

PROPERTY REPORT

3665 RUTHERFORD CR
North Vancouver District
V7N 2C6
Canada

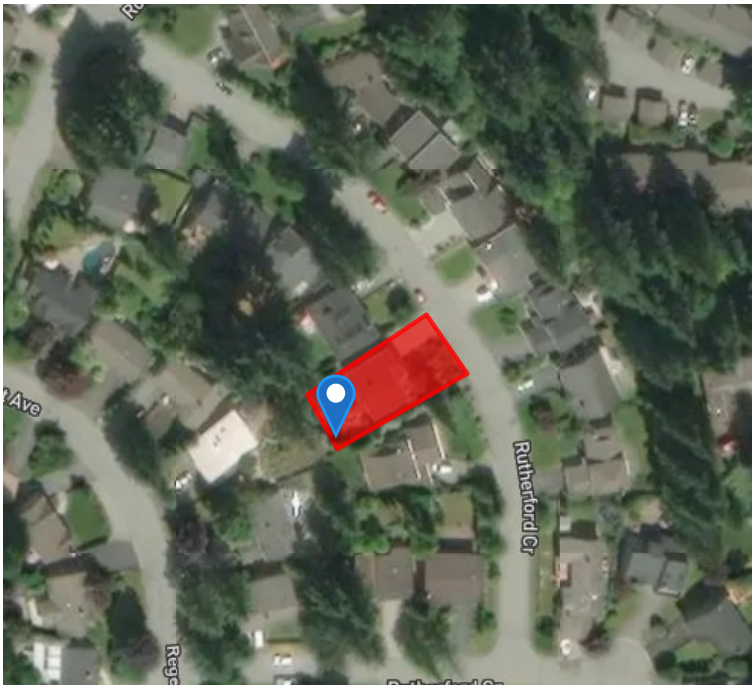
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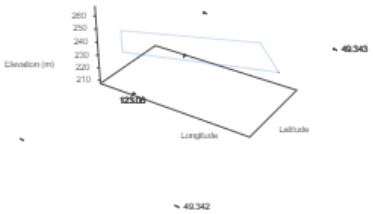
APRIL 21, 2021

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

Property Boundary and Topography





Max Elevation: 238.76 m | Min Elevation: 235.72 m | Difference: 3.04 m

Open Data: Zoning, OCP, Area Plans, etc.



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	CARISBROOKE

Planning Areas

OCP Local Area	NORTH LONSDALE - DELBROOK

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	Glacial sediments - Blanket

North Vancouver District Legal and Engineering

Sanitary Connection

- F2129 (1973 ASBUILT)

Storm Connection

- F2129 (1973 ASBUILT)

Water Connection

- WF454 (1971 CONSTRUCTION)

Legal Plans

- 14007 (LP)

Apr 21, 2021 01:42:01 PM

Property Info Report

Ref #: 21-Apr-21

Property Information Report

3665 RUTHERFORD CRES

Folio: 1400-7605-0 **LTO Number:** BW274509
PID: 007-965-265 **MHR Number:**
Status: Active **Property No:** 121266
Legal: LOT 92 BLOCK A DISTRICT LOT 787 PLAN 14007

Property Tax Levies and Assessments Summary

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021			1	1,377,000	345,000	1,722,000	1,722,000
2020	May 19, 2020	6,799.97	1	1,283,000	266,000	1,549,000	1,549,000

Property Tax Comparison

Taxes	2020	2019	Difference	Percentage Change
Gross Taxes	6,799.97	6,632.89	167.08	2.52
Gen. Assess: Class 1: Land	1,283,000.00	1,456,000.00	-173,000.00	-11.88
Gen. Assess: Class 1: Improvements	266,000.00	237,000.00	29,000.00	12.24
Gen. Assess: Class 1: Net	1,549,000.00	1,693,000.00	-144,000.00	-8.51
Tax Levy: 01 - SCHOOL TAX - RESIDENTIAL	1,631.10	1,629.34	1.76	0.11
Tax Levy: 02 - BCAA LEVY	65.99	65.86	0.13	0.20
Tax Levy: 03 - GVRD LEVY	79.60	71.80	7.80	10.86
Tax Levy: 04 - TRANSIT LEVY	389.88	375.17	14.71	3.92
Tax Levy: 05 - MUN. FIN. AUTHORITY	0.31	0.34	-0.03	-8.82
Tax Levy: 06 - MUNICIPAL TAX	2,802.61	2,738.48	64.13	2.34
Tax Levy: 07 - DEBT SERVICING	76.13	74.25	1.88	2.53
UB Levy: 08 - SINGLE FAMILY RES - WATER	738.75	703.50	35.25	5.01
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

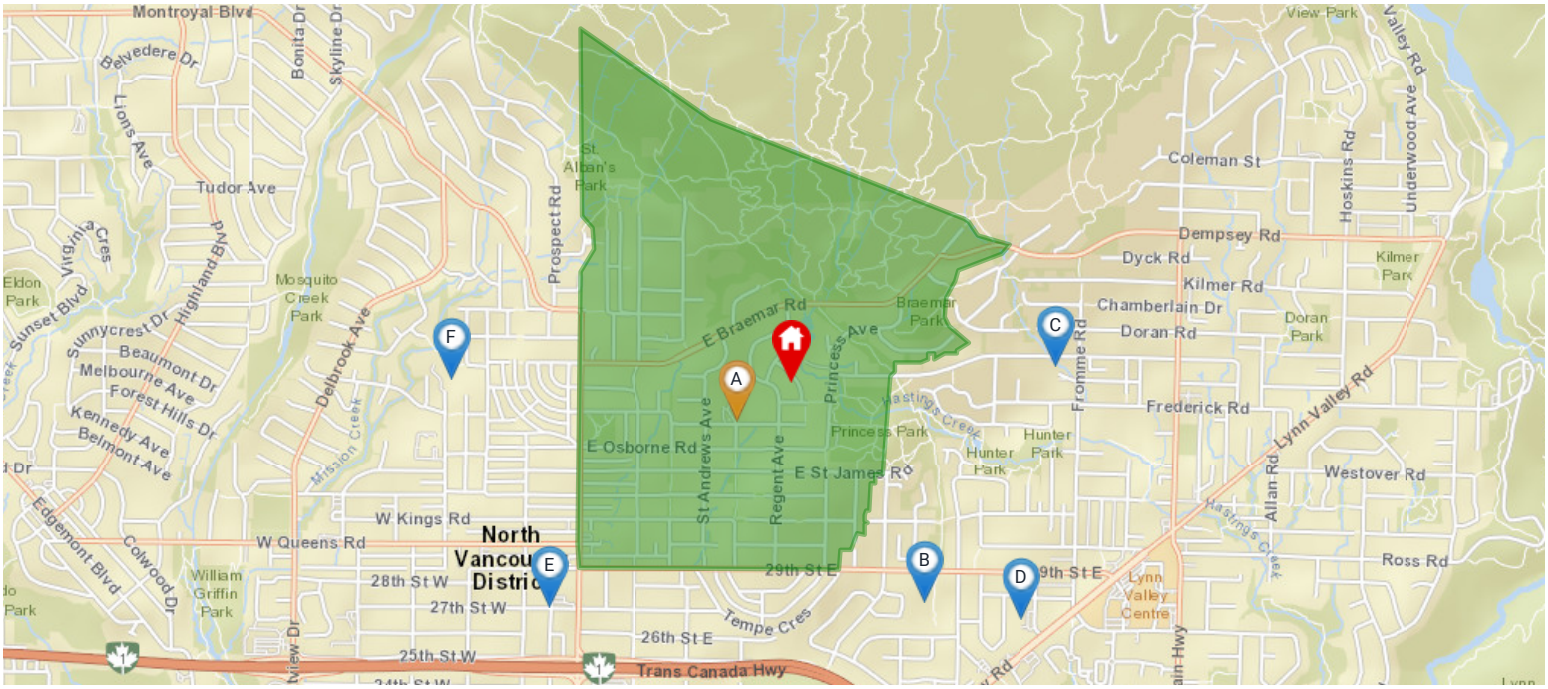
There is no local improvement information for this property.

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.

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Nearest Schools with Ranking

Nearby Elementary Schools

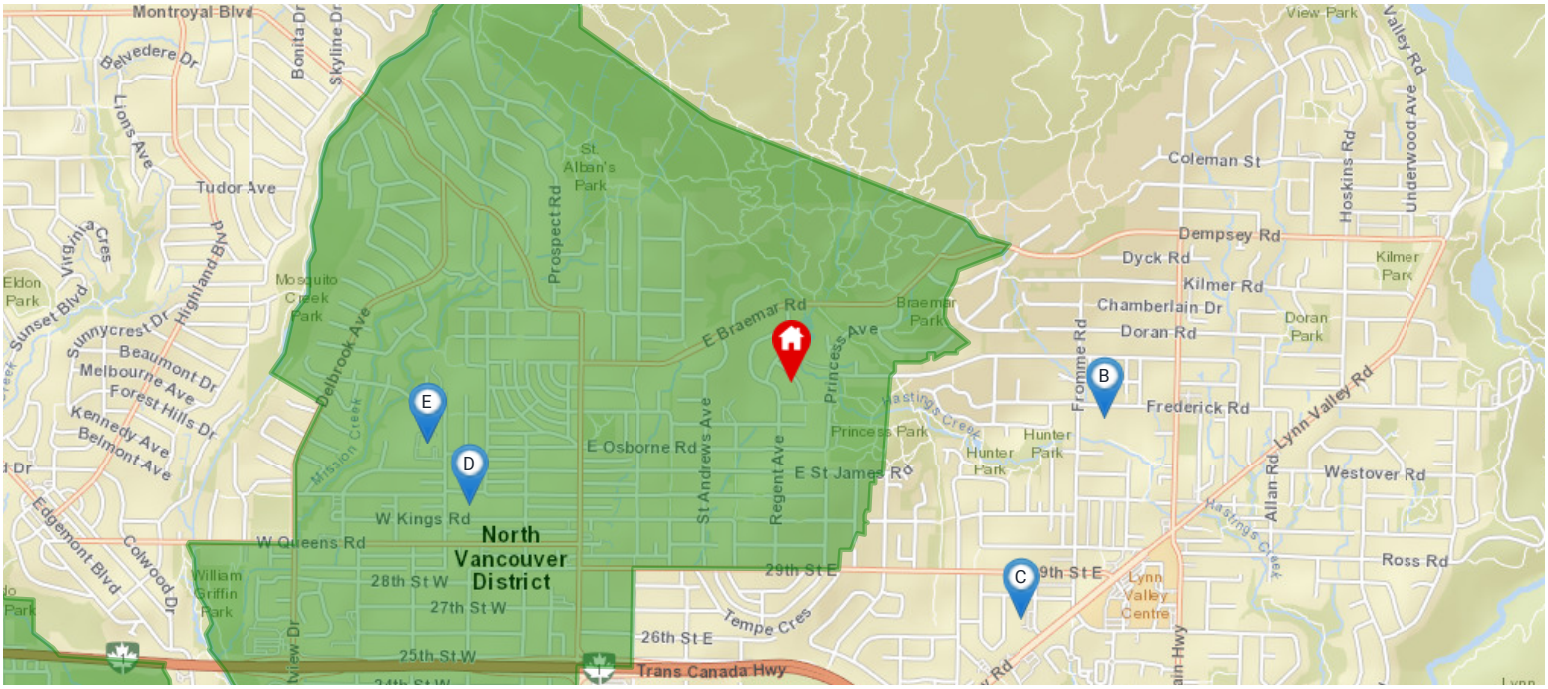


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Carisbrooke** -

	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	Carisbrooke	K - 7	8.5	7.7	81/955	116/805	North Vancouver		5 mins	0.4 km	2 mins	5 mins
B	Boundary	K - 7	7.2	6.6	195/955	267/805	North Vancouver	Late French Immersion	20 mins	1.7 km	4 mins	20 mins
C	Cousteau	K - 7	8.2	n/a	95/955	n/a	North Vancouver	Francophone	19 mins	1.6 km	5 mins	19 mins
D	Vancouver Waldorf	K - 12	n/a	n/a	n/a	n/a	North Vancouver	Private; Waldorf Program	24 mins	2.0 km	6 mins	18 mins
E	Holy Trinity	K - 7	7.7	8.9	134/955	47/805	North Vancouver	Catholic Independent School	23 mins	2.0 km	4 mins	18 mins
F	Braemar	K - 7	7	7	237/955	196/805	North Vancouver	French Immersion	24 mins	1.9 km	6 mins	18 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Carson Graham** -

	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	Carson Graham	8 - 12	4.8	4.8	198/251	201/246	North Vancouver	IB Program (MYP & DP); Artists for Kids Studio Art Academy 10 - 12	36 mins	3.1 km	7 mins	28 mins
B	Argyle	8 - 12	5.8	6.2	143/251	112/246	North Vancouver	French Immersion; AP Program; Digital Media Academy 11 - 12	20 mins	1.7 km	5 mins	20 mins
C	Vancouver Waldorf	K - 12	n/a	n/a	n/a	n/a	North Vancouver	Private; Waldorf Program	24 mins	2.0 km	6 mins	18 mins
D	Andre Piolat	K - 12		7.5	n/a	n/a	North Vancouver		23 mins	1.9 km	5 mins	22 mins
E	North Vancouver Distributed Learning	9 - 12	n/a	n/a	n/a	n/a	North Vancouver	Online Learning	22 mins	1.9 km	5 mins	22 mins
F	Mountainside	8 - 12	n/a	n/a	n/a	n/a	North Vancouver		22 mins	1.9 km	5 mins	22 mins

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Car-Dependent

Most errands require a car



Some Transit

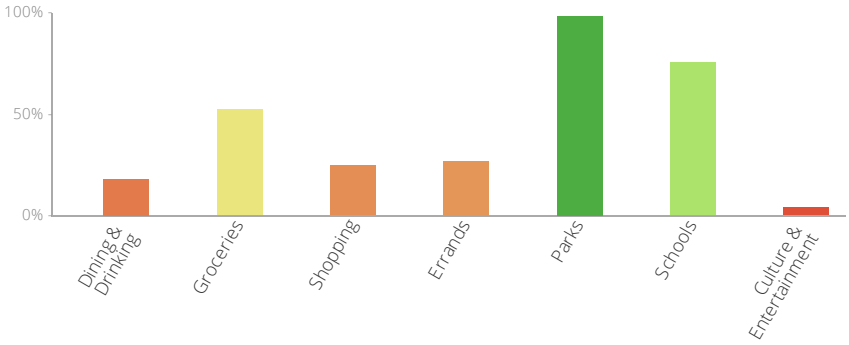
A few nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 33 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address

Detailed Tax Report

Property Information

Prop Address	3665 RUTHERFORD CR	**Jurisdiction**	DISTRICT OF NORTH VANCOUVER
Municipality	DISTRICT OF NORTH VANCOUVER	**Neighborhood**	UPPER LONSDALE
Area	NORTH VANCOUVER	**SubAreaCode**	VNVPP
PropertyID	007-965-265	**BoardCode**	V
PostalCode	V7N 2C6		

Property Tax Information

TaxRoll Number	040140076050	**Gross Taxes**	$6,799.97
Tax Year	2020	**Tax Amount Updated**	07/16/2020

More PIDS

007-965-265

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP14007	92	A	787	36				

Legal FullDescription

LOT 92, BLOCK A, PLAN VAP14007, DISTRICT LOT 787, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	7280 SQUARE FEET	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1973		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	**Zoning**	RS3 SINGLE FAMILY RESIDENTIAL
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

BedRooms	3	**Foundation**	BASEMENT
Full Bath	2	**Half Bath2**	
Half Bath3	1	**Stories**	1
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	1

Actual Totals

Land	Improvement	Actual Total
$1,377,000.00	$345,000.00	$1,722,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,377,000.00	$345,000.00	$0.00	$0.00	$1,722,000.00

School Taxable Totals

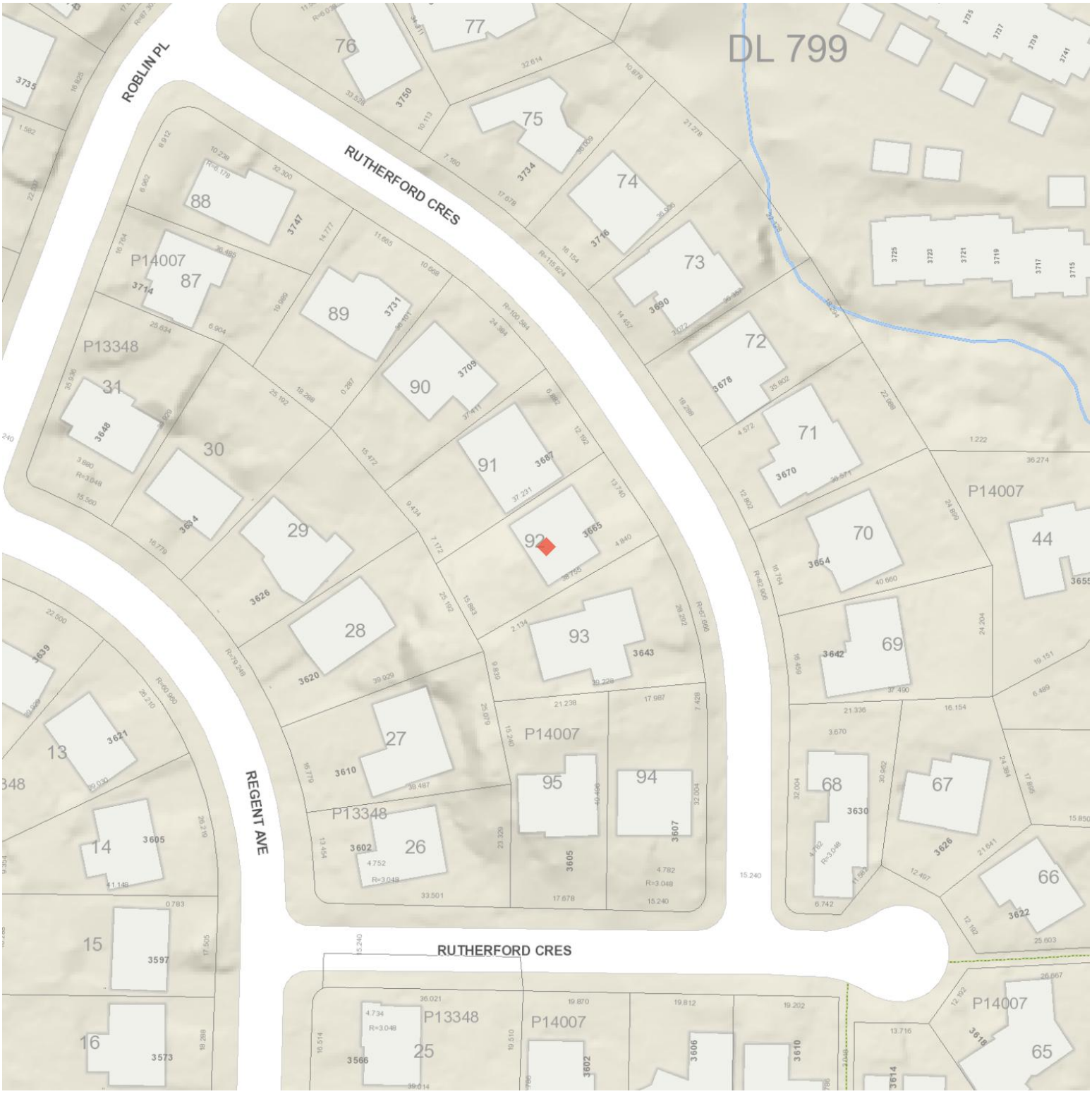
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,377,000.00	$345,000.00	$0.00	$0.00	$1,722,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/23/2004	$627,500.00	BW274509	IMPROVED SINGLE PROPERTY TRANSACTION
6/5/1991	$300,000.00	BE88371	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/15/1989	$150,000.00	GC163343	REJECT - NOT SUITABLE FOR SALES ANALYSIS

North Vancouver District GEOweb GIS

Legal



Legend

Boundary

Zoning



Legend

Boundary

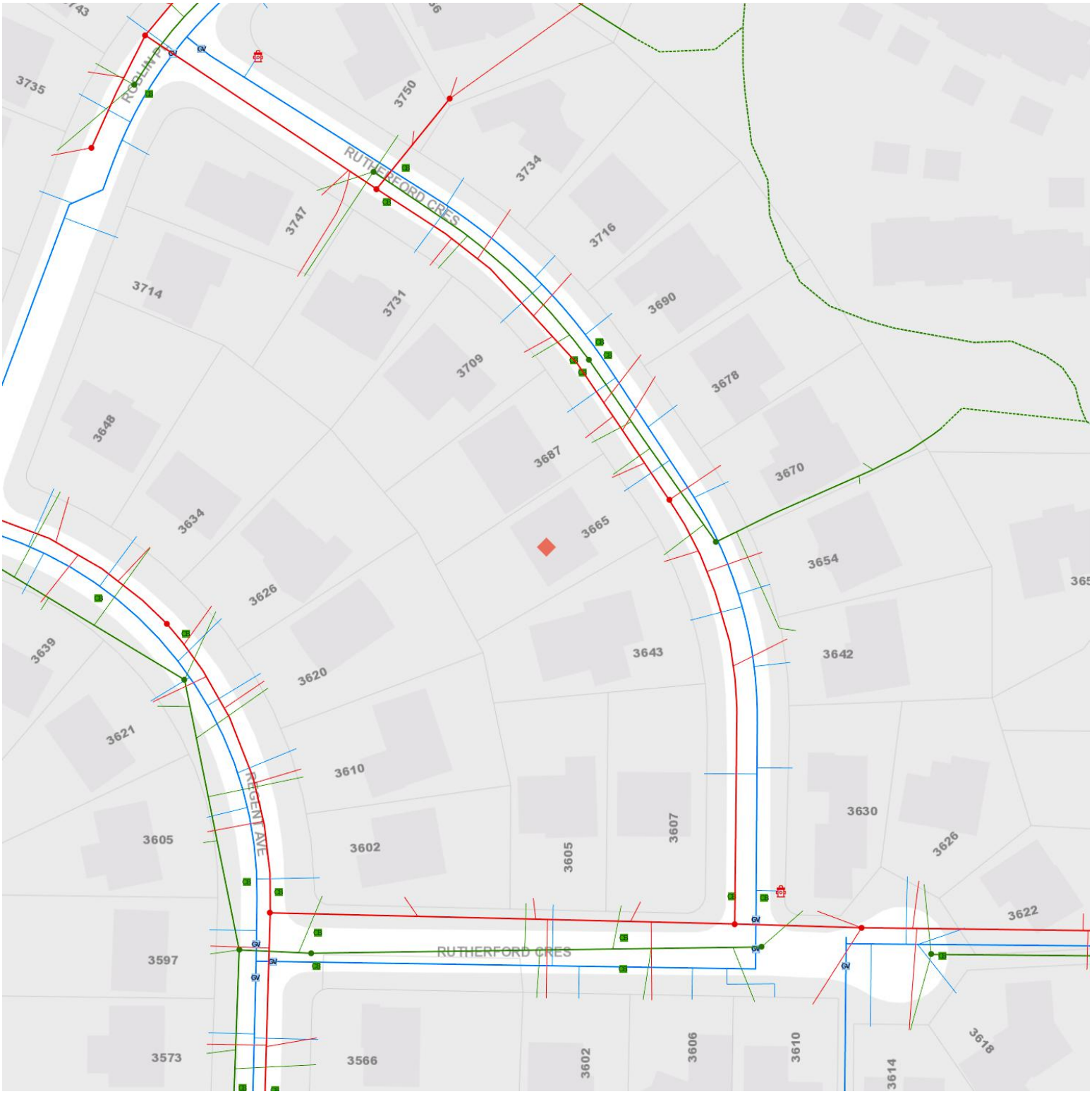
OCP Land Use



Legend

Boundary

Infrastructure



Legend

- Rule_1
- CATCH BASIN
- Storm Drain
- Gate Valves
- Hydrant Stub
- Sanitary Manhole
- Storm Manhole
- Creek, Ditch, Flume, or Swale
- STANDARD MAIN
- Sanitary Main
- Storm Main
- Storm Service
- SUPPLY MAIN
- Sanitary Service
- Storm Culvert
- Water Hydrant
- Water Service