Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Fax: 250.832.3375
Web: www.csrd.bc.ca | E-Mail: inquiries@csrd.bc.ca

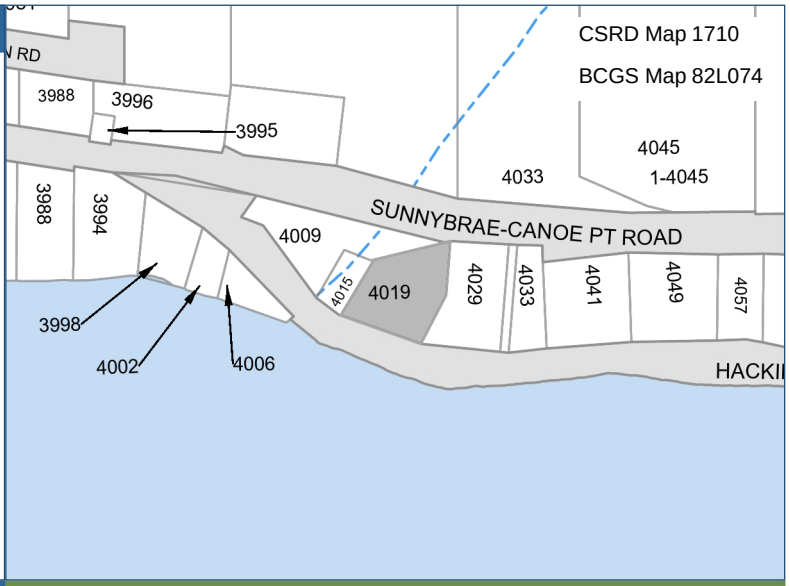
Property Report

Parcel Name or PID: 005-114-357
IDParcel: csbp0192
Report Date: 6/5/2022

Property Details

Address:	4019 Hacking Rd
Name/PID:	005-114-357
Roll:	78906455000
Electoral Area:	C
Local Area:	Tappen
Ownership:	Private
GIS Lot Size:	0.20 HA | 0.49 Acres *
Percent in ALR:	0
Legal Description:	L 4 SEC 12 TP 21 R 10 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PL 3697 EXCPET PL 23841

** Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSRD if there is a discrepancy between the CSRD lot size data and another authority.*



Planning and Development

Building:	Bylaw 660: Building Regulation and Inspection
Zoning:	Bylaw 900: FR1 - Foreshore Residential 1
	Bylaw N/A: No Zoning
OCP:	Bylaw 725: NR - Neighbourhood Residential

Related Planning Files and Permits:

Application Type - Status	File Number	Entered

Property potentially in one or more of the following CSRD permit application areas:

Floodplain
Foreshore and Water (Dock and Buoy)
Form and Character
Hazardous Lands (Steep Slope)
Lakes 100m
Riparian Areas Regulation (RAR)

** This information is generated automatically from various sources. Contact the CSRD to verify requirements for this property.*

BCAA - Property Details

Roll Number:	78906455000
Assess Area:	20 - North Okanagan
Jurisdiction:	789 - Salmon Arm Rural
Neighbourhood:	511 - Waterfront Tappen to Bastion Bay
School District:	83 - North Okanagan-Shuswap
Hospital District:	03 - North Okanagan/Columbia Shuswap
Class:	01 - Residential
Subclass:	0102 - Residential Single Family
Actual Use:	000 - Single Family Dwelling
Manual Class:	0145 - 1 STY SFD - After 1990 - Standard

Minor Taxing:

EA C FIRE SERVICE SRVA 56
Fireworks Area C SRVA#57
S Shuswap Liq Waste SRVA#39
Okanagan Reg Library LSA#28
Shuswap Watershed Council SRVA#69

Assessment:

Land	$679,000
Improvements	$568,000
Gross Value	**$1,247,000**
Exempt:	$0
Net Value	**$1,247,000**

Sale History:

2007/03/13	$749,900
1998/07/21	$295,000
1998/07/20	$147,500

** This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.*

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