON BOULEVARD			$4,498,000	30/11/2022	$3,125,000		7,920.00	0.18	2021	1	175	4,985.00	66.00	Canyon Heights NV	6	7	4	$567.93	$902.31	RS3
23	R2774763	0.82	010-323-767	Residential Detached	House/Single Family	Active	1050 MARIGOLD AVENUE			$4,390,000	05/05/2023	$3,320,000		8,226.00	0.19	2013	10	19	4,982.00	118.81	Canyon Heights NV	6	6	2	$533.67	$881.17	RS3
24	R2776830	0.86	010-250-549	Residential Detached	House/Single Family	Active	982 BELVEDERE DRIVE			$3,898,000	11/05/2023	$2,886,000		12,805.00	0.29	1955	68	14	3,528.00	65.00	Canyon Heights NV	3	3	1	$304.41	$1,104.88	RSCH
25	R2774502	0.89	007-101-759	Residential Detached	House/Single Family	Active	4820 CEDARCREST AVENUE			$2,699,888	03/05/2023	$2,517,000		3,960.00	0.09	2019	4	21	2,980.00	33.00	Canyon Heights NV	5	4	2	$681.79	$906.00	RS3
26	R2763599	0.97	008-511-128	Residential Detached	House/Single Family	Active	5135 REDONDA DRIVE			$2,895,000	29/03/2023	$2,723,000		7,642.00	0.18	1971	52	56	4,002.00	78.00	Canyon Heights NV	5	4	1	$378.83	$723.39	RS3
Averages								$1,902,500		$2,565,903		$2,228,092	$94,500					30				4.46	3.83	1.54	$380.00	$835.60	

North Vancouver District Land Use Information



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	GROUSEWOODS
Planning Areas	

OCP Local Area	UPPER CAPILANO
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	Glacial sediments - Blanket

North Vancouver District Legal and Engineering

Sanitary Connection

- F4201 (1983 ASBUILT)

Storm Connection

- No drawings available

Water Connection

- No drawings available

Legal Plans

- 17336 (LP)

North Vancouver District Property Information System

Property Info Report



General Property Information

Civic Address:	5386 BLUEBERRY LANE				
Folio:	1733-6290-7	**LTO Number:**	H44700L	**PID:**	007-300-841
MHR Number:		**Status:**	Active	**Property No:**	123595
Legal:	LOT 48 BLOCK A DISTRICT LOT 593 PLAN 17336				

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2023	May 16, 2023	Reg	8,363.33	1	1,921,000	399,000	2,320,000	2,320,000
2022	May 19, 2022	Reg	8,096.03	1	1,859,000	377,000	2,236,000	2,236,000
2021	May 20, 2021	Reg	7,212.17	1	1,321,000	360,000	1,681,000	1,681,000

Property Tax Comparison

Taxes	2023	2022	Difference	Percentage Changed
Gross Taxes	8,363.33	8,096.03	267.30	3.30
Gen. Assess: Class 1: Land	1,921,000.00	1,859,000.00	62,000.00	3.34
Gen. Assess: Class 1: Improvements	399,000.00	377,000.00	22,000.00	5.84
Gen. Assess: Class 1: Net	2,320,000.00	2,236,000.00	84,000.00	3.76
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	2,006.80	1,964.77	42.03	2.14
Tax Levy: 02 - BCAA LEVY	77.95	78.04	-0.09	-0.12
Tax Levy: 03 - GVRD LEVY	120.08	116.83	3.25	2.78
Tax Levy: 04 - TRANSIT LEVY	507.62	505.11	2.51	0.50
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.46	0.45	0.01	2.22
Tax Levy: 06 - MUNICIPAL TAX	3,528.77	3,425.26	103.51	3.02
Tax Levy: 07 - DEBT SERVICING	92.85	85.77	7.08	8.25

Taxes	2023	2022	Difference	Percentage Changed
UB Levy: 08 - SINGLE FAMILY RES - WATER	843.00	804.80	38.20	4.75
UB Levy: 09 - SINGLE FAMILY RES - SEWER	840.40	781.80	58.60	7.50
UB Levy: 10 - 240L - GARBAGE	148.20	144.30	3.90	2.70
UB Levy: 10 - ORGANICS WITH 240L GARBAG	163.00	158.70	4.30	2.71
UB Levy: 11 - ENVIRONMENTAL FEE SF	34.20	30.20	4.00	13.25
UB Levy: 12 - CONSTRUCTED SWIMMING POOL	0.00	0.00	0.00	0.00

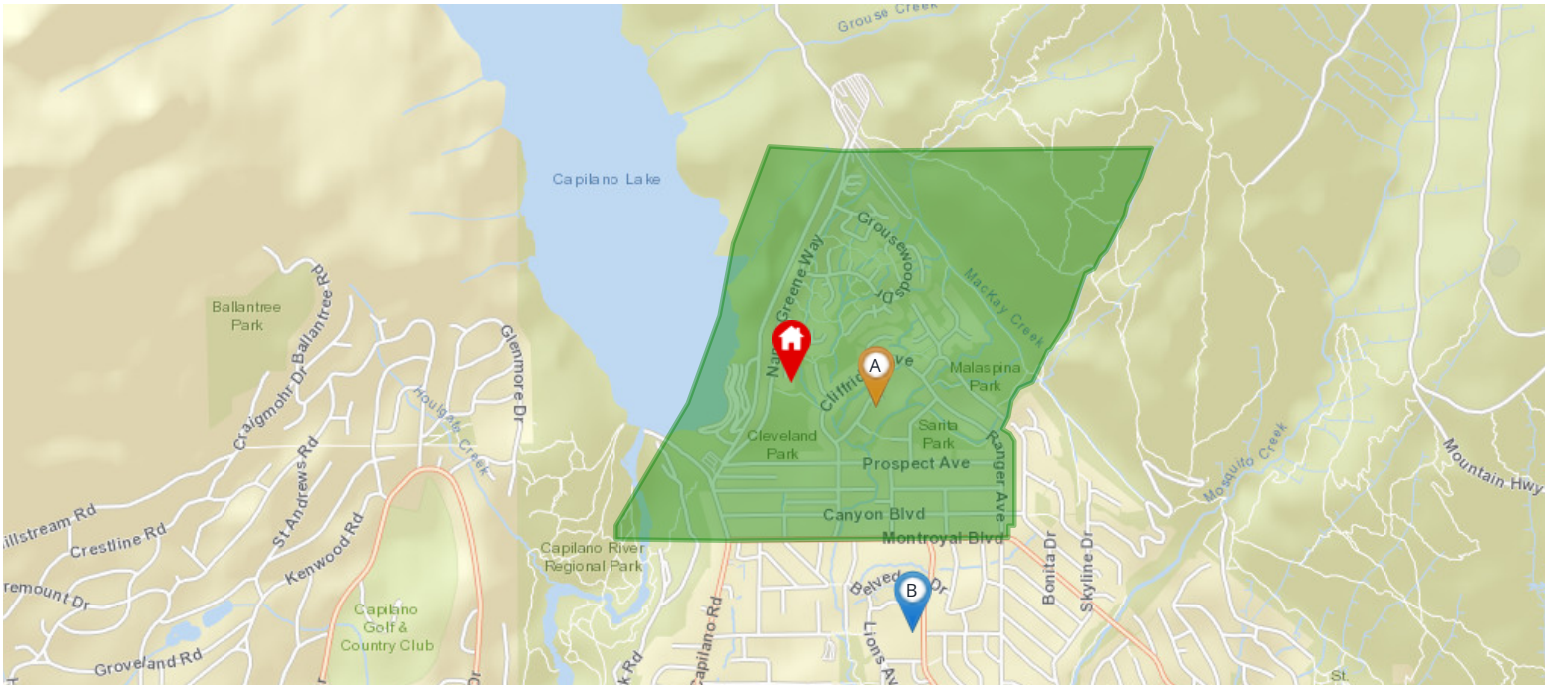
Local Improvements / Business Improvement Areas

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.

Nearest Schools

Nearby Elementary Schools

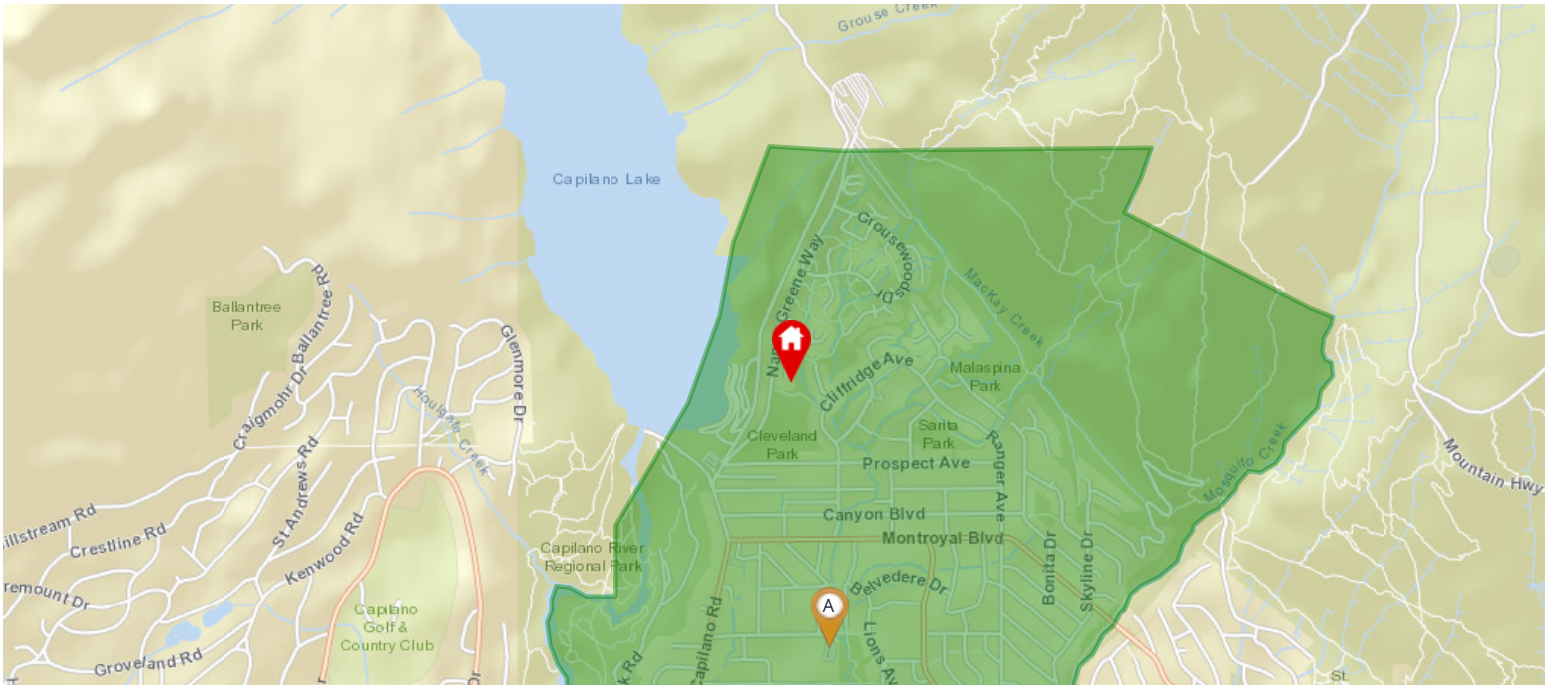


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Montroyal** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Montroyal	K - 7	SD 44	North Vancouver		19 mins	1.5 km	4 mins	19 mins
B	Canyon Heights	K - 7	SD 44	North Vancouver		29 mins	2.3 km	4 mins	20 mins
C	Cleveland	K - 7	SD 44	North Vancouver	French Immersion	30 mins	2.5 km	5 mins	10 mins
D	Highlands	K - 7	SD 44	North Vancouver		48 mins	4.0 km	7 mins	17 mins
E	Braemar	K - 7	SD 44	North Vancouver	French Immersion	54 mins	4.2 km	9 mins	27 mins
F	Andre Piolat	K - 12	Independent	North Vancouver	French Immersion; IB Program (MYP)	1 hour 0 mins	4.9 km	10 mins	20 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Handsworth** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Handsworth	8 - 12	SD 44	North Vancouver	French Immersion; AP Program	24 mins	2.0 km	5 mins	13 mins
B	Mountainside	8 - 12	SD 44	North Vancouver		57 mins	4.6 km	9 mins	23 mins
C	North Vancouver Online Learning	9 - 12	SD 44	North Vancouver	Online Learning	57 mins	4.6 km	9 mins	23 mins
D	Andre Piolat	K - 12	Independent	North Vancouver		1 hour 0 mins	4.9 km	10 mins	20 mins
E	Carson Graham	8 - 12	SD 44	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	1 hour 12 mins	5.9 km	11 mins	29 mins
F	St Thomas Aquinas	8 - 12	Independent	North Vancouver	Catholic Independent School; AP Program	1 hour 18 mins	6.5 km	12 mins	27 mins

Walkscore

5386 BLUEBERRY LN North Vancouver, V7R 4N1



Car-Dependent

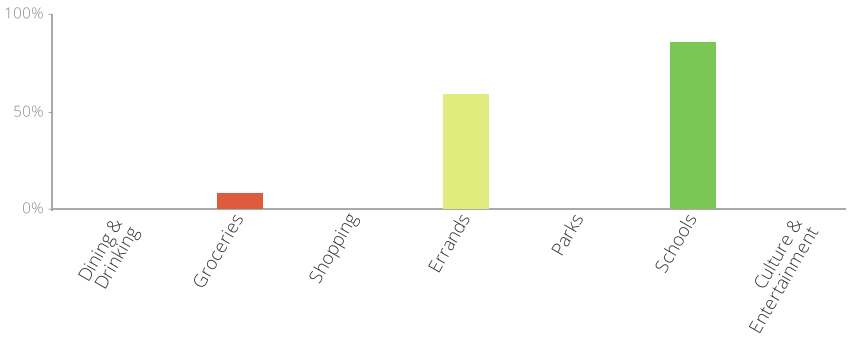
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 15 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address