



PROPERTY REPORT

303-3178 DAYANEE SPRINGS BV

Coquitlam BC

V3E 0B9

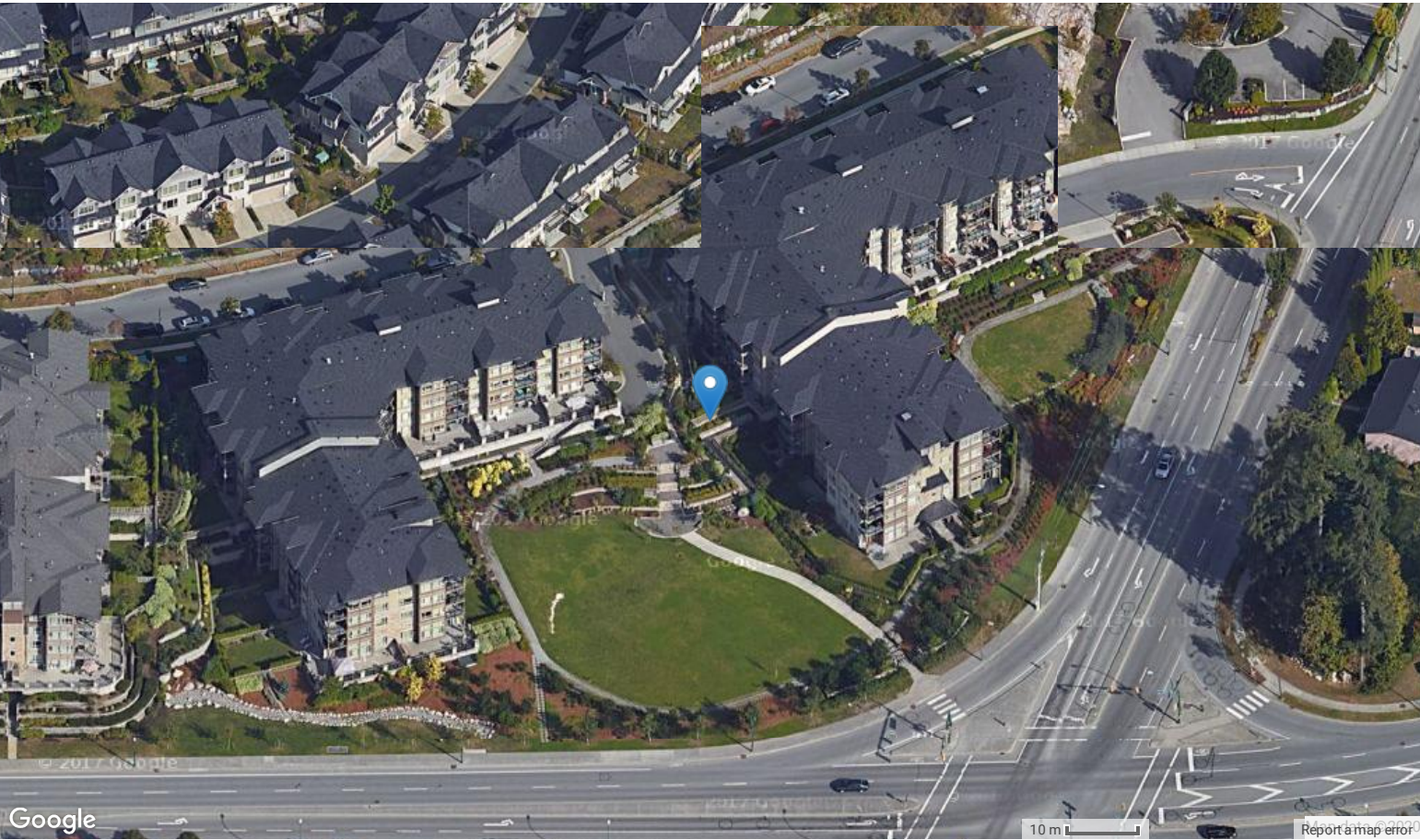
Canada

PID: 028-978-773

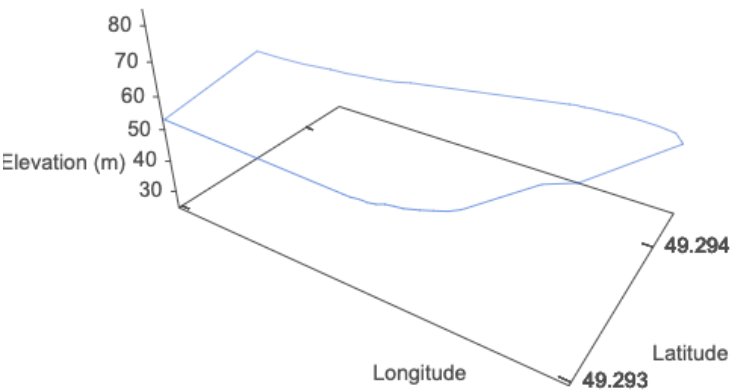
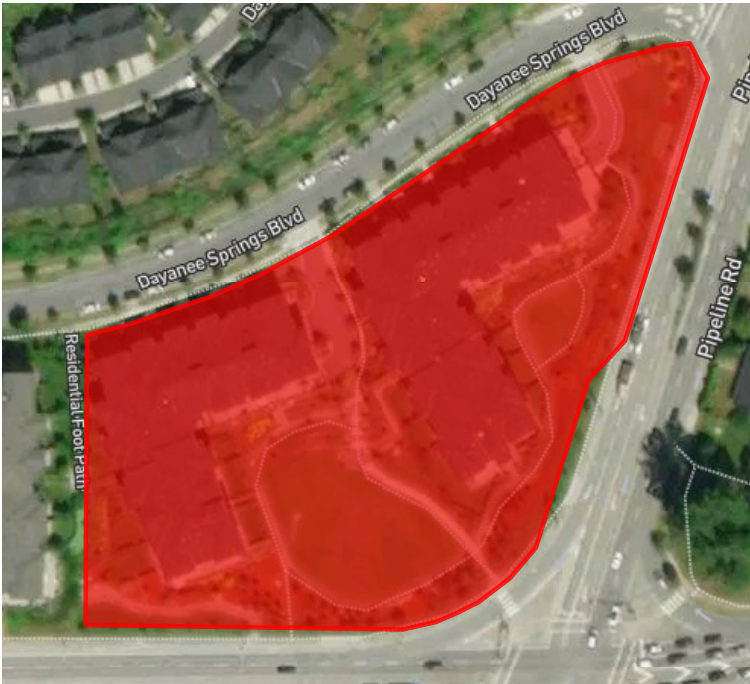
JANUARY 22, 2020

THE MACNABS





Property Boundary and Topography



Max Elevation: 59.40 m | Min Elevation: 49.39 m | Difference: 10.01 m

Detailed Tax Report

Property Information

Prop Address	3178 DAYANEE SPRINGS BV UNIT# 303	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	STRATA COQUITLAM NORTH
Area	COQUITLAM	SubAreaCode	VCQWP
PropertyID	028-978-773	BoardCode	V
PostalCode	V3E 0B9		

Property Tax Information

TaxRoll Number	35374852	Gross Taxes	\$2,334.06
Tax Year	2019	Tax Amount Updated	07/22/2019
More PIDS			

028-978-773

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
EPS1111	112			36	14	39		

Legal FullDescription

STRATA LOT 112, PLAN EPS1111, SECTION 14, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2012		
BCA Description	STRATA APARTMENT - FRAME	Zoning	
WaterConn			
BCADData Update	04/09/2019		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$393,000.00	\$162,000.00	\$555,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$393,000.00	\$162,000.00	\$0.00	\$0.00	\$555,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$393,000.00	\$162,000.00	\$0.00	\$0.00	\$555,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/3/2017	\$477,000.00	CA5971764	IMPRV SINGLE PROPERTY CASH TRANSACTION
3/11/2013	\$289,900.00	CA3026029	IMPROVED SINGLE PROPERTY TRANSACTION
12/6/2012	\$0.00	CA2904723	REJECT NOT SUITED SALE ANALYSIS



Surroundings

The map shows...

- Reparian Assessment Area (RAA)
- Ravines
- Streamside protection and enhancement area
- Culverts
- Streams
- Easements
- Rights of Way

If a feature is not displayed it does not apply or you have to zoom out.

Covenant	
GIS_ID	RWDL08049
SOURCEID	COGOCOV
EXPORTDATE	20150806091537
DESCRIPTIO	No Access to David Avenue
FCODE	RCCQDL
USAGE_CODE	DRAC
TYPE	RC
PLAN_NUMBE	CHGBA524930
Easement	
Message	Not found.
Parcel	
_id	5db13e746da9c6311ece9fc8
Unit	113

House	3178
Street	Dayanee Springs
Municipality	Coquitlam
Postal Code	V3E 0B9
Region	British Columbia
Country	CA
Zone	01
Pid	028-978-374
Mkey	coquitlam
Objectid	28447
Address	3178 Dayanee Springs Blvd 113
Streettype	Blvd
Unittype	
Postal	V3E 0B9
Block	
Plan Document	Open Zone PDF
Plan	EPS1111
Lot	72
Legaldesc	SL 72 Pid-028-978-374
Plan Area	5.2
Roll Number	35374812
Cedms Lsp	http://publicdocs.coquitlam.ca/cyberdocs/COCEngSearch.asp?TYPE_ID=DRAWING&DOCNAME=EPS1111
Sc Card Url	
Sc Card Hist Url	
Gis Id	!7050979
Shape Length	785.1077849626433
Shape Area	33751.07468270959

Jan 22, 2020 12:34:36 PM

Property Details

Ref #: 22-Jan-20

303 3178 DAYANEE SPRINGS BLVD**Folio:** 35374852**LTO Number:** CA5971764**PID:** 028-978-773**MHR Number:****Status:** Active**Property No:** 65026

Legal: LOT 112 SECTION 14 NEW WEST DISTRICT PLAN EPS1111
TOWNSHIP 39 TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
V.

Property Tax Levies and Assessments Summary

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2020			1	346,000	165,000	511,000	511,000
2019	May 10, 2019	2,334.06	1	393,000	162,000	555,000	555,000

Property Tax Levy Details

Year	Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
2019	BCAA	1	555,000.00	0.00003890	1.00000000	21.59
2019	DRAINAGE	1	555,000.00	0.00006480	1.00000000	35.96
2019	MFA	1	555,000.00	0.00000020	1.00000000	0.11
2019	MUNICIPAL SERVICES	1	555,000.00	0.00191900	1.00000000	1,065.05
2019	PROVINCIAL SCHOOL TAX - RESIDENTIAL	1	555,000.00	0.00110580	1.00000000	613.72
2019	REGIONAL DISTRICT	1	555,000.00	0.00004260	1.00000000	23.64
2019	SEWER - STRATA		1.00	451.00000000		451.00
2019	SOUTH COAST BC TRANSPORTATION AUTHORITY	1	555,000.00	0.00022160	1.00000000	122.99
Notice Total						2,334.06

Utility Information**Account No:** 58963**Billing Category:** FLAT**Route:****Route Sequence:****Account Type:** RES-STRATA**Roll To Taxes:** Yes**Units:** 1**Description:** SINGLE FAMILY DWELLING - STRATA**Flat Service Charges**

WATER - REDUCED RATE

Units	Start Date	Stop Date
1	Jan 01, 2015	

Bill Year	Billing Period	Status	Period Charges
2019	Jan 01, 2019 to Dec 31, 2019	PRINTED	362.25

Latecomer Agreements

There are no latecomer agreements 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.

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Nearby Elementary Schools

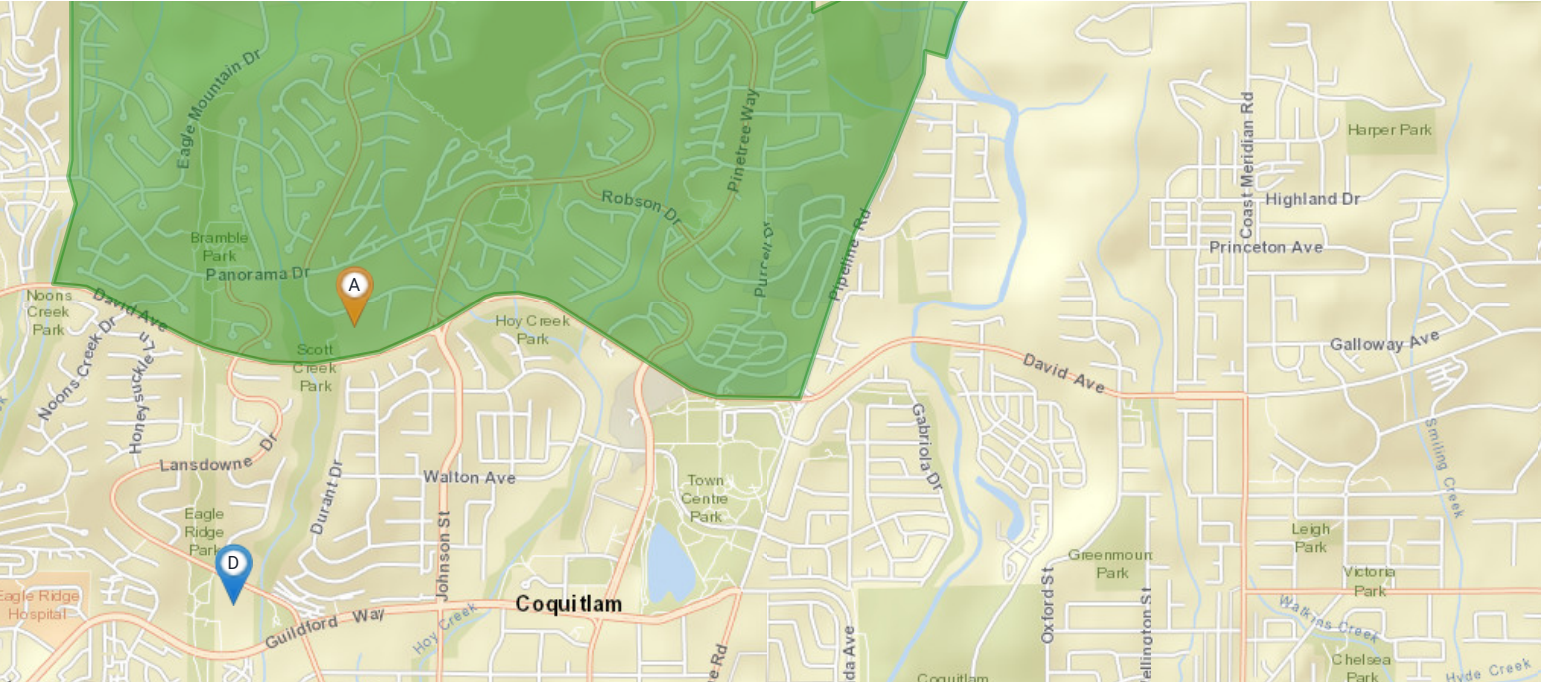


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Pinetree Way Elementary School** -

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 Pinetree Way	K - 5	6.5	6.9	353/955	211/805	Coquitlam		21 mins	1.4 km	4 mins	16 mins
B Nestor	K - 5	6.9	6.8	261/955	232/805	Coquitlam	Early French Immersion	10 mins	0.8 km	3 mins	10 mins
C Walton	K - 5	7.1	6.8	215/955	232/805	Coquitlam	Bilingual Mandarin Program	20 mins	1.5 km	5 mins	20 mins
D Coquitlam River	K - 5	6.7	5.9	311/955	429/805	Port Coquitlam	StrongStart	23 mins	1.9 km	3 mins	23 mins
E Glen	K - 5	6.8	6	285/955	402/805	Coquitlam	Early French Immersion	21 mins	1.7 km	3 mins	14 mins
F Panorama Heights	K - 5	6.4	6.6	376/955	267/805	Coquitlam	Early French Immersion	26 mins	1.7 km	4 mins	17 mins

Nearby Middle Schools

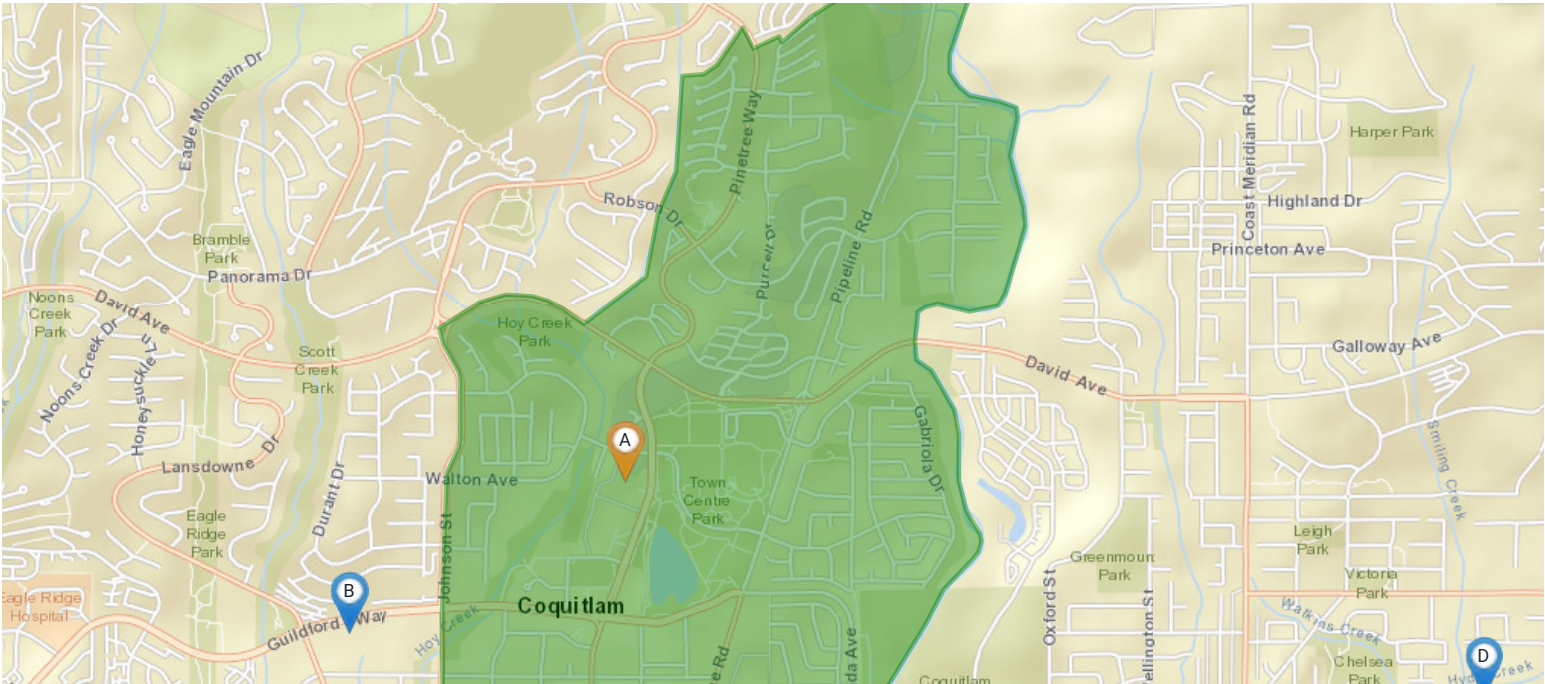


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Summit Middle School** -

	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	Summit Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		33 mins	2.2 km	4 mins	20 mins
B	Maple Creek Middle	6 - 8	n/a	n/a	n/a	n/a	Port Coquitlam	Middle French Immersion	30 mins	2.5 km	8 mins	23 mins
C	Kwayhqitlum Middle	6 - 8	n/a	n/a	n/a	n/a	Port Coquitlam	Middle French Immersion	40 mins	3.4 km	8 mins	29 mins
D	Scott Creek Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		39 mins	3.1 km	8 mins	26 mins
E	Minnekhada Middle	6 - 8	n/a	n/a	n/a	n/a	Port Coquitlam		56 mins	4.5 km	7 mins	21 mins
F	Eagle Mountain Middle	6 - 8	n/a	n/a	n/a	n/a	Anmore		1 hour 5 mins	4.7 km	8 mins	27 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Pinetree Secondary School** -

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 Pinetree	9 - 12	5.7	6.8	149/253	70/246	Coquitlam	AP Program	15 mins	1.1 km	4 mins	15 mins
B Gleneagle	9 - 12	6	6.8	131/253	70/246	Coquitlam	AP Program	33 mins	2.6 km	8 mins	21 mins
C Pionniers	8 - 12	5.7	5.5	541/955	508/805	Port Coquitlam	Private Independent School; French Immersion; IB Program (MYP & DP)	45 mins	3.7 km	7 mins	23 mins
D British Columbia Christian	8 - 12	7	7.1	237/955	177/805	Port Coquitlam	Independent Christian School; AP Program	57 mins	4.6 km	10 mins	29 mins
E Terry Fox	9 - 12	4.9	4.6	709/955	693/805	Port Coquitlam	AP Program	1 hour 13 mins	6.0 km	11 mins	29 mins
F Riverside	9 - 12	5	6.2	187/253	112/246	Port Coquitlam	French Immersion; AP Program	1 hour 6 mins	5.5 km	12 mins	37 mins

303 3178 DAYANEE SPRINGS BV Coquitlam, V3E 0B9



Car-Dependent

Most errands require a car



Good Transit

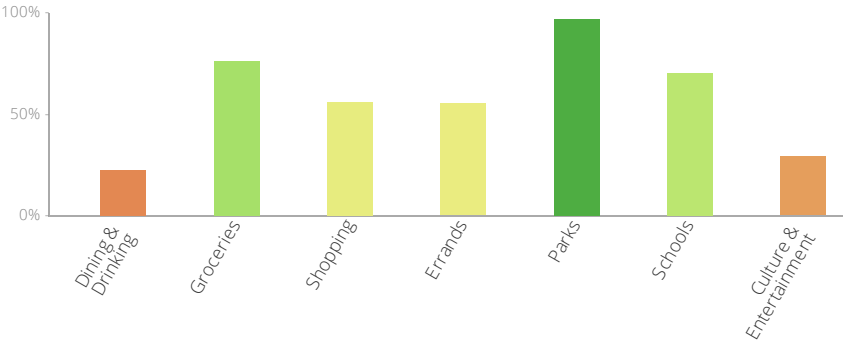
Many nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 49 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

