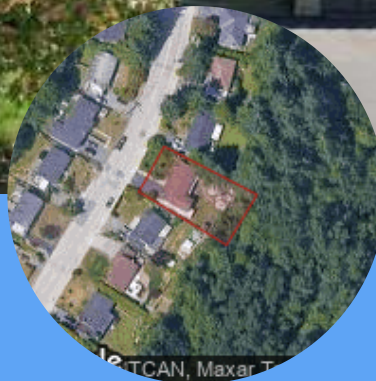




PROPERTY REPORT

1724 ARBORLYNN DR
North Vancouver District BC
V7J 2V8
Canada

PID: 009-529-799

JANUARY 17, 2021



Ali Asi
Royalty Group Realty
P: 604-785-8900
info@asi.team
asi.team

Ali Asi 

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



BC LTSA - Ownership

Status	Content
REGISTERED	CA8600365 VA, GR*, B*
CANCELLED	BB493428 VA, MO*, A*
CANCELLED	BN210838 VA, MA*, H*
CANCELLED	BJ330429 VA, GO*, J*
CANCELLED	H1084 VA, FR*, K*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 009-529-799

SHORT LEGAL DESCRIPTION:S/10015///12//10
MARG:

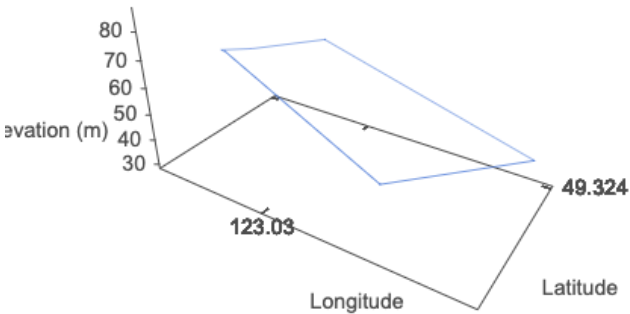
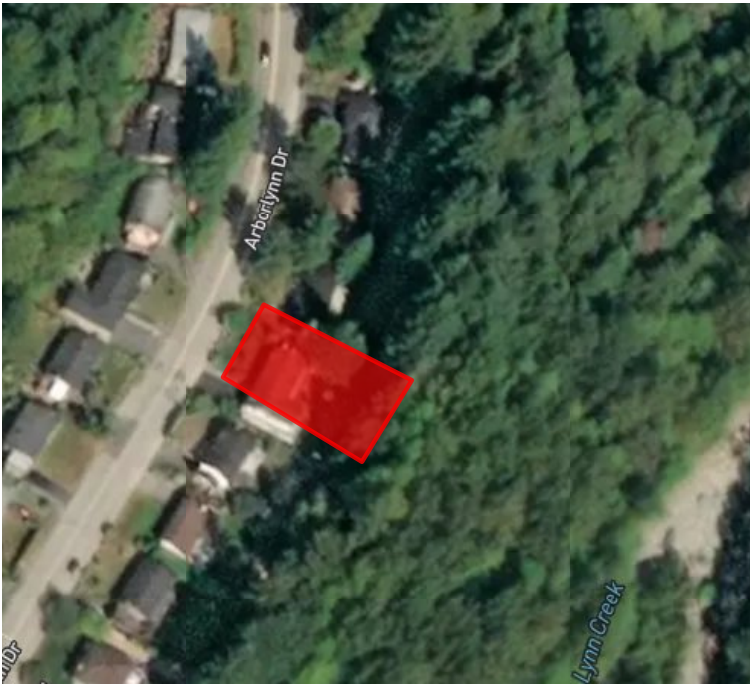
TAXATION AUTHORITY:
1 North Vancouver, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT
LOT 10 BLOCK 12 WESTLYNN PLAN 10015

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN VAP10015

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



Max Elevation: 60.52 m | Min Elevation: 56.00 m | Difference: 4.52 m

Detailed Tax Report

Property Information

Prop Address	1724 ARBORLYNN DR	Jurisdiction	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	Neighborhood	WESTLYNN
Area	NORTH VANCOUVER	SubAreaCode	VNVWL
PropertyID	009-529-799	BoardCode	V
PostalCode	V7J 2V8		

Property Tax Information

TaxRoll Number	070095700005	Gross Taxes	\$7,576.79
Tax Year	2020	Tax Amount Updated	07/16/2020
More PIDS			

009-529-799

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP10015	10	12	615	36				

Legal FullDescription

LOT 10, BLOCK 12, PLAN VAP10015, DISTRICT LOT 615, GROUP 1, NEW WESTMINSTER LAND DISTRICT, WESTLYNN

Land & Building Information

Width		Depth	
Lot Size	10500 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1959		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	RS3 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

BedRooms	8	Foundation	BASEMENT
Full Bath	3	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,236,000.00	\$357,000.00	\$1,593,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,236,000.00	\$357,000.00	\$0.00	\$0.00	\$1,593,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,236,000.00	\$357,000.00	\$0.00	\$0.00	\$1,593,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/26/2007	\$640,000.00	BB493428	IMPROVED SINGLE PROPERTY TRANSACTION
8/6/1999	\$313,600.00	BN210838	REJECT - NOT SUITABLE FOR SALES ANALYSIS
10/30/1995	\$300,000.00	BJ330429	IMPROVED SINGLE PROPERTY TRANSACTION

Jan 17, 2021 09:45:20 PM

Property Info Report

Ref #: 17-Jan-21

Property Information Report

1724 ARBORLYNN DR**Folio:** 0957-0000-5**LTO Number:** CA8600365**PID:** 009-529-799**MHR Number:****Status:** Active**Property No:** 135588**Legal:** LOT 10 BLOCK 12 WESTLYNN PLAN 10015

Property Tax Levies and Assessments Summary

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2020	May 19, 2020	7,576.79	1	1,236,000	357,000	1,593,000	1,593,000

Property Tax Comparison

Taxes	2020	2019	Difference	Percentage Change
Gross Taxes	7,576.79	7,213.24	363.55	5.04
Gen. Assess: Class 1: Land	1,236,000.00	1,361,000.00	-125,000.00	-9.18
Gen. Assess: Class 1: Improvements	357,000.00	317,000.00	40,000.00	12.62
Gen. Assess: Class 1: Net	1,593,000.00	1,678,000.00	-85,000.00	-5.07
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	1,677.43	1,614.91	62.52	3.87
Tax Levy: 02 - BCAA LEVY	67.86	65.27	2.59	3.97
Tax Levy: 03 - GVRD LEVY	81.86	71.16	10.70	15.04
Tax Levy: 04 - TRANSIT LEVY	400.96	371.84	29.12	7.83
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.32	0.34	-0.02	-5.88
Tax Levy: 06 - MUNICIPAL TAX	2,882.21	2,714.22	167.99	6.19
Tax Levy: 07 - DEBT SERVICING	78.30	73.60	4.70	6.39
UB Levy: 08 - SECONDARY SUITE - WATER	375.50	366.25	9.25	2.53
UB Levy: 08 - SINGLE FAMILY RES - WATER	738.75	703.50	35.25	5.01
UB Levy: 09 - SECONDARY SUITE - SEWER	258.00	258.00	0.00	0.00
UB Levy: 09 - SINGLE FAMILY RES - SEWER	700.75	669.00	31.75	4.75
UB Levy: 10 - 240L - GARBAGE	134.15	131.00	3.15	2.40
UB Levy: 10 - ORGANICS WITH 240L GARBAG	147.65	141.75	5.90	4.16
UB Levy: 11 - RECYCLING SF	33.05	32.40	0.65	2.01

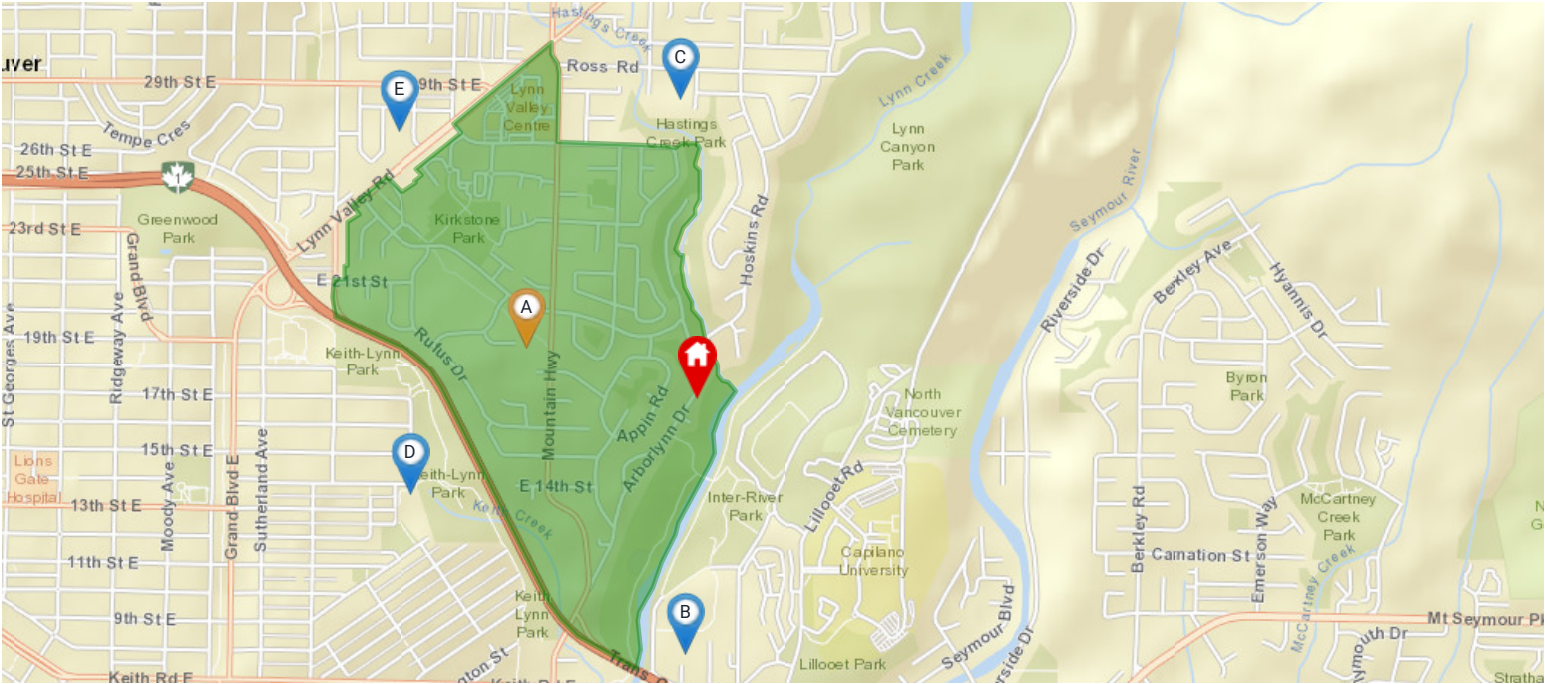
Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

Please Note: This information is issued in accordance with the Local Government Act. Under section 383, 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 with Ranking

Nearby Elementary Schools

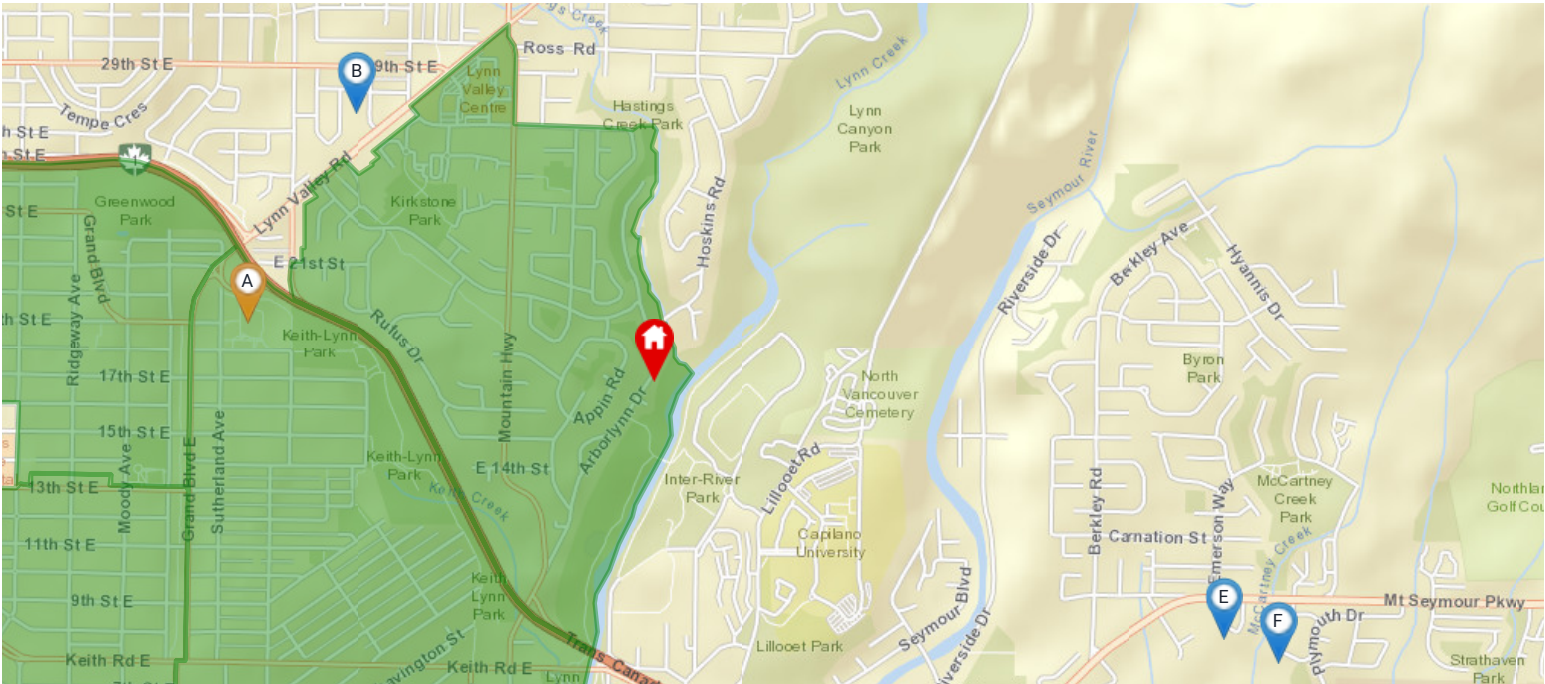


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Eastview** -

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 Eastview	K - 7	6.7	6.5	311/955	290/805	North Vancouver		22 mins	1.5 km	3 mins	22 mins
B Lynnmour	K - 7	n/a	n/a	n/a	n/a	North Vancouver		18 mins	1.5 km	8 mins	18 mins
C Ross Road	K - 7	7.2	6.3	195/955	334/805	North Vancouver	French Immersion	23 mins	1.6 km	3 mins	23 mins
D Brooksbank	K - 7	5.8	5.5	512/955	508/805	North Vancouver		38 mins	2.7 km	7 mins	38 mins
E Vancouver Waldorf	K - 12	n/a	n/a	n/a	n/a	North Vancouver	Private; Waldorf Program	31 mins	2.1 km	5 mins	31 mins
F Lynn Valley	K - 7	6.7	7	311/955	196/805	North Vancouver		32 mins	2.3 km	5 mins	19 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Sutherland -

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 Sutherland	8 - 12	6	5.3	130/251	174/246	North Vancouver	Field Hockey Academy 8 - 12; Volleyball Academy	38 mins	2.7 km	7 mins	38 mins
B Vancouver Waldorf	K - 12	n/a	n/a	n/a	n/a	North Vancouver	Private; Waldorf Program	31 mins	2.1 km	5 mins	31 mins
C Brockton Preparatory	K - 12		9.2	n/a	n/a	North Vancouver		31 mins	2.2 km	5 mins	31 mins
D Argyle	8 - 12	5.8	6.2	143/251	112/246	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	40 mins	2.8 km	5 mins	22 mins
E Windsor	8 - 12	6	5.6	130/251	487/805	North Vancouver	French Immersion; Dance Academy 8 - 12; Hockey Skills Academy; Soccer Academy	54 mins	4.1 km	9 mins	37 mins
F Lions Gate Christian	8 - 12	n/a	8.8	n/a	60/805	North Vancouver	Independent Christian School	58 mins	4.4 km	9 mins	36 mins

1724 ARBORLYNN DR North Vancouver District, V7J 2V8



Car-Dependent

Almost all errands require a car



Some Transit

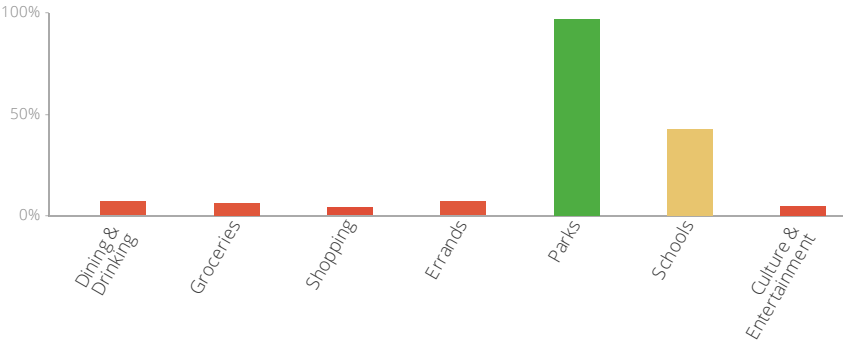
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 13 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q