

PROPERTY REPORT

329 19TH ST E
North Vancouver City
V7L 2Z4
Canada

PID: 013-474-855

AUGUST 4, 2024



Joe Campbell PREC*
RE/MAX Crest Realty
North Vancouver
P: 604-657-1480
O: 1-800-665-1455
joe@joecampbell.ca
http://www.joecampbell.ca

Joe CAMPBELL

Not Your Average Joe !

The trademarks REALTOR®, REALTORS®, and the REALTOR® logo are controlled by the Canadian Real Estate Association (CREA) and identify real estate professional who are members of CREA.

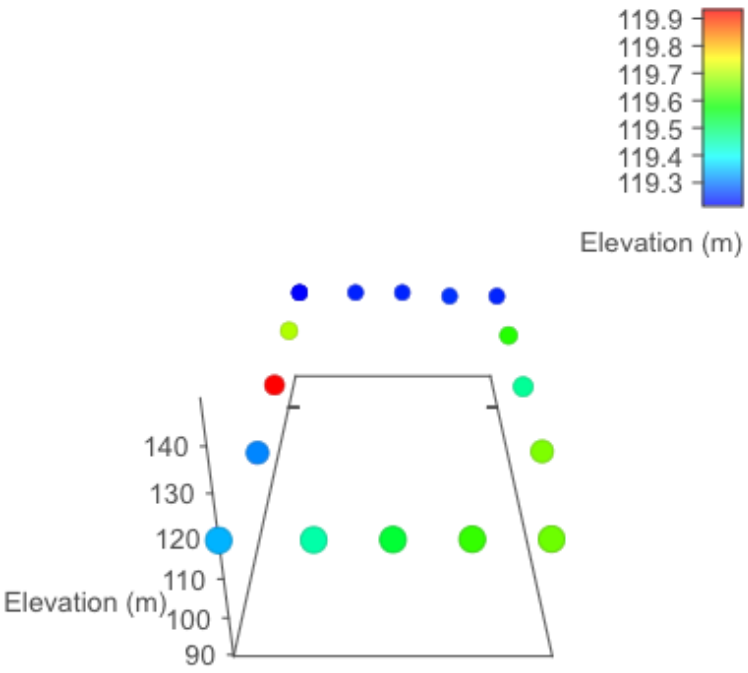
Google Views



Estimated Lot Dimensions and Topography



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



Max Elevation: 119.93 m | Min Elevation: 119.21 m | Difference: 0.72 m

Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	329 E 19TH ST	**Jurisdiction**	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	**Neighborhood**	GRAND BOULEVARD
Area	NORTH VANCOUVER	**SubAreaCode**	VNVCL
PropertyID	013-474-855	**BoardCode**	V
PostalCode	V7L 2Z4		

Property Tax Information

TaxRoll Number	016006000	**Gross Taxes**	$6,453.11
Tax Year	2023	**Tax Amount Updated**	09/20/2023

More PIDS

013-474-855

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP2642	6	16	550	36				

Legal FullDescription

LOT 6, BLOCK 16, PLAN VAP2642, DISTRICT LOT 550, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	7350 SQUARE FEET	**Land Use**	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1961		
BCA Description	1 STY SFD - AFTER 1960 - STANDARD	**Zoning**	
WaterConn			
BCAData Update	04/09/2024		

Supplementary Property Info

BedRooms	5	**Foundation**	BASEMENT
Full Bath	3	**Half Bath2**	0
Half Bath3	1	**Stories**	1.00
Pool Flg		**Carport**	1
Garage S	1	**Garage M**	

Actual Totals

Land	Improvement	Actual Total
$1,855,000.00	$307,000.00	$2,162,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,855,000.00	$307,000.00	$0.00	$0.00	$2,162,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,855,000.00	$307,000.00	$0.00	$0.00	$2,162,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/25/2010	$680,000.00	CA1669576	IMPROVED SINGLE PROPERTY TRANSACTION
6/1/2010	$0.00	BB1275410	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/17/1998	$149,150.00	BM317961	REJECT - NOT SUITABLE FOR SALES ANALYSIS

North Vancouver City Property Assessment/Tax Info

Property Information

Jur Number : 221
Roll Number : 016006.000
Property ID : 013-474-855
Address : 329 19TH ST E
Postal Code : V7L2Z4

Property Description

LOT	6
BLOCK	16
PLAN NUMBER	2642
DISTRICT LOT	550
MANUAL CLASS CODE	0140
NEIGHBORHOOD CODE	221040
LAND USE	00
ACTUAL USE	032
Regional District	15
LOT SIZE KEY	2
LOT SIZE	7350

Tax Information

Current Tax Year : $7,037.74
Previous Tax Year : $6,453.11

Assessments

Year	Category	Class	Assessment Type	Gross	Exempt	Net
2024	I	01	General	307,000	0	307,000
2024	L	01	General	1,855,000	0	1,855,000
2024	I	01	Hospital	307,000	0	307,000
2024	L	01	Hospital	1,855,000	0	1,855,000
2024	I	01	School	307,000	0	307,000
2024	L	01	School	1,855,000	0	1,855,000
2024	I	01	Transit	307,000	0	307,000
2024	L	01	Transit	1,855,000	0	1,855,000
2023	I	01	General	291,000	0	291,000
2023	L	01	General	1,837,000	0	1,837,000
2023	I	01	Hospital	291,000	0	291,000
2023	L	01	Hospital	1,837,000	0	1,837,000
2023	I	01	School	291,000	0	291,000
2023	L	01	School	1,837,000	0	1,837,000
2023	I	01	Transit	291,000	0	291,000
2023	L	01	Transit	1,837,000	0	1,837,000
2022	I	01	General	260,000	0	260,000
2022	L	01	General	1,671,000	0	1,671,000

Year	Category	Class	Assessment Type	Gross	Exempt	Net
2022	I	01	Hospital	260,000	0	260,000
2022	L	01	Hospital	1,671,000	0	1,671,000
2022	I	01	School	260,000	0	260,000
2022	L	01	School	1,671,000	0	1,671,000
2022	I	01	Transit	260,000	0	260,000
2022	L	01	Transit	1,671,000	0	1,671,000
2021	I	01	General	258,000	0	258,000
2021	L	01	General	1,343,000	0	1,343,000
2021	I	01	Hospital	258,000	0	258,000
2021	L	01	Hospital	1,343,000	0	1,343,000
2021	I	01	School	258,000	0	258,000
2021	L	01	School	1,343,000	0	1,343,000
2021	I	01	Transit	258,000	0	258,000
2021	L	01	Transit	1,343,000	0	1,343,000
2020	I	01	General	244,000	0	244,000
2020	L	01	General	1,227,000	0	1,227,000
2020	I	01	Hospital	244,000	0	244,000
2020	L	01	Hospital	1,227,000	0	1,227,000
2020	I	01	School	244,000	0	244,000
2020	L	01	School	1,227,000	0	1,227,000
2020	I	01	Transit	244,000	0	244,000
2020	L	01	Transit	1,227,000	0	1,227,000

Utilities

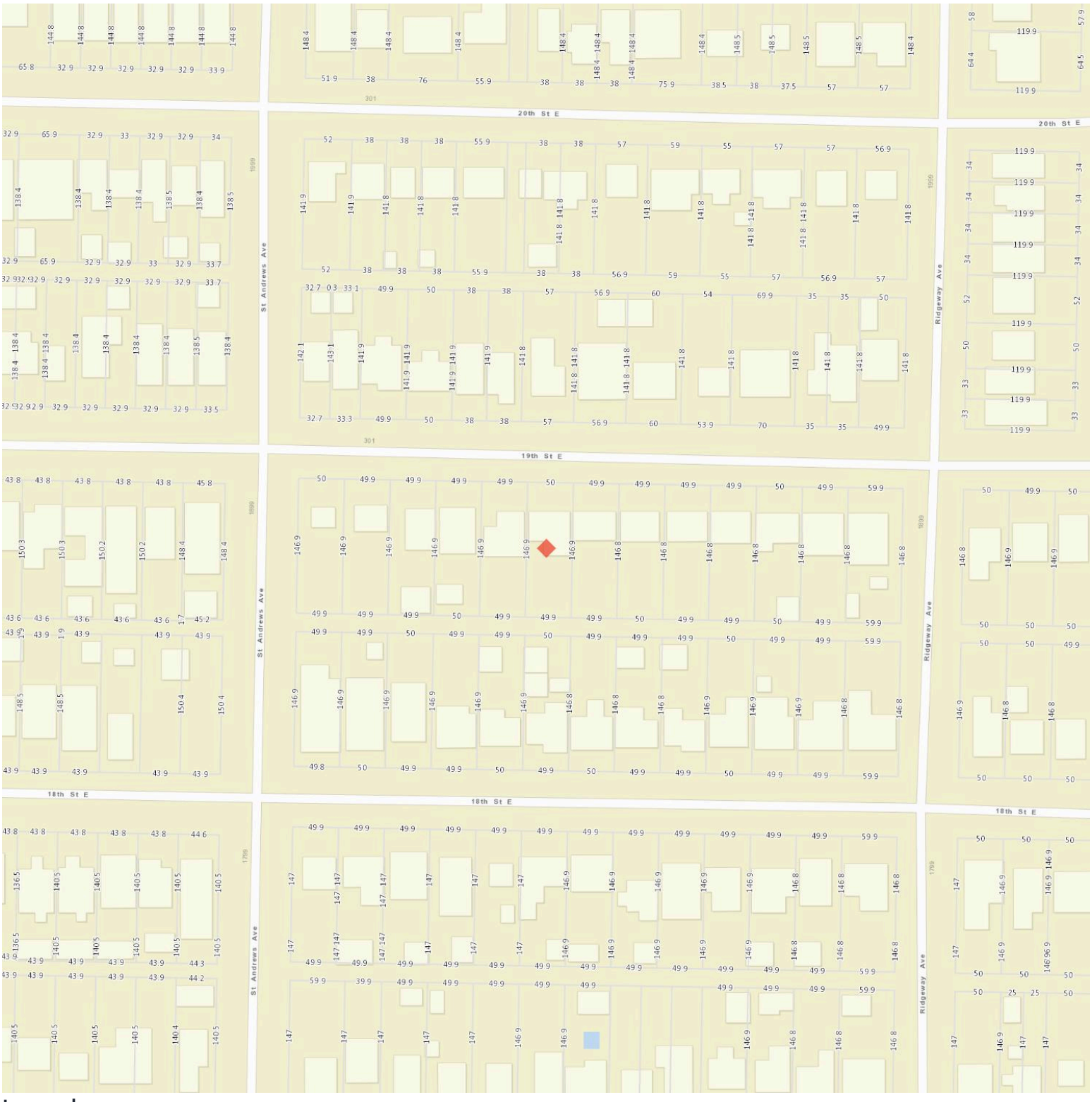
Average Monthly Utility Charge : $169.67

Services

Account Number	Service Description	Effective Date	Status	Description	Service
000-0016006-000	SEWER SINGLE FAMILY	Jan 01, 1998	A	Active Service	Sewer
000-0016006-000	WATER SINGLE FAMILY	Jan 01, 1998	A	Active Service	Water
000-0016006-000	SEWER - SECONDARY SUITE	Dec 31, 2014	A	Active Service	Sewer
000-0016006-000	WATER SECONDARY SUITE	Dec 31, 2014	A	Active Service	Water

North Vancouver CityMAP - GIS

Lot Dimensions



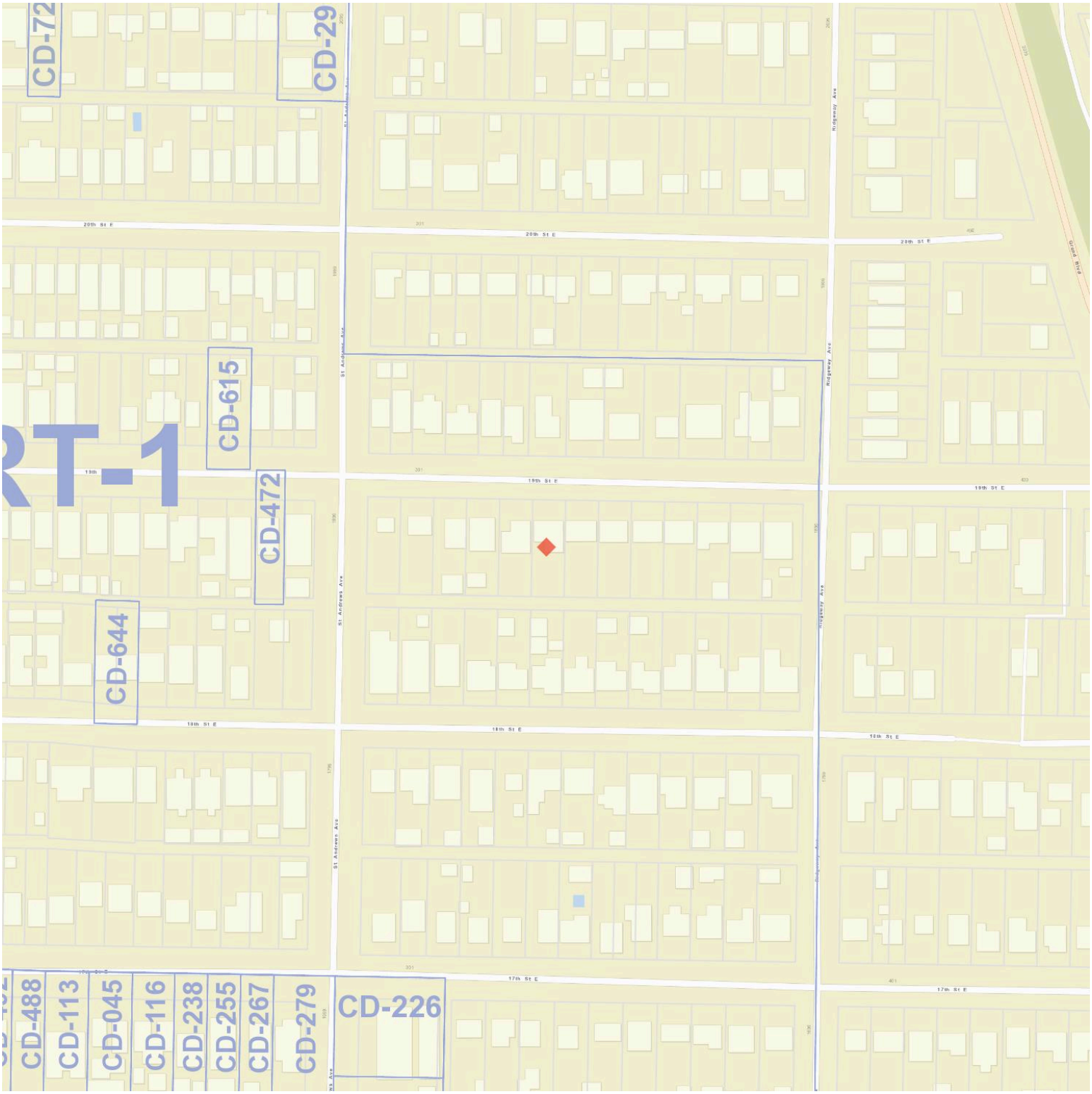
Legend

World Street Map

legal_parcel_outlines

Parcel Dimensions (ft)

Zoning

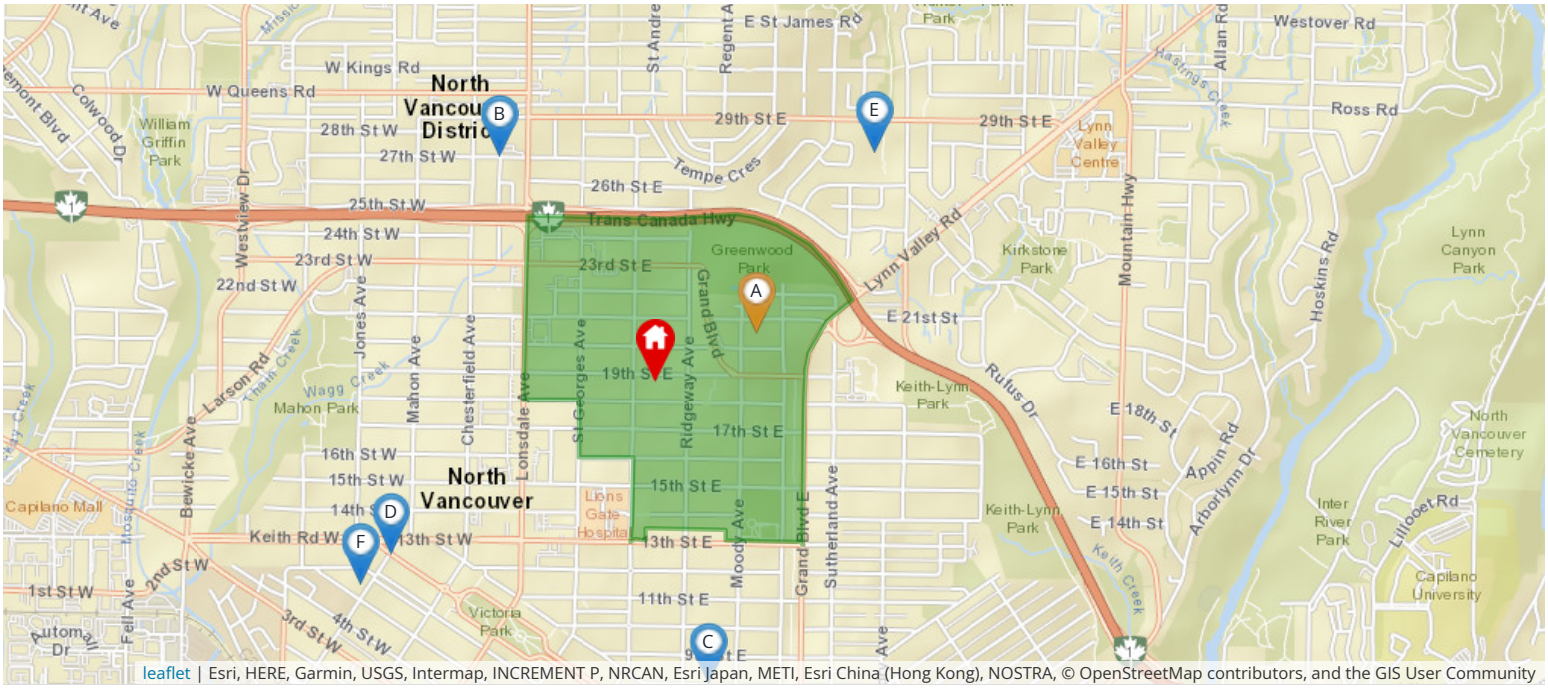


Legend

- World Street Map
- Land Use Contracts
- legal_parcel_outlines
- Zoning Boundaries
- Zoning Special Setback Line

Nearest Schools

Nearby Elementary Schools

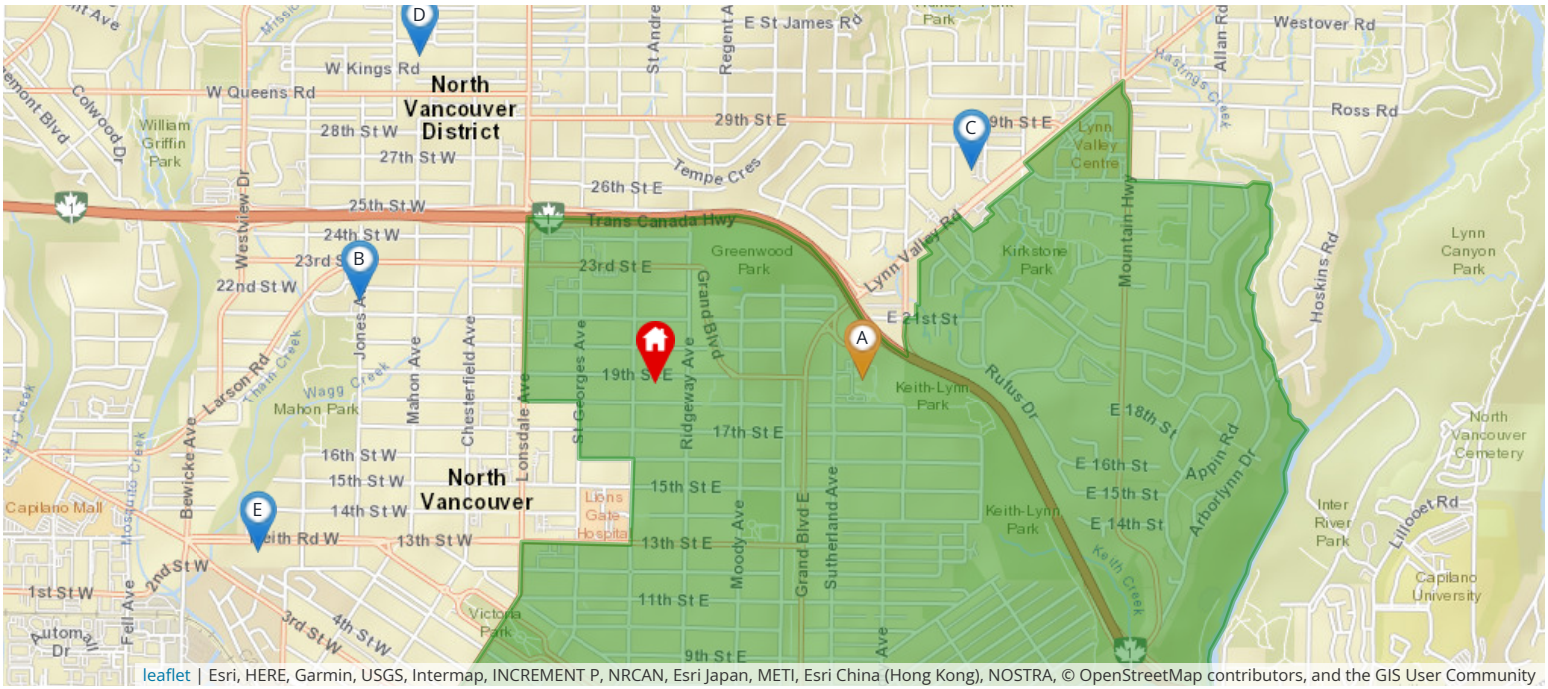


Legend: Subject Property Catchment School Other Schools

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		11 mins	0.6 km	2 mins	11 mins
B	Holy Trinity	K - 7	Independent	North Vancouver	Catholic Independent School	24 mins	1.6 km	4 mins	15 mins
C	Ridgeway	K - 7	SD 44	North Vancouver		19 mins	1.5 km	4 mins	19 mins
D	Queen Mary	K - 7	SD 44	North Vancouver	IB Program (PYP)	23 mins	1.8 km	5 mins	16 mins
E	Boundary	K - 7	SD 44	North Vancouver	Late French Immersion	28 mins	1.9 km	6 mins	20 mins
F	St Edmund's	K - 7	Independent	North Vancouver	Catholic Independent School	25 mins	1.9 km	5 mins	16 mins

Nearby Secondary Schools



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

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	14 mins	0.9 km	3 mins	14 mins
B	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
C	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	28 mins	1.9 km	5 mins	16 mins
D	Andre Piolat	K - 12	Independent	North Vancouver		35 mins	2.3 km	6 mins	20 mins
E	St Thomas Aquinas	8 - 12	Independent	North Vancouver	Catholic Independent School; AP Program	29 mins	2.3 km	6 mins	16 mins
F	Mountainside	8 - 12	SD 44	North Vancouver		40 mins	2.7 km	7 mins	22 mins

Walk Score

329 19TH ST E North Vancouver, V7L 2Z4



Somewhat Walkable

Some errands can be accomplished on foot



Good Transit

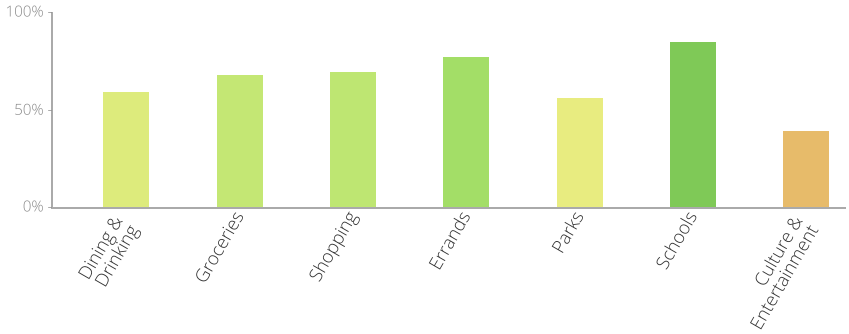
Many nearby public transportation options



Very Bikeable

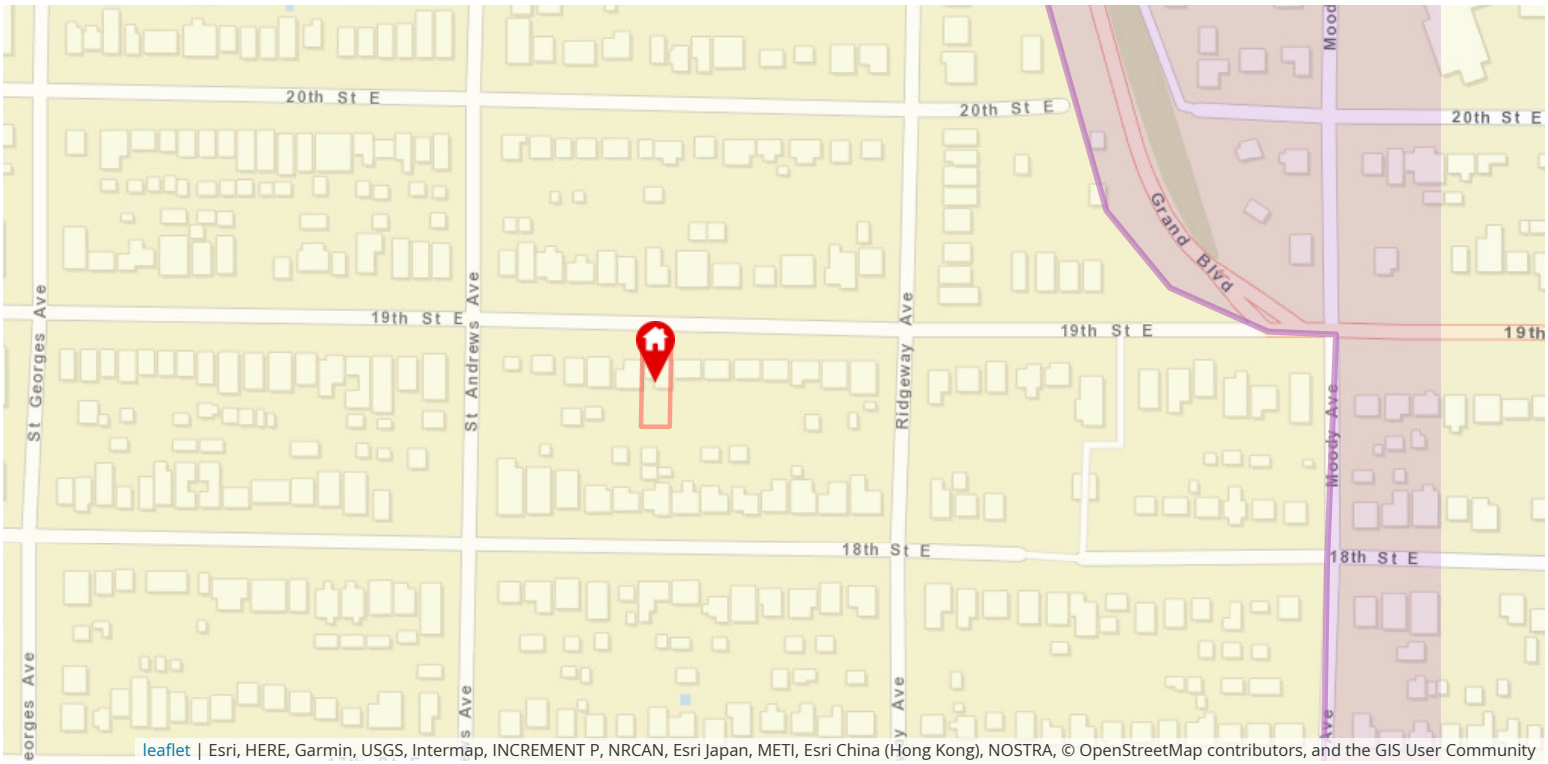
Biking is convenient for most trips

The Walk Score here is 64 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