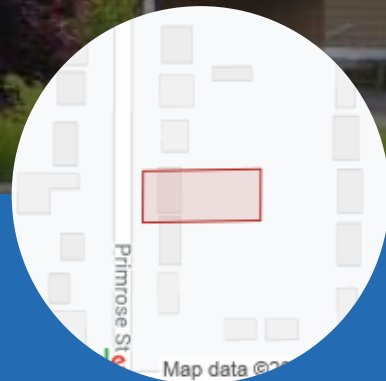




PROPERTY REPORT

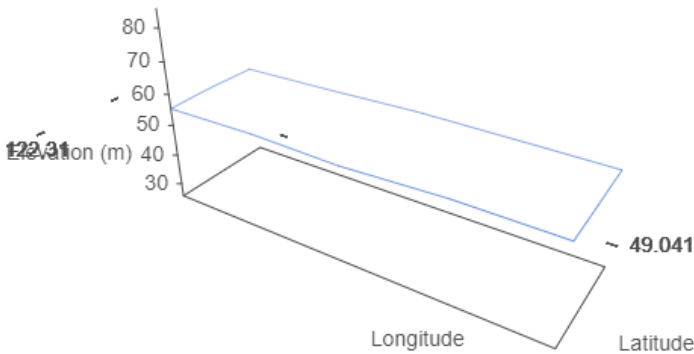
2136 PRIMROSE ST
Abbotsford BC
V2S 2Z2
Canada

PID: 009-301-917

SEPTEMBER 6, 2019

Kristy Dusdal
Sutton Group-West Coast Realty (Abbc
Abbotsford
P: +1778-788-2590
kdusdal@sutton.com
kristydusdal.com

Property Boundary and Topography



Max Elevation: 56.06 m | Min Elevation: 55.24 m | Difference: 0.82 m

Parcel Dimensions



The map displays a grid of streets and lots. Key streets include Alta Ave. (top left), Bevan Ave. (top center), Brundige Ave. (center), Kay Ave. (bottom center), Primrose St. (left), Wilerose St. (right), Wildwood St. (center left), and Stevenson St. (far right). Lots are numbered and color-coded. A large area is labeled 'RS4' and another 'RS3'. A specific lot is highlighted in red and labeled '2077'. The map also shows a 'P4' lot and a 'B' lot. The map is titled 'PLAT MAP' and includes a scale bar and a north arrow.

Legend

Bare Land Stratas

Lake

Lake

Other

A4

C2

C7

CHR

H-I-1

H-RR-1

I2

N1

N15

N19

N23

N29

N33

N38

N51

N55

N60

N66

N70

N75

N86

P4

P8

RM16

RMF

RMU

RS3-A

RS6

SRH

Travelled Road

Parcels

Railway

LUC Leaders

A1

A5

C3

CAM

CR

H-LU/R-1

H-SR-1

I3

N10

N16

N2

N24

N3

N34

N4

N52

N56

N61

N68

N71

N8

P1

P5

RCS

RM30

RML

RR

RS4

RS6-C

Unknown

Unregistered Easement

Airport

Reserve Boundary

LUC

A2

A6

C4

CGC

CRC

H-LU/R-2

H-SR-2

I4

N11

N17

N21

N25

N30

N35

N5

N53

N59

N62

N69

N72

N80

P2

P6

RH1

RM45

RMM

RS1

RS5

RSH

Easement

Airspace

Boundary

Shore

Zoning Leaders

A3

C1

C5

CGS

CSC

H-P-1

I1

I5

N14

N18

N22

N26

N32

N37

N50

N54

N6

N64

N7

N74

N83

P3

P7

RHR

RM60

RMR

RS3

RS5-A

SR

Right of Way

32909
32907
32905
32903
32901

32906
32932

32904
32902

ALTA AVE.

33015

BEVAN AVE.

32904
32906
32910
32914
32920
32932
32950
32939
32923
32910
32970
32945

2187
2170
2158
2146
2134
2122
2112
32970
32978
32994
2187
2173
2163
2153
2137
2127
33005
32995
32981
2107
2121
2135
2151
2165

WILDWOOD ST.

33022
33036
33050
33056
2172
2162
2152
2136
2126
2110
33037
33047
2119
2175
2159
2145
2141
2131

PRIMROSE ST.

2190
33094
2178
2170
2148
2138
2126
2110
33093

WILEROSE ST.

33106
33130

BRUNDIGE AVE.

33030
2082
2070
2062
2052
2042
33048
2087
2073
2061
2051
2047
2041
33074
33086
33098
33104
33114
33124
33134
33144
33154

WILEROSE ST.

33084
2084
2074
2060
33095
33103
33113
33123
33142
2077
2067
2057

KAY AVE.

2028
2018

2099
2061
2021

PRIMROSE ST.

2249
2259
2245

STEVENSON ST.

Legend

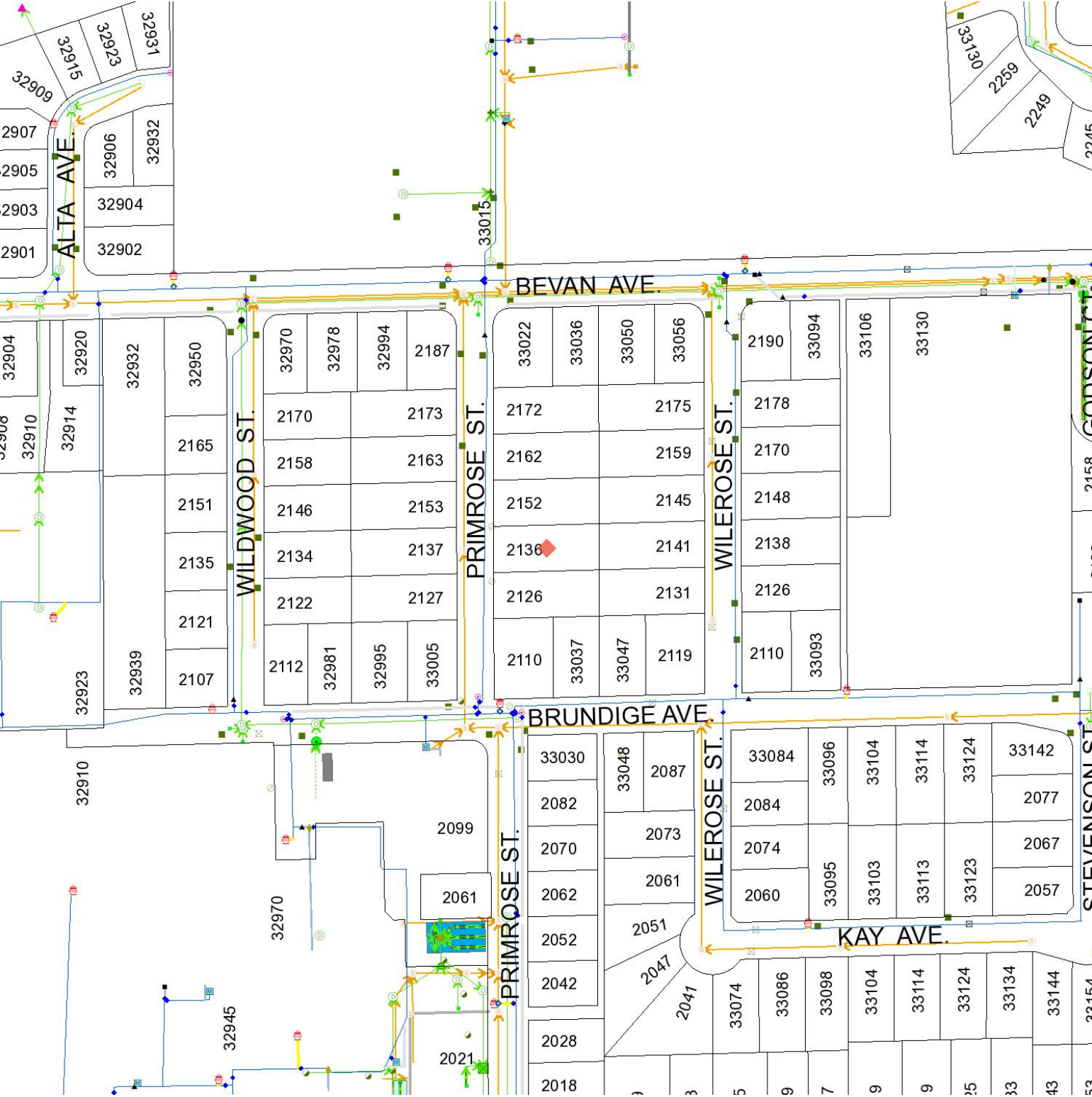
Development Applications



Legend

- Bare Land Stratas
- Lake
- Parcels
- Railway
- Development Application Areas
- Airport
- Reserve Boundary
- Boundary
- Shore

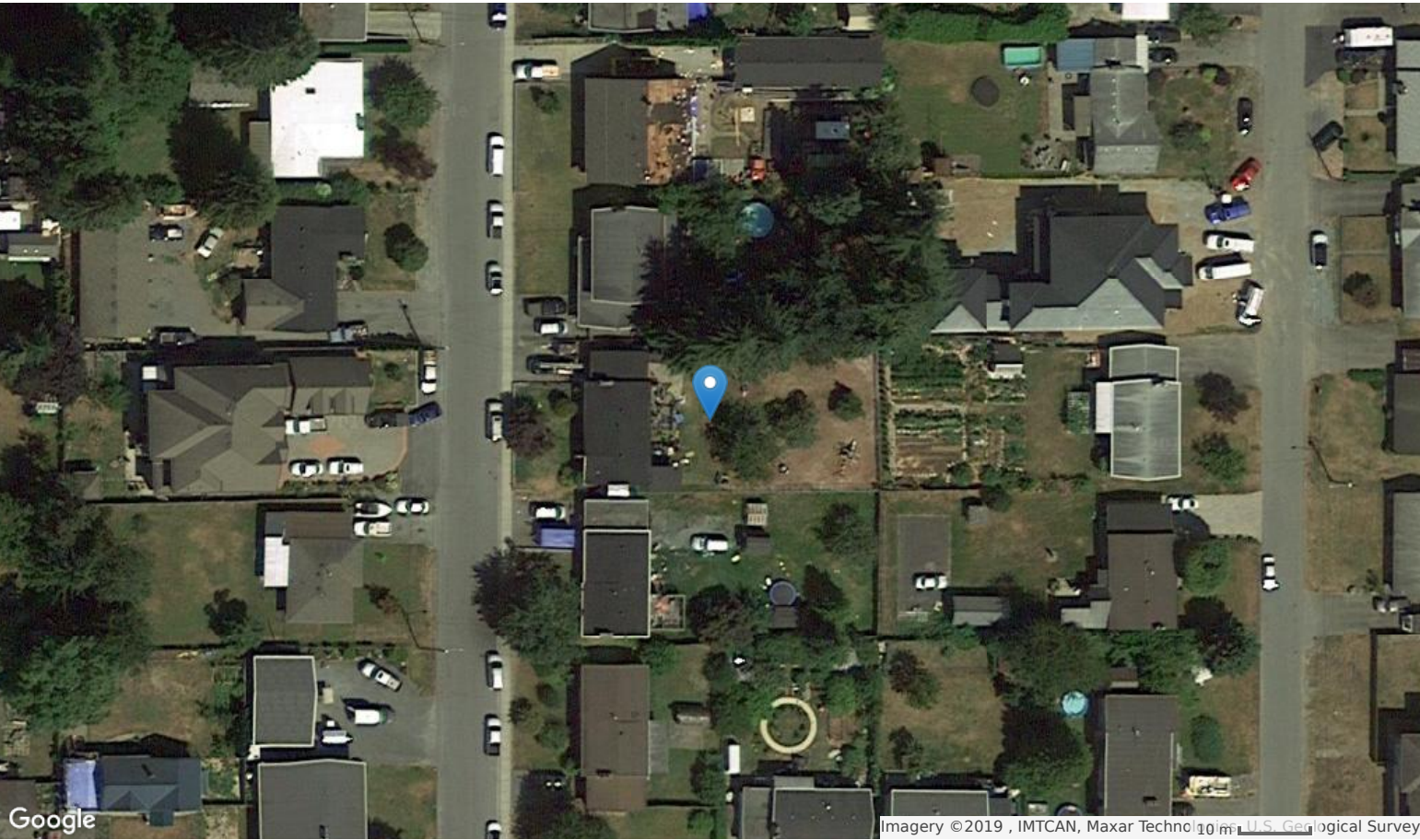
Infrastructure



Legend

Bare Land Stratas	Parcels	Airport	Boundary
Lake	Railway	Reserve Boundary	Shore
Lake	Anode	Cathodic Test Stations	Meter
Butterfly Valve	Gate Valve	Hydrant Gate Valve	Zone Valve
Fire Line Gate Valve	Air Release Valve	Altitude Valve	Backflow Preventer
Blow Off	Check Valve	Pressure Reducing Valve	System Control Valve
Ammonia Station	Chlorination Station	Floating Pump	Intake
Intake Structure	Pump	Reservoir	Soda Ash
Tank	Water Treatment Plant	Well	Water Hydrants
Access Chamber	Blowdown	Flowmeter	Gate Valve in MH
Injector	Line Valve Chamber	Cap	Reducer
Flow Totalizier	Mixer	Fire Line, Active	Fire Line, Not Verified
Hydrant Lead, Active	Hydrant Lead, Not Verified	Service Line, Active	Service Line, Surveyed
Service Line, Not Verified	Service Line, Future	Service Line, Under Construction	Hydrant Lead, Under Construction
Fire Line, Under Construction	Fire Line, Inactive	Hydrant Lead, Inactive	Service Line, Inactive
Service Line, Abandoned	Hydrant Lead, Abandoned	Fire Line, Abandoned	Transmission, Active
Transmission, Abandoned	Transmission, Inactive	Transmission, Not Verified	Transmission, Under Construction
Distribution, Under Construction	Distribution, Active	Distribution, Abandoned	Distribution, Inactive
Distribution, Future	Distribution, Not Verified	Clearbrook Water Area	Inside Boundary
No City Water	Anode	Cathodic Test Stations	Anode
Cathodic Test Stations	Catch Basin Junction	Catch Basin Manhole	Cleanouts
Drain Well	Drop Manhole	Flow Splitting Manhole	Lawn Basin Junction
Manhole	Settling Manhole	Vertical Bend	Control Manhole
Control Structure	Weir	Drainage Outlets	Drainage Inlets
Drainage Pump Station	Data Break	Forcemain Blow Off	Forcemain Cleanout
Cap	Plug	Reducer	Wye
Energy Dissipator Chamber	Oil Interceptor	Sump	CB Storm Sewer
CB to Rock Pit	Lawn Basin	Rock Pit	Air Release Valve
Backflow Preventer	Gate Valve	No Data	Arched
Box	Rehab	Round	Error Please Fix
Rehab, Active	Siphon, Active	Siphon, Abandoned	Pressurized, Under Construction
Pressurized, Inactive	Pressurized, Active	Pressurized, Abandoned	Perforated, Under Construction
Perforated, Inactive	Perforated, Active	Perforated, Abandoned	Perforated, Not Verified
Gravity, Under Construction	Gravity, Temporary	Gravity, Surveyed	Gravity, Not Verified
Gravity, Inactive	Gravity, Future	Gravity, Active	Gravity, Abandoned
Detention Pipe, Active	Ditch	Infill	Pipe
Pond	Tank	Anode	Cathodic Test Stations
Air Relase Valve	Backflow Preventer	Check Valve	Gate Valve
Sanitary Pump Station	Cleanouts	Drop Manhole	Manhole
MH Chamber	Sampling (SAMP)	Vent Manhole	Vertical Bend
Bypass Pumping Port	Data Break	Flowmeter	Forcemain Blow Off
Forcemain Cleanout	Pigging Port	Oil Interceptor	Siphon Inlet Chamber
Siphon Outlet Chamber	Cap	Plug	Reducer
Wye	Error Please Fix	Rehab, Active	Siphon, Active
Siphon, Inactive	Siphon, Under Construction	Pressurized, Active	Pressurized, Abandoned
Pressurized, Inactive	Pressurized, Future	Pressurized, Not Verified	Pressurized, Under Construction
Gravity, Under Construction	Gravity, Temporary	Gravity, Active	Gravity, Abandoned
Gravity, Inactive	Gravity, Future	Gravity, Not Verified	





Detailed Tax Report

Property Information

Prop Address	2136 PRIMROSE ST	Jurisdiction	CITY OF ABBOTSFORD
Municipality	CITY OF ABBOTSFORD	Neighborhood	RES S OF SFW & W OF GLADW
Area	ABBOTSFORD	SubAreaCode	F78
PropertyID	009-301-917	BoardCode	F
PostalCode	V2S 2Z2		

Property Tax Information

TaxRoll Number	3156051809	Gross Taxes	\$4,472.13
Tax Year	2019	Tax Amount Updated	06/24/2019
More PIDS			

009-301-917

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP24012	40			36	16	16		

Legal FullDescription

LOT 40, PLAN NWP24012, PART NW1/4, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	11200 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1965		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	RS3 RS3 - URBAN RESIDENTIAL ZO
WaterConn			
BCADData Update	04/09/2019		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	1	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	1
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$831,000.00	\$38,800.00	\$869,800.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$831,000.00	\$38,800.00	\$0.00	\$0.00	\$869,800.00

School Taxable Totals

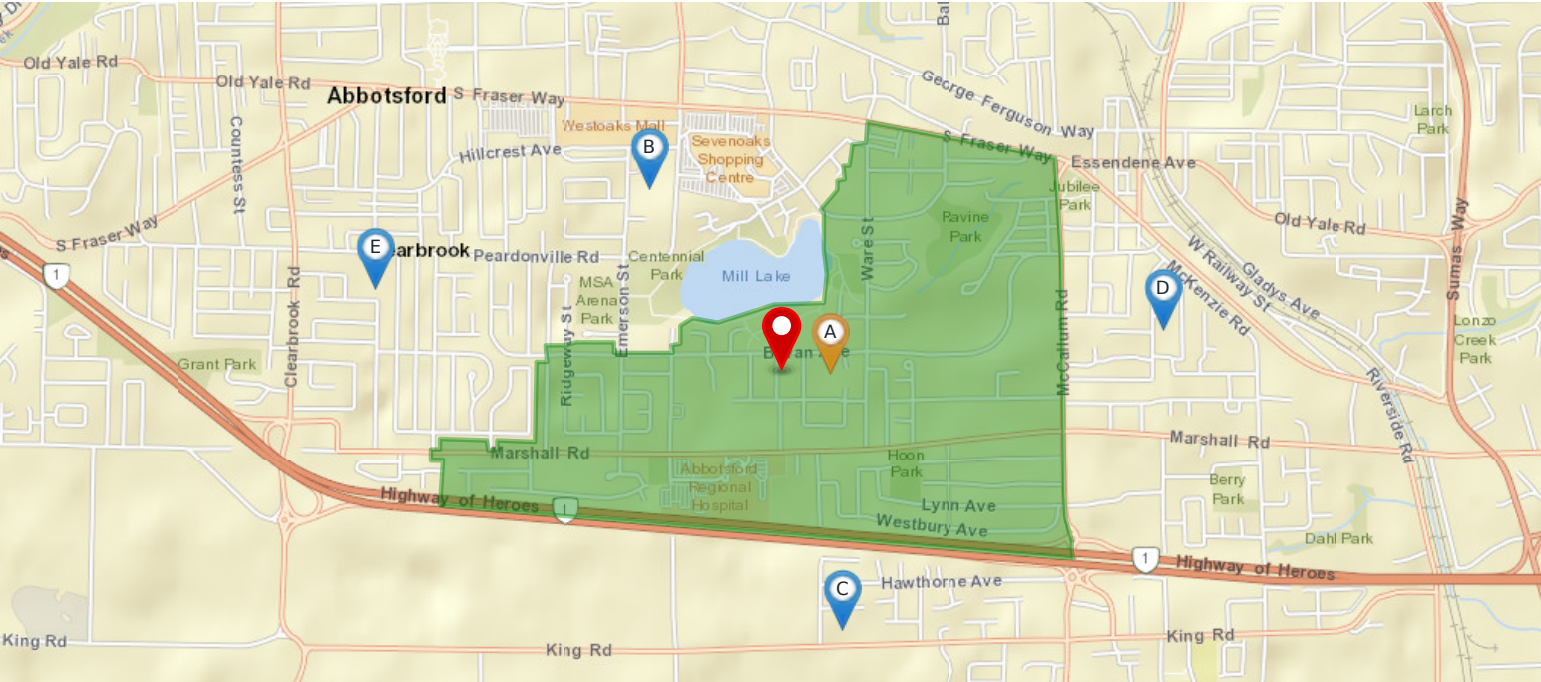
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$831,000.00	\$38,800.00	\$0.00	\$0.00	\$869,800.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/28/2016	\$666,000.00	CA5381339	IMPRV SINGLE PROPERTY CASH TRANSACT

Nearest Schools with Ranking

Nearby Elementary Schools

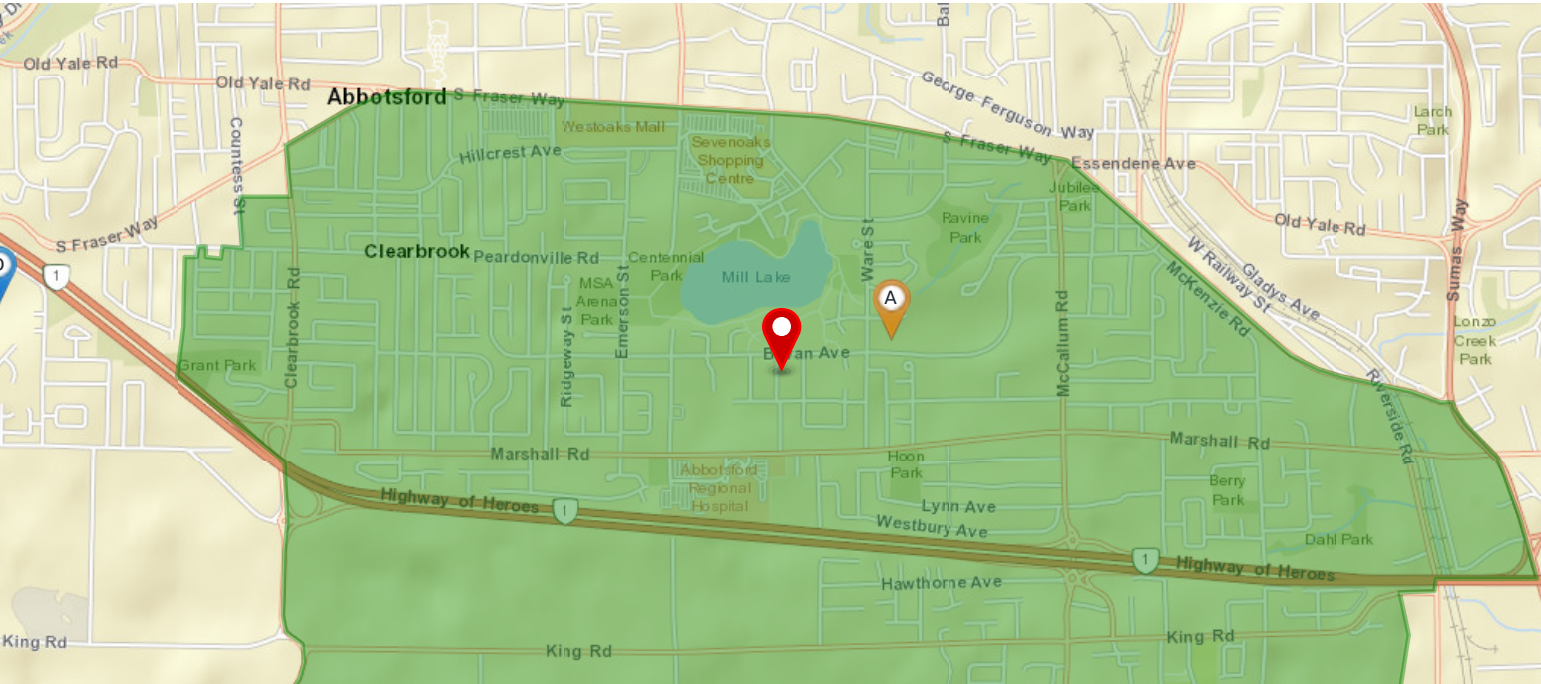


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Godson Elementary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Godson	K - 5	4.8	5.5	726/955	508/805	Abbotsford	StrongStart	4 mins	0.3 km	1 min	4 mins
B Centennial Park	K - 5	4.5	5.1	771/955	598/805	Abbotsford	Early French Immersion	19 mins	1.5 km	3 mins	19 mins
C Jackson	K - 5	5.6	5.7	567/955	468/805	Abbotsford		41 mins	3.2 km	6 mins	19 mins
D Alexander	K - 5	5.8	5.5	512/955	508/805	Abbotsford	StrongStart	25 mins	2.0 km	4 mins	18 mins
E Dormick Park	K - 5	5.7	6	541/955	402/805	Abbotsford	StrongStart	26 mins	2.0 km	5 mins	13 mins
F John MacLure	K - 5	6.4	5.7	376/955	468/805	Abbotsford	StrongStart	34 mins	2.7 km	6 mins	25 mins

Nearby Middle Schools

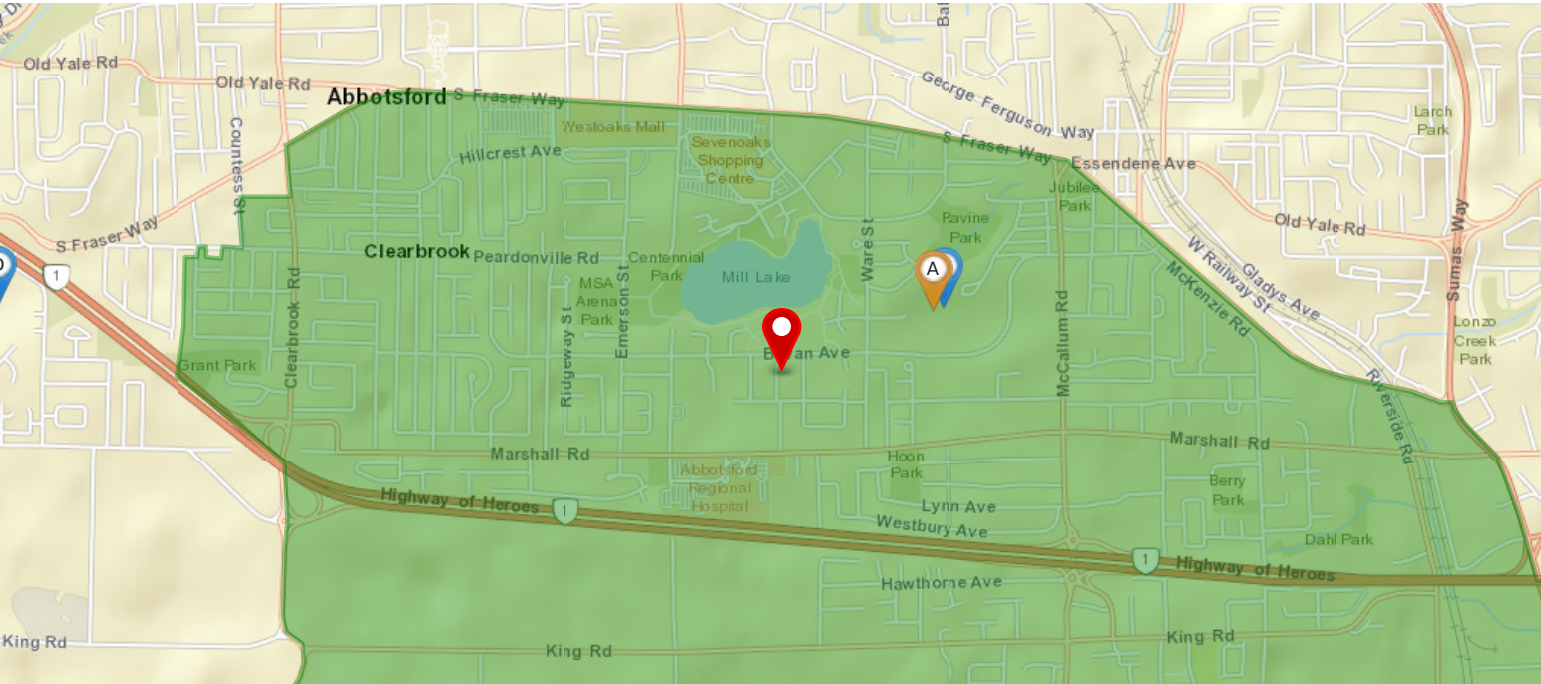


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Abbotsford Middle (6-8) -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Abbotsford Middle	6 - 8	n/a	n/a	n/a	n/a	Abbotsford	IB Program (MYP); Soccer Academy	8 mins	0.6 km	2 mins	8 mins
B Colleen and Gordie Howe	6 - 8	n/a	n/a	n/a	n/a	Abbotsford		49 mins	3.9 km	8 mins	23 mins
C Chief Dan George	6 - 8	n/a	n/a	n/a	n/a	Abbotsford	Late & Middle French Immersion	46 mins	3.6 km	7 mins	26 mins
D Abbotsford Traditional Middle	6 - 8	n/a	n/a	n/a	n/a	Abbotsford		56 mins	4.3 km	7 mins	29 mins
E William A. Fraser	6 - 8	n/a	n/a	n/a	n/a	Abbotsford	Hockey Academy	57 mins	4.4 km	9 mins	26 mins
F Eugene Reimer	6 - 8	n/a	n/a	n/a	n/a	Abbotsford		1 hour 22 mins	6.2 km	11 mins	31 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Abbotsford Senior Secondary -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Abbotsford Senior	9 - 12	n/a	n/a	n/a	n/a	Abbotsford	IB Program (DP)	11 mins	0.9 km	3 mins	11 mins
B Abbotsford Collegiate	9 - 12	n/a	n/a	n/a	n/a	Abbotsford		13 mins	1.0 km	3 mins	13 mins
C W J Mouat	9 - 12	6.8	6.5	77/253	92/246	Abbotsford	French Immersion	42 mins	3.3 km	7 mins	30 mins
D Abbotsford Traditional	9 - 12	6.6	6.2	93/253	112/246	Abbotsford	Traditional School; AP Program	56 mins	4.3 km	7 mins	29 mins
E Yale	9 - 12	6.4	6.7	104/253	76/246	Abbotsford	AP Program; Baseball, Softball & Hockey Academies	53 mins	4.1 km	8 mins	17 mins
F St John Brebeuf	8 - 12	3.5	5	231/253	194/246	Abbotsford	Catholic Independent School	1 hour 0 mins	4.7 km	8 mins	37 mins