



PROPERTY REPORT

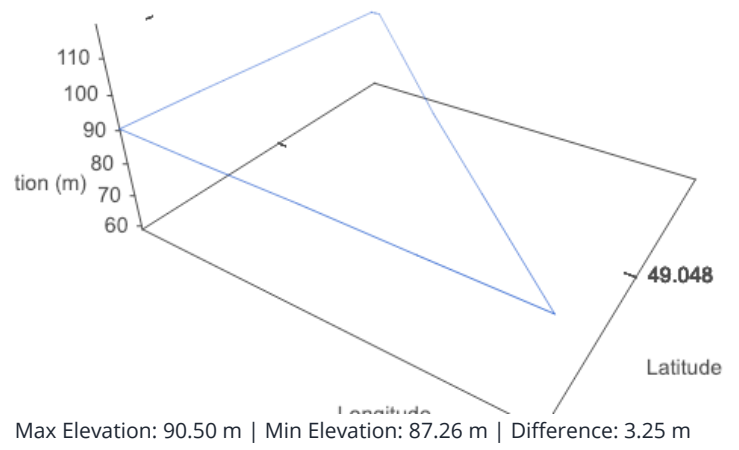
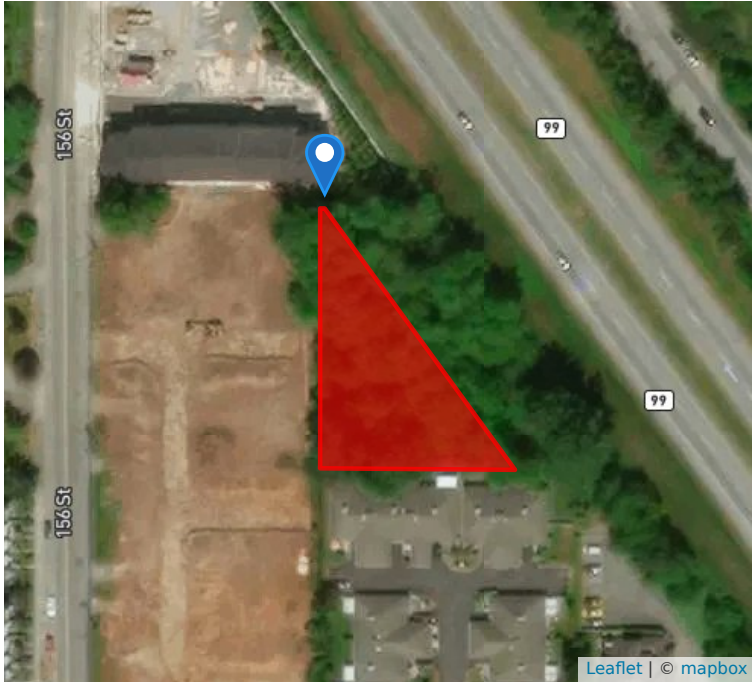
35 2528 156 ST,
Surrey V4P 1C7

PID: 030-327-997

FEBRUARY 5, 2019

THE MACNABS

Property Boundary and Topography



Detailed Tax Report

Property Information

Prop Address	2528 156 ST UNIT# 35	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	KING GEORGE SOUTH T/HSES
Area	SOUTH SURREY WHITE ROCK	SubAreaCode	F55
PropertyID	030-327-997	BoardCode	F
PostalCode	V4P 0E7		

Property Tax Information

TaxRoll Number	5231988753	Gross Taxes	
Tax Year		Tax Amount Updated	
More PIDS			
030-327-997			
More PIDS2			

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPS2996	37			36	23	1		

Legal FullDescription

STRATA LOT 37, PLAN EPS2996, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	ROW HOUSING (SINGLE UNIT OWNERSHIP)	Zoning	
Year Built	2017		
BCA Description	STRATA TOWNHOUSE		
WaterConn			
BCAData Update	01/11/2019		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$538,000.00	\$189,000.00	\$727,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$538,000.00	\$189,000.00	\$0.00	\$0.00	\$727,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$538,000.00	\$189,000.00	\$0.00	\$0.00	\$727,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/21/2018	\$646,000.00	CA6636521	IMPRV SINGLE PROPERTY CASH TRANSACT
12/5/2017	\$0.00	CA6492309	REJECT NOT SUITED SALE ANALYSIS

35-2528 156 ST SURREY V4P 0E7

Area-Jurisdiction-Roll 14-326-5231-98875-3

Total Value **\$727,000**

Assessed as of 01-07-2018

Land
Buildings

Previous Year Value
Land
Buildings

Property information

Year built	2017
Description	Strata Townhouse
Bedrooms	3
Baths	4
Carports	
Garages	G
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,542
Building storeys	3
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

Strata Lot 37 Plan EPS2996 Section 23 Township 1 Land District 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 030327997

Sales history (last 3 years)

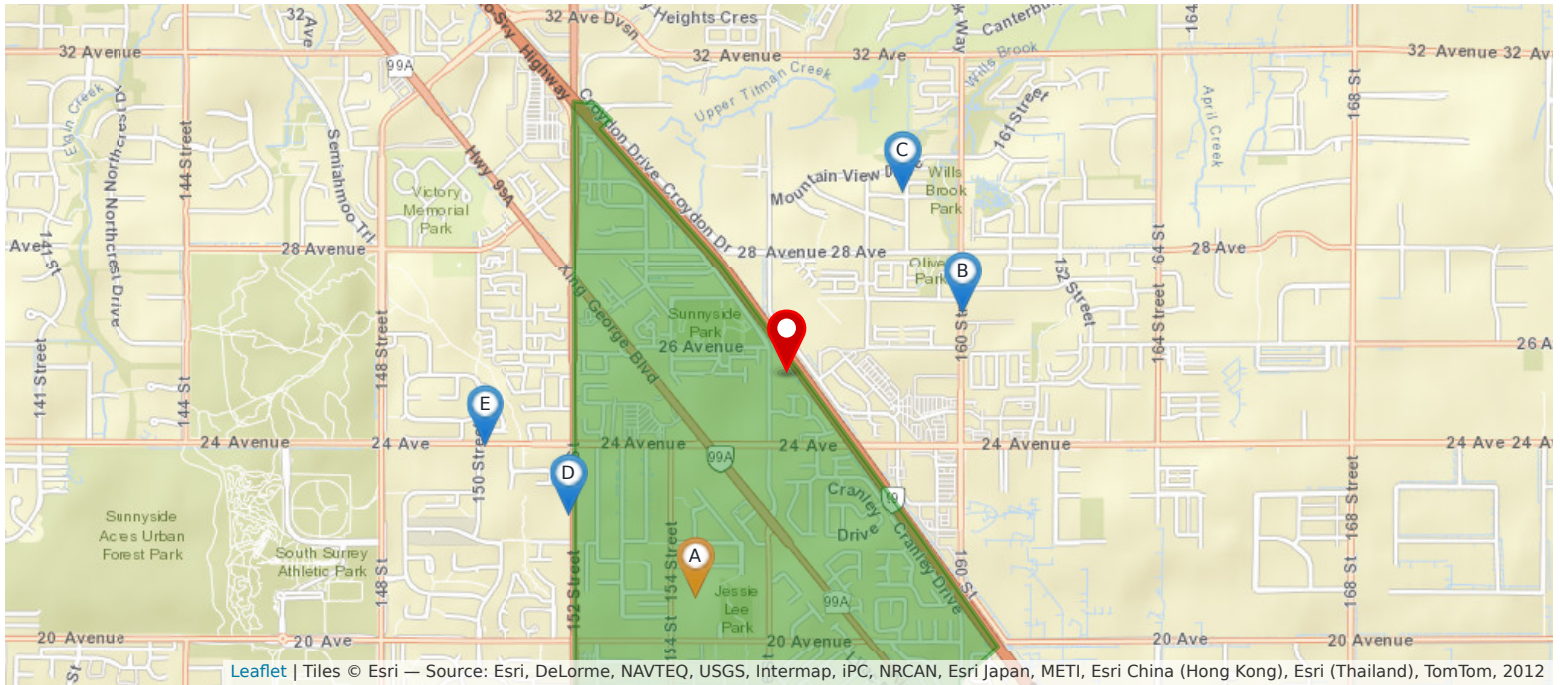
21-02-2018	\$678,300
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Manufactured home

Width
Length
Total Area

Nearest Schools with Ranking

Nearby Elementary Schools

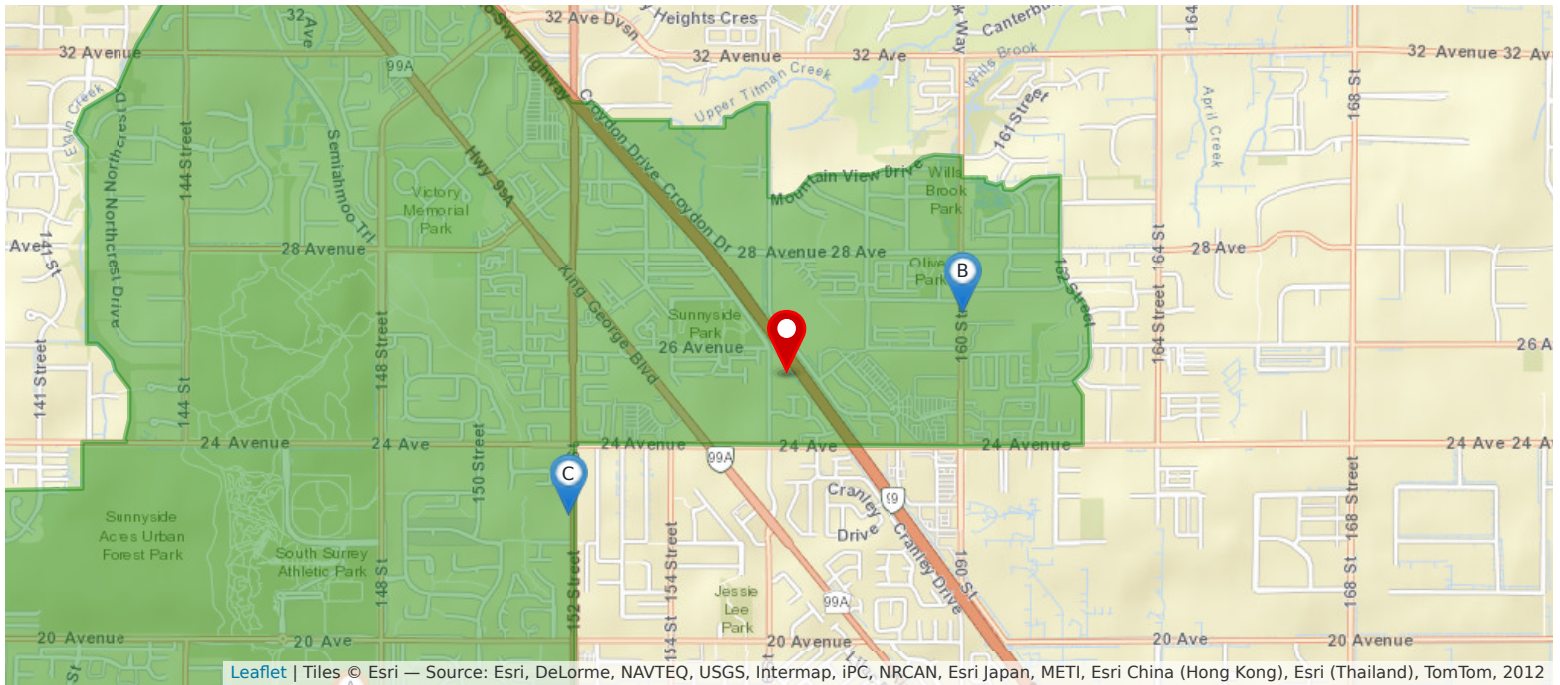


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Jessie Lee**

School's Name	Grades Covered	2016-2017 Rating	5-year Average Rating	2016-2017 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Jessie Lee	K - 7	6.5	5.7	335/946	471/811	Surrey	Late French Immersion	20 mins	1.6 km	6 mins	20 mins
B Southridge	K - 7	10	10	1/946	1/811	Surrey	Private Independent School; IB Program (PYP & MYP)	20 mins	1.7 km	8 mins	12 mins
C Sunnyside	K - 7	6.3	6.3	382/946	342/811	Surrey	Montessori	26 mins	2.2 km	11 mins	18 mins
D White Rock Christian	K - 7	8.8	7.3	64/946	161/811	Surrey	Independent Christian School; IB Application Submitted	19 mins	1.4 km	7 mins	10 mins
E Star Of The Sea	K - 7	9.1	9.4	44/946	24/811	Surrey	Catholic Independent School	21 mins	1.5 km	7 mins	21 mins
F Morgan	K - 7	7.1	7.8	229/946	106/811	Surrey		37 mins	3.1 km	11 mins	21 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Semiahmoo

School's Name	Grades Covered	2016-2017 Rating	5-year Average Rating	2016-2017 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Semiahmoo	8 - 12	7.5	7.6	37/253	34/246	Surrey	IB Program (DP)	42 mins	3.3 km	9 mins	35 mins
B Southridge	8 - 12	10	9.8	1/253	4/246	Surrey	Private Independent School; AP Program	20 mins	1.7 km	8 mins	12 mins
C White Rock Christian	8 - 12	n/a	n/a	n/a	n/a	Surrey	Independent Christian School; IB Application Submitted	19 mins	1.4 km	7 mins	10 mins
D Earl Marriott	8 - 12	7.2	6.6	52/253	87/246	Surrey	French Immersion; AP Program	29 mins	2.3 km	4 mins	19 mins
E Elgin Park	8 - 12	7.1	7.4	57/253	42/246	Surrey	Enhanced French; AP Program	57 mins	4.6 km	11 mins	1 hour 6 mins
F Sullivan Heights	8 - 12	5.9	5.9	139/253	133/246	Surrey		1 hour 57 mins	9.4 km	12 mins	1 hour 2 mins

Walkscore

Walk Score: 66 / Somewhat Walkable

Transit Score: 46 / Some Transit

Please click on [this link](#) to see more information on this property's walkscore.