

PROPERTY REPORT

1315 14TH ST E
North Vancouver District
V7J 1K5
Canada

PID: 005-770-220

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

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Summary Sheet

1315 14TH ST E North Vancouver District BC V7J 1K5



PID	005-770-220
Legal Description	LOT 1 BLOCK 113 DISTRICT LOT 553 PLAN 10375
Plan	VAP10375
Zoning	RS3 - Single-Family Residential 7200 Zone
Community Plan(s)	OCP: Residential Level 2: Detached Residential, NCP: Lower West Lynn, LAP: Lynn Valley, not in ALR

Year Built	1960	**Structure**	RESIDENTIAL DWELLING WITH SUITE
Lot Size	8767.62 ft²	**Bedrooms**	5
Bathrooms	3	**Dimensions**	–
Max Elev.	85.54 m	**Min Elev.**	80.50 m
Floor Area	2568 Ft²	**Walk Score**	47 / Car-Dependent
Transit Score	–	**Annual Taxes**	$7,277.89

ASSESSMENT

	2023	%	2024
Building	$260,000	↓ -6.54	$243,000
Land	$1,401,000	↑ 3.14	$1,445,000
Total	$1,661,000	↑ 1.63	$1,688,000

APPRECIATION

	Date	($)	% Growth
Assessment	2024	$1,688,000	↑ 101.91
Sales History	13/08/2014	$836,000	↑ 574.19
	08/12/1986	$124,000	↑ 72.22
	14/07/1978	$72,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
V1061556	Closed 13/07/2014	64	$869,000 / $836,000	Sutton Group-West Coast Realty
V963248	Terminated 31/10/2012	103	$849,000 /	Regent Park Realty Inc.

DEVELOPMENT APPLICATIONS

–

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Eastview	Sutherland
School District	SD 44	SD 44
Grades	K - 7	8 - 12

The enclosed information, while deemed to be correct, is not guaranteed.

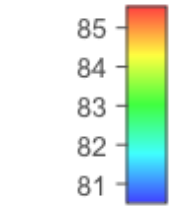
Google Views

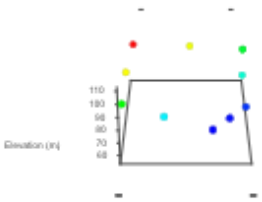


Estimated Lot Dimensions and Topography



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





Max Elevation: 85.54 m | Min Elevation: 80.50 m | Difference: 5.04 m

Paragon Tax Report

Detailed Tax Report

Property Information

Prop Address	1315 E 14TH ST	**Jurisdiction**	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	**Neighborhood**	WESTLYNN
Area	NORTH VANCOUVER	**SubAreaCode**	VNVWL
PropertyID	005-770-220	**BoardCode**	V
PostalCode	V7J 1K5		

Property Tax Information

TaxRoll Number	070018572006	**Gross Taxes**	$7,277.89
Tax Year	2023	**Tax Amount Updated**	10/16/2023

More PIDS

005-770-220

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP10375	1	113	553	36				

Legal FullDescription

LOT 1, BLOCK 113, PLAN VAP10375, DISTRICT LOT 553, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	8768 SQUARE FEET	**Land Use**	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1960		
BCA Description	1 STY SFD - AFTER 1960 - STANDARD	**Zoning**	RS3 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	04/09/2024		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
$1,445,000.00	$243,000.00	$1,688,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,445,000.00	$243,000.00	$0.00	$0.00	$1,688,000.00

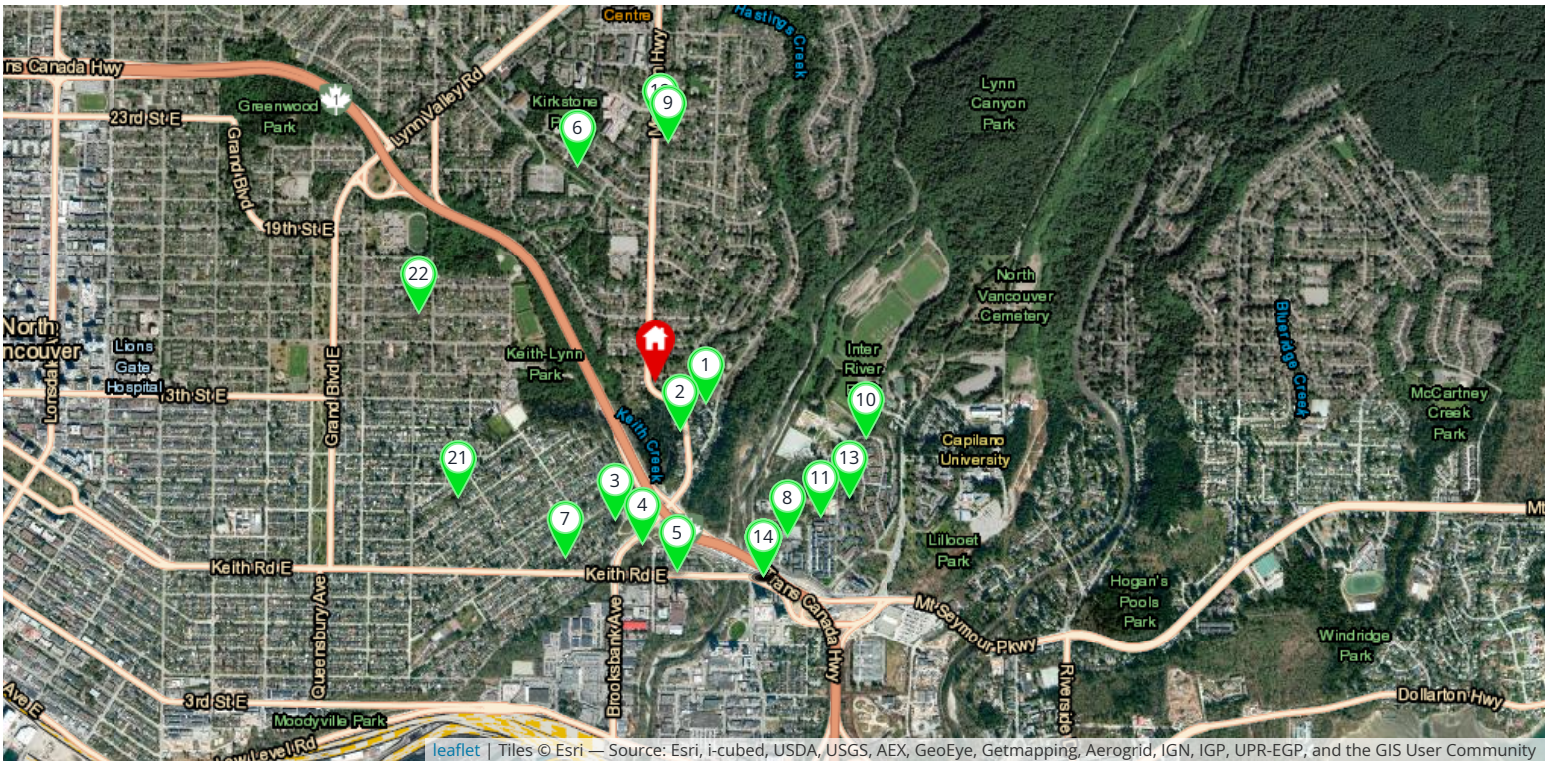
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,445,000.00	$243,000.00	$0.00	$0.00	$1,688,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/13/2014	$836,000.00	CA3901577	IMPROVED SINGLE PROPERTY TRANSACTION
12/8/1986	$124,000.00	P114108	IMPROVED SINGLE PROPERTY TRANSACTION
7/14/1978	$72,000.00	F425220L	IMPROVED SINGLE PROPERTY TRANSACTION

Paragon Residential Comparables

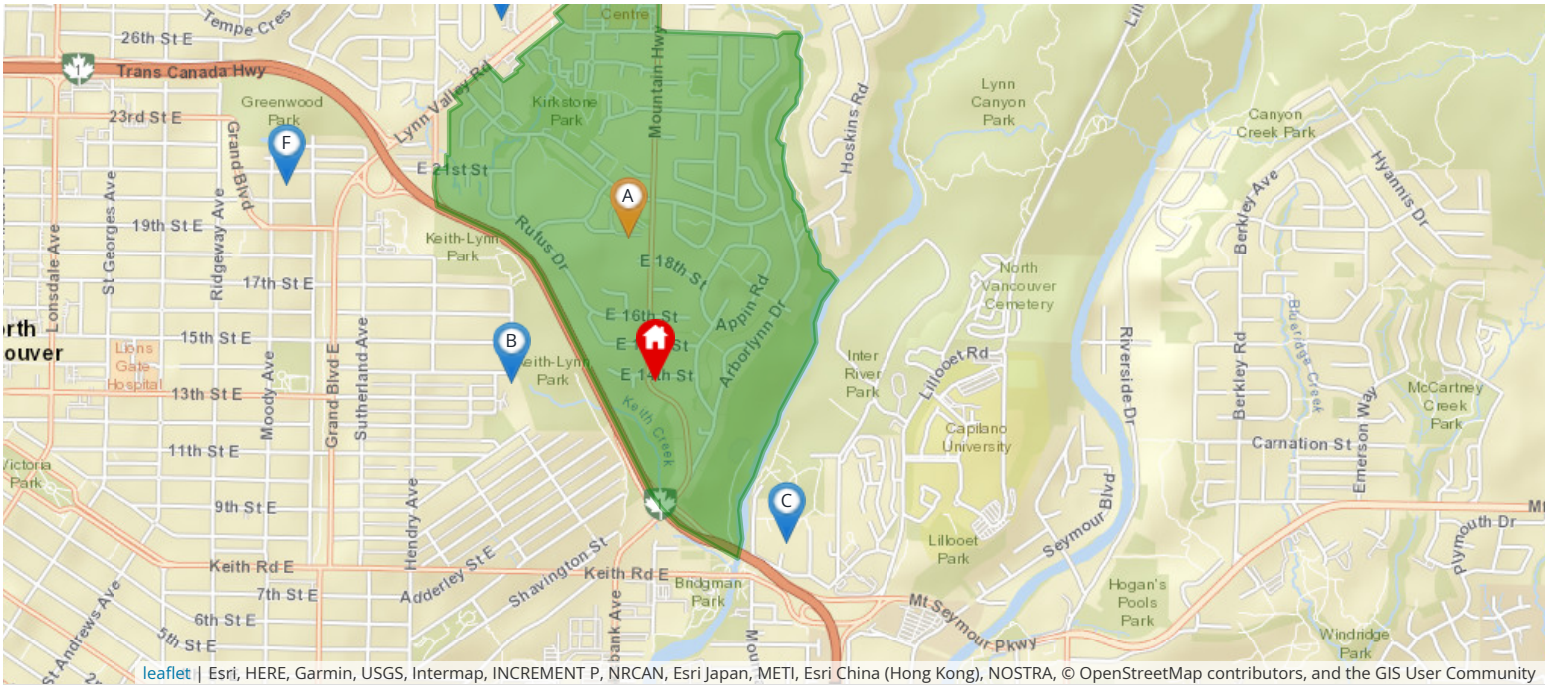


Legend: Active · For Approval · Active Under Contract · Closed · Collapsed · Pending · Expired · Hold all Action · Terminated · Cancel Protected

#	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	R2886955	0.27	008-749-990	Residential Detached	House/Single Family	Active	1219 ARBORLYNN DRIVE			$2,680,000	24/05/2024	$2,926,000		9,100.00	0.21	2007	17	69	5,349.00	71.00	Westlynn	9	9	2	$294.51	$501.03	RS3
2	R2902626	0.30	007-918-259	Residential Detached	House/Single Family	Active	1131 MOUNTAIN HIGHWAY			$1,699,000	05/07/2024	$1,620,000		9,676.00	0.22	1971	53	27	2,034.00	0.00	Westlynn	3	2	1	$175.59	$835.30	RS3
3	R2898885	0.67	013-329-065	Residential Detached	House/Single Family	Active	1239 SHAVINGTON STREET			$2,390,000	25/06/2024	$2,417,000		7,276.00	0.17	2008	16	37	3,350.00	0.00	Calverhall	5	4	2	$328.48	$713.43	RSKL
4	R2909249	0.75	007-979-339	Land Only	Other	Active	1290 E KEITH ROAD			$10,999,000	25/07/2024	$2,113,000		28,409.00	0.65			7			Calverhall				$387.17		RS4
5	R2881383	0.86	017-841-526	Residential Attached	Apartment/Condo	Active	705 1327 E KEITH ROAD			$749,000	09/05/2024	$694,000		0.00	0.00	1992	32	84	1,008.00		Lynnmour	2	2	1		$743.06	CD7
6	R2884681	0.87	017-226-244	Residential Attached	Apartment/Condo	Active	315 2020 CEDAR VILLAGE CRESCENT			$648,000	21/05/2024	$526,000		0.00	0.00	1991	33	72	1,024.00		Westlynn	2	2	1		$632.81	RL1
7	R2875827	0.89	031-679-005	Residential Detached	House/Single Family	Active	1115 E KEITH ROAD			$2,398,000	24/04/2024	$1,830,000		3,279.00	0.08	2024	0	99	2,472.00	304.63	Calverhall	5	4	2	$731.32	$970.06	RS-1
8	R2880726	0.90	031-465-498	Residential Attached	Townhouse	Active	7 760 FORSMAN AVENUE			$1,998,000	07/05/2024	$1,966,000		0.00	0.00	2021	3	86	2,221.00		Lynnmour	5	4	1		$899.59	CD101
9	R2901980	0.91	007-038-666	Residential Detached	House/Single Family	Active	2125 FLORALYNN CRESCENT			$1,949,000	04/07/2024	$1,708,100		7,961.00	0.18	1957	67	28	1,364.00	72.00	Westlynn	4	2	1	$244.82	$1,428.89	RS3
10	R2899129	0.92	002-939-835	Residential Attached	Townhouse	Active	1206 PREMIER STREET			$1,195,000	24/06/2024	$1,050,000		0.00	0.00	1970	54	38	1,809.00		Lynnmour	3	2	1		$660.59	RM3
11	R2908329	0.93	031-071-627	Residential Attached	Townhouse	Active	16 856 ORWELL STREET			$1,598,000	22/07/2024	$1,461,000		0.00	0.00	2020	4	10	1,487.00		Lynnmour	3	3	1		$1,074.65	CD98
12	R2907997	0.96	009-314-636	Residential Detached	House/Single Family	Active	2166 MOUNTAIN HIGHWAY			$1,599,000	22/07/2024	$1,525,000		6,328.00	0.15	1963	61	10	1,230.00	55.00	Westlynn	3	2	1	$252.69	$1,300.00	RS3
13	R2881050	0.97	004-512-006	Residential Attached	Apartment/Condo	Active	314 780 PREMIER STREET			$475,000	09/05/2024	$72,754,900		0.00	0.00	1968	56	84	742.00		Lynnmour	1	1	1		$640.16	RM3
14	R2871790	0.98	030-491-568	Residential Attached	Apartment/Condo	Active	1807 680 SEYLYNN CRESCENT			$1,398,000	16/04/2024	$1,370,000		0.00	0.00	2018	6	107	1,303.00		Lynnmour	3	2	1		$1,072.91	CD67
15	R2874557	0.98	030-491-487	Residential Attached	Apartment/Condo	Active	1707 680 SEYLYNN CRESCENT			$1,398,000	23/04/2024	$1,362,000		0.00	0.00	2018	6	100	1,303.00		Lynnmour	3	2	1		$1,072.91	CD67
16	R2891328	0.98	030-490-995	Residential Attached	Apartment/Condo	Active	1101 680 SEYLYNN CRESCENT			$699,900	05/06/2024	$620,000		0.00	0.00	2018	6	57	601.00		Lynnmour	1	1	1		$1,164.56	CD67
17	R2891336	0.98	030-490-855	Residential Attached	Apartment/Condo	Active	905 680 SEYLYNN CRESCENT			$869,900	05/06/2024	$818,000		0.00	0.00	2018	6	57	794.00		Lynnmour	2	2	1		$1,095.59	CD67
18	R2898821	0.98	030-491-924	Residential Attached	Apartment/Condo	Active	2303 680 SEYLYNN CRESCENT			$1,288,000	25/06/2024	$1,154,000		0.00	0.00	2018	6	37	1,000.00		Lynnmour	2	2	1		$1,288.00	CD67
19	R2901282	0.98	030-492-271	Residential Attached	Apartment/Condo	Active	2801 680 SEYLYNN CRESCENT			$1,288,000	28/06/2024	$1,250,000		0.00	0.00	2018	6	34	1,022.00		Lynnmour	2	2	1		$1,260.27	CD67
20	R2908101	0.98	030-491-274	Residential Attached	Apartment/Condo	Active	1502 680 SEYLYNN CRESCENT			$899,900	22/07/2024	$894,000		0.00	0.00	2018	6	10	848.00		Lynnmour	2	2	1		$1,061.20	CD67
21	R2908989	0.99	012-820-393	Residential Detached	House/Single Family	Active	851 WHITCHURCH STREET			$3,199,000	24/07/2024	$3,071,000		7,000.00	0.16	2016	8	8	4,459.00	50.00	Calverhall	6	6	2	$457.00	$717.43	RSKL
22	R2896451	1.00	008-708-517	Residential Detached	House/Single Family	Active	770 E 15TH STREET			$2,699,000	18/06/2024	$2,060,300		9,174.00	0.21	1969	55	44	2,458.00	62.50	Boulevard	5	3	2	$294.20	$1,098.05	RS-1
Averages										**$2,005,305**		**$4,781,377**						**50**				**3.38**	**2.81**	**1.24**	**$351.75**	**$963.36**	

Nearest Schools

Nearby Elementary Schools

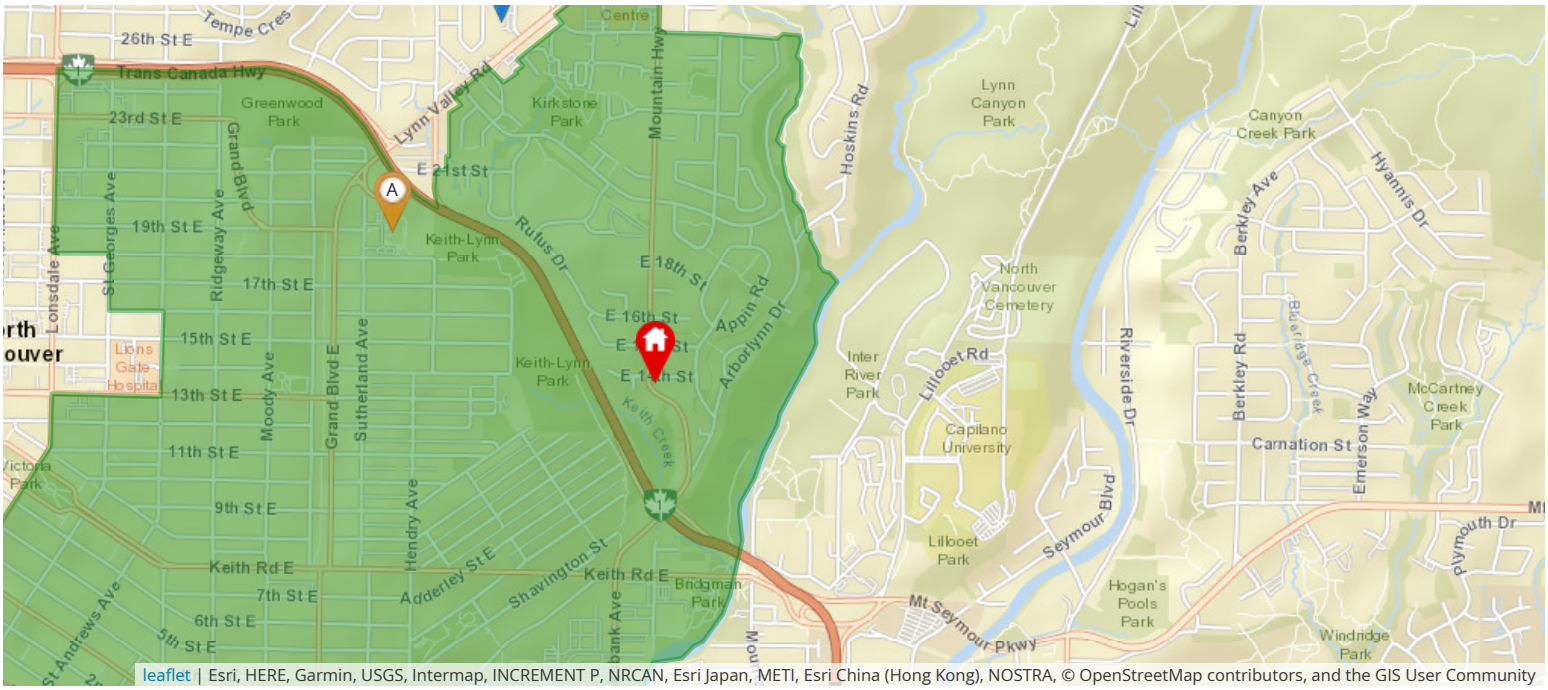


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Eastview** -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Eastview	K - 7	SD 44	North Vancouver		22 mins	1.4 km	3 mins	22 mins
B	Brooksbank	K - 7	SD 44	North Vancouver		39 mins	2.4 km	6 mins	34 mins
C	Lynnmour	K - 7	SD 44	North Vancouver		27 mins	2.0 km	7 mins	23 mins
D	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	36 mins	2.3 km	4 mins	24 mins
E	Ross Road	K - 7	SD 44	North Vancouver	French Immersion	37 mins	2.5 km	4 mins	24 mins
F	Queensbury	K - 7	SD 44	North Vancouver		43 mins	2.7 km	6 mins	43 mins

Nearby Secondary Schools



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	39 mins	2.6 km	6 mins	41 mins
B	Vancouver Waldorf	K - 12	Independent	North Vancouver	Private; Waldorf Program	36 mins	2.3 km	4 mins	24 mins
C	Argyle	8 - 12	SD 44	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	46 mins	3.0 km	5 mins	20 mins
D	Brockton Preparatory	K - 12	Independent	North Vancouver		47 mins	3.0 km	6 mins	36 mins
E	Windsor	8 - 12	SD 44	North Vancouver	French Immersion; Dance Academy 8 - 12; Hockey Skills Academy; Soccer Academy	1 hour 7 mins	4.7 km	8 mins	46 mins
F	Lions Gate Christian Academy	K - 12	Independent	North Vancouver	Independent Christian School	1 hour 15 mins	5.2 km	8 mins	45 mins

Walk Score

1315 14TH ST E North Vancouver, V7J 1K5



Car-Dependent

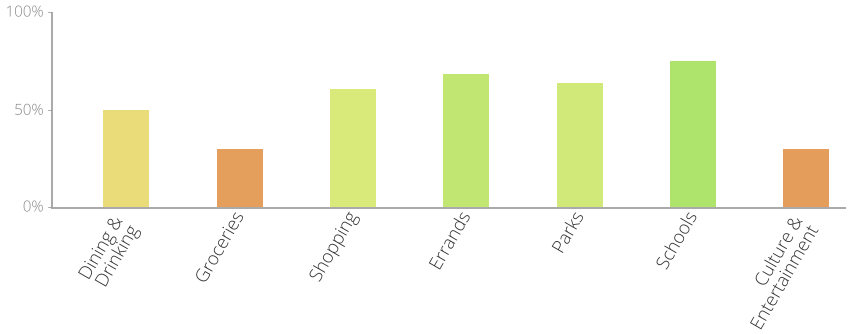
Most errands require a car



Somewhat Bikeable

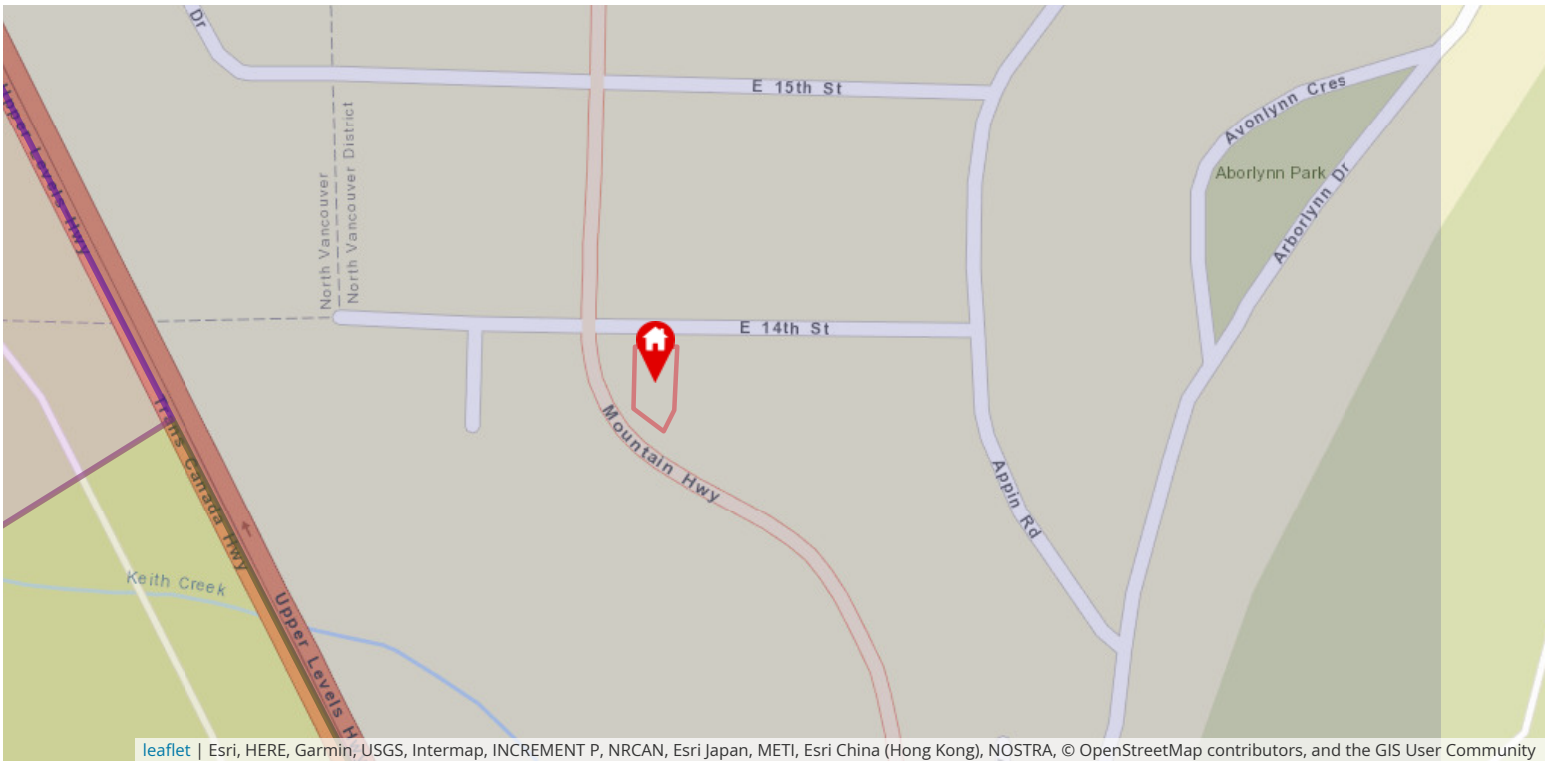
Minimal bike infrastructure

The Walk Score here is 47 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address

Sub Areas



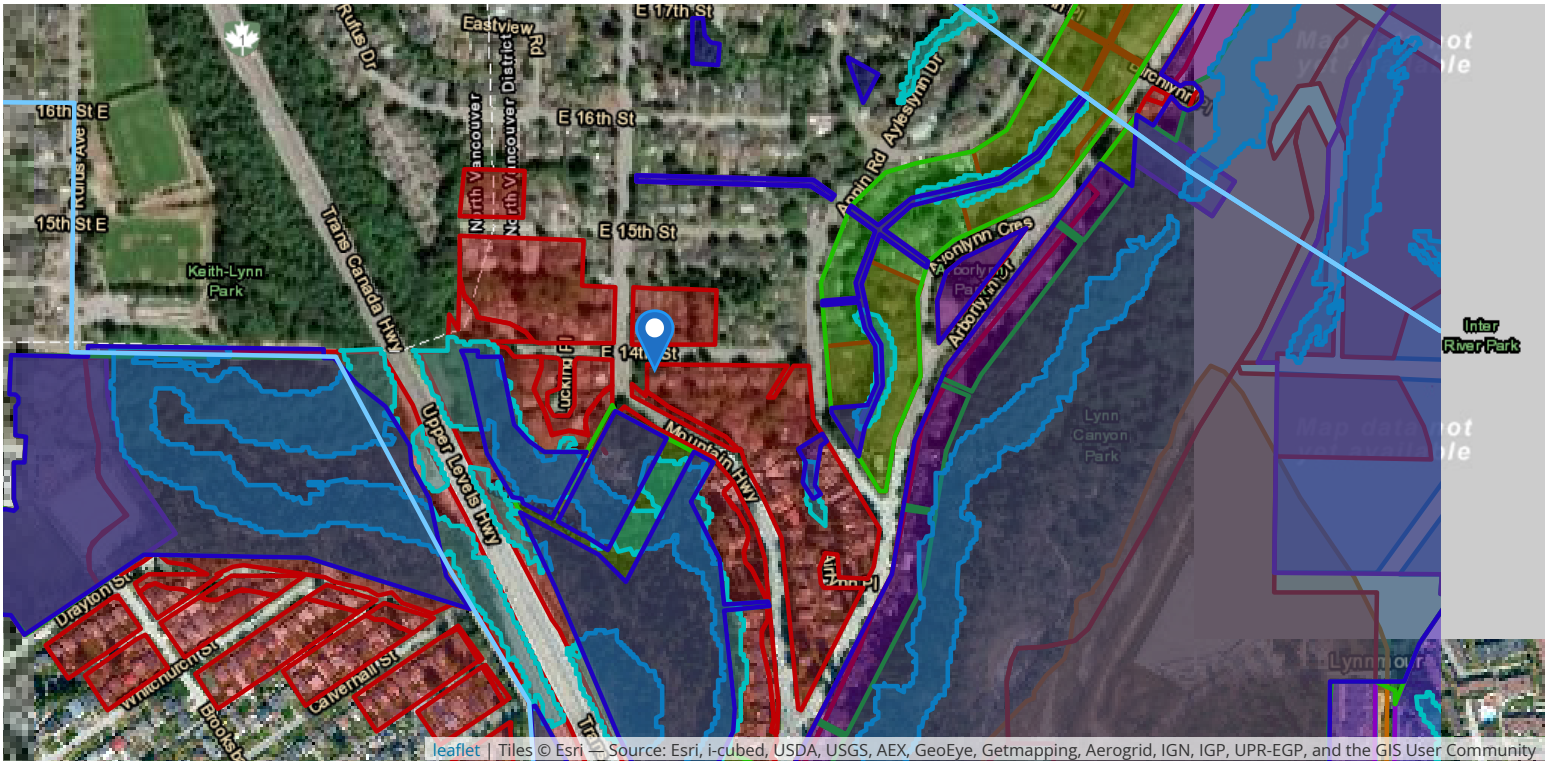
Subject Property Designations:

Area: North Vancouver
Sub-Area: Westlynn
Area Code: NV
Sub-Area Code: WL

Layer Legend:

- **Westlynn**
- Calverhall
- Boulevard

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	RS3
Zoning Description	SINGLE-FAMILY RESIDENTIAL 7200 ZONE (660 SQ.M.)
Official Community Plan (OCP)	
Description	RESIDENTIAL LEVEL 2: DETACHED RESIDENTIAL
OCP Class	RES2
Neighbourhood	
Neighbourhood	LOWER WEST LYNN

Planning Areas	
OCP Local Area	LYNN VALLEY
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	Glaciofluvial sediments - Terraced sediments

North Vancouver District Property Information System

Property Info Report



General Property Information

Civic Address:	1315 E 14TH ST				
Folio:	0185-7200-6	**LTO Number:**	CA3901577	**PID:**	005-770-220
MHR Number:		**Status:**	Active	**Property No:**	103741
Legal:	LOT 1 BLOCK 113 DISTRICT LOT 553 PLAN 10375				

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024	May 16, 2024	Reg	7,823.55	1	1,445,000	243,000	1,688,000	1,688,000
2023	May 16, 2023	Reg	7,277.89	1	1,401,000	260,000	1,661,000	1,661,000
2022	May 19, 2022	Reg	7,071.58	1	1,352,000	269,000	1,621,000	1,621,000

Property Tax Comparison

Taxes	2024	2023	Difference	Percentage Changed
Gross Taxes	7,823.55	7,277.89	545.66	7.50
Gen. Assess: Class 1: Land	1,445,000.00	1,401,000.00	44,000.00	3.14
Gen. Assess: Class 1: Improvements	243,000.00	260,000.00	-17,000.00	-6.54
Gen. Assess: Class 1: Net	1,688,000.00	1,661,000.00	27,000.00	1.63
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	1,509.24	1,436.77	72.47	5.04
Tax Levy: 02 - BCAA LEVY	58.57	55.81	2.76	4.95
Tax Levy: 03 - GVRD LEVY	94.90	85.97	8.93	10.39
Tax Levy: 04 - TRANSIT LEVY	456.27	363.43	92.84	25.55
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.34	0.33	0.01	3.03
Tax Levy: 06 - MUNICIPAL TAX	2,699.99	2,526.41	173.58	6.87

Taxes	2024	2023	Difference	Percentage Changed
Tax Levy: 07 - DEBT SERVICING	66.74	66.47	0.27	0.41
UB Levy: 08 - SECONDARY SUITE - WATER	433.90	419.20	14.70	3.51
UB Levy: 08 - SINGLE FAMILY RES - WATER	872.50	843.00	29.50	3.50
UB Levy: 09 - SECONDARY SUITE - SEWER	331.50	294.70	36.80	12.49
UB Levy: 09 - SINGLE FAMILY RES - SEWER	945.50	840.40	105.10	12.51
UB Levy: 10 - 240L - GARBAGE	152.60	148.20	4.40	2.97
UB Levy: 10 - ORGANICS WITH 240L GARBAG	167.90	163.00	4.90	3.01
UB Levy: 11 - ENVIRONMENTAL FEE SF	33.60	34.20	-0.60	-1.75

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.