



## PROPERTY REPORT

243 FENTON ST,  
New Westminster V3M 5H8

PID: 012-779-393

JANUARY 15, 2019

# THE MACNABS



## Detailed Tax Report

## Property Information

<b>Prop Address</b>	243 FENTON ST	<b>Jurisdiction</b>	CITY OF NEW WESTMINSTER
<b>Municipality</b>	CITY OF NEW WESTMINSTER	<b>Neighborhood</b>	QUEENSBOROUGH
<b>Area</b>	NEW WESTMINSTER	<b>SubAreaCode</b>	VNWQB
<b>PropertyID</b>	012-779-393	<b>BoardCode</b>	V
<b>PostalCode</b>	V3M 5H8		

## Property Tax Information

<b>TaxRoll Number</b>	13066000	<b>Gross Taxes</b>	\$3,667.97
<b>Tax Year</b>	2018	<b>Tax Amount Updated</b>	08/22/2018

## More PIDS

012-779-393

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP2562	13		757	36				

## Legal FullDescription

PL NWP2562 LT 13 DL 757 LD 36. GROUP 1.

## Land &amp; Building Information

<b>Width</b>	50	<b>Depth</b>	116.64
<b>Lot Size</b>	WIDTH * DEPTH	<b>Land Use</b>	
<b>Actual Use</b>	SINGLE FAMILY DWELLING		
<b>Year Built</b>	1931	<b>Zoning</b>	RQ-1 QUEENSBOROUGH NEIGHBOURHO
<b>BCA Description</b>	2 STY SFD - AFTER 1930 - FAIR		
<b>WaterConn</b>			
<b>BCAData Update</b>	04/18/2018		

## Supplementary Property Info

<b>BedRooms</b>	3	<b>Foundation</b>	CRAWL
<b>Full Bath</b>	1	<b>Half Bath2</b>	
<b>Half Bath3</b>		<b>Stories</b>	2
<b>Pool Flg</b>		<b>Carport</b>	0
<b>Garage S</b>	1	<b>Garage M</b>	0

## Actual Totals

Land	Improvement	Actual Total
\$788,000.00	\$116,000.00	\$904,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$788,000.00	\$116,000.00	\$0.00	\$0.00	\$904,000.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$788,000.00	\$116,000.00	\$0.00	\$0.00	\$904,000.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/25/2015	\$615,000.00	CA4830482	IMPRV SINGLE PROPERTY CASH TRANSACTION
2/19/2015	\$466,000.00	CA4242211	REJECT NOT SUITED SALE ANALYSIS
8/26/2010	\$450,000.00	CA1709155	IMPRV SINGLE PROPERTY CASH TRANSACTION
3/1/1999	\$120,000.00	BN49175	IMPRV SINGLE PROPERTY CASH TRANSACTION

# 243 FENTON ST NEW WESTMINSTER V3M 5H8

Area-Jurisdiction-Roll 10-220-13066.000



**Total Value** **\$976,000**

Assessed as of 01-07-2018

Land	\$863,000
Buildings	\$113,000

Previous Year Value	\$904,000
Land	\$788,000
Buildings	\$116,000

## Property information

Year built	1931
Description	2 STY house - basic
Bedrooms	3
Baths	1
Carports	
Garages	G
Land size	50 x 116.64 Ft
First floor area	1,051
Second floor area	375
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

## Legal description and parcel ID

Lot 13 Plan NWP2562 District Lot 757 Land District 1 Land District 36

PID: 012779393

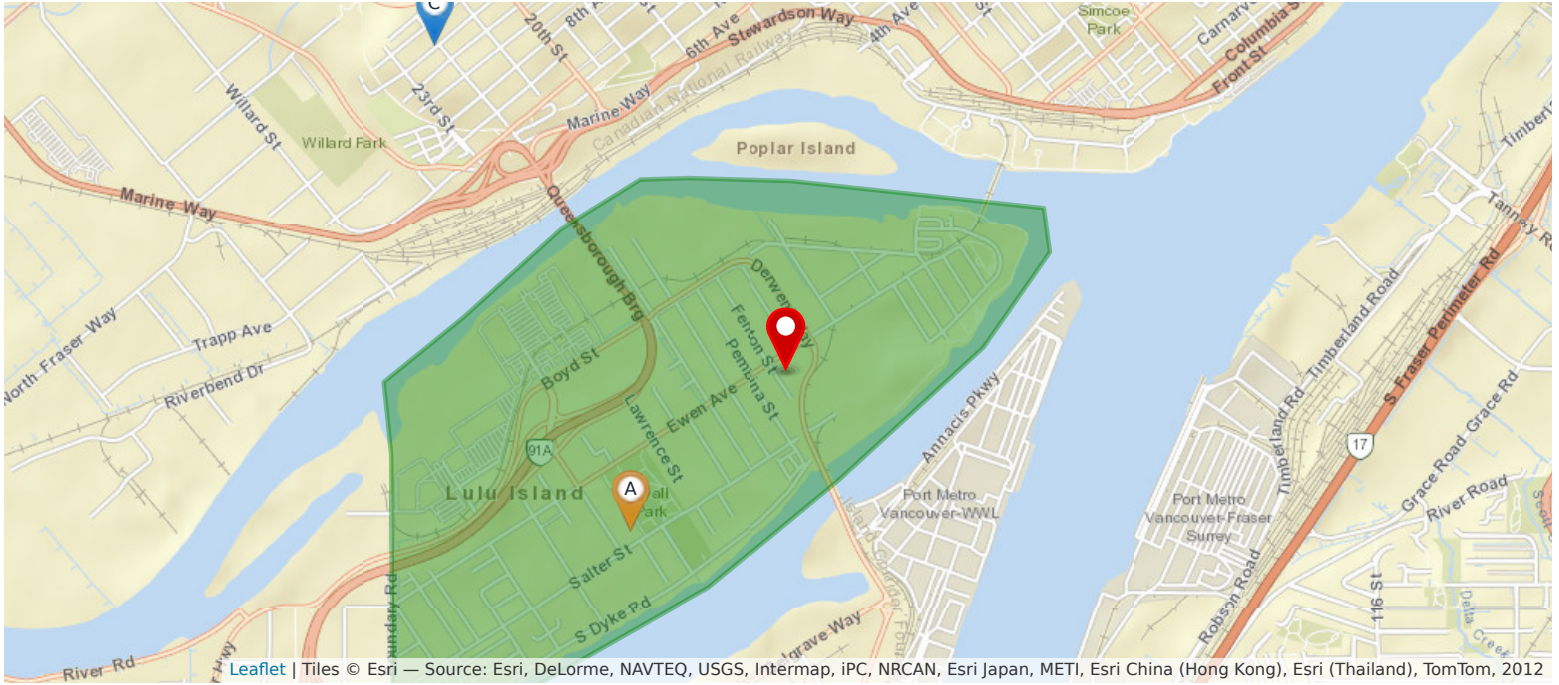
## Sales history (last 3 years)

## Manufactured home

Width  
Length  
Total Area



## Nearby Elementary Schools

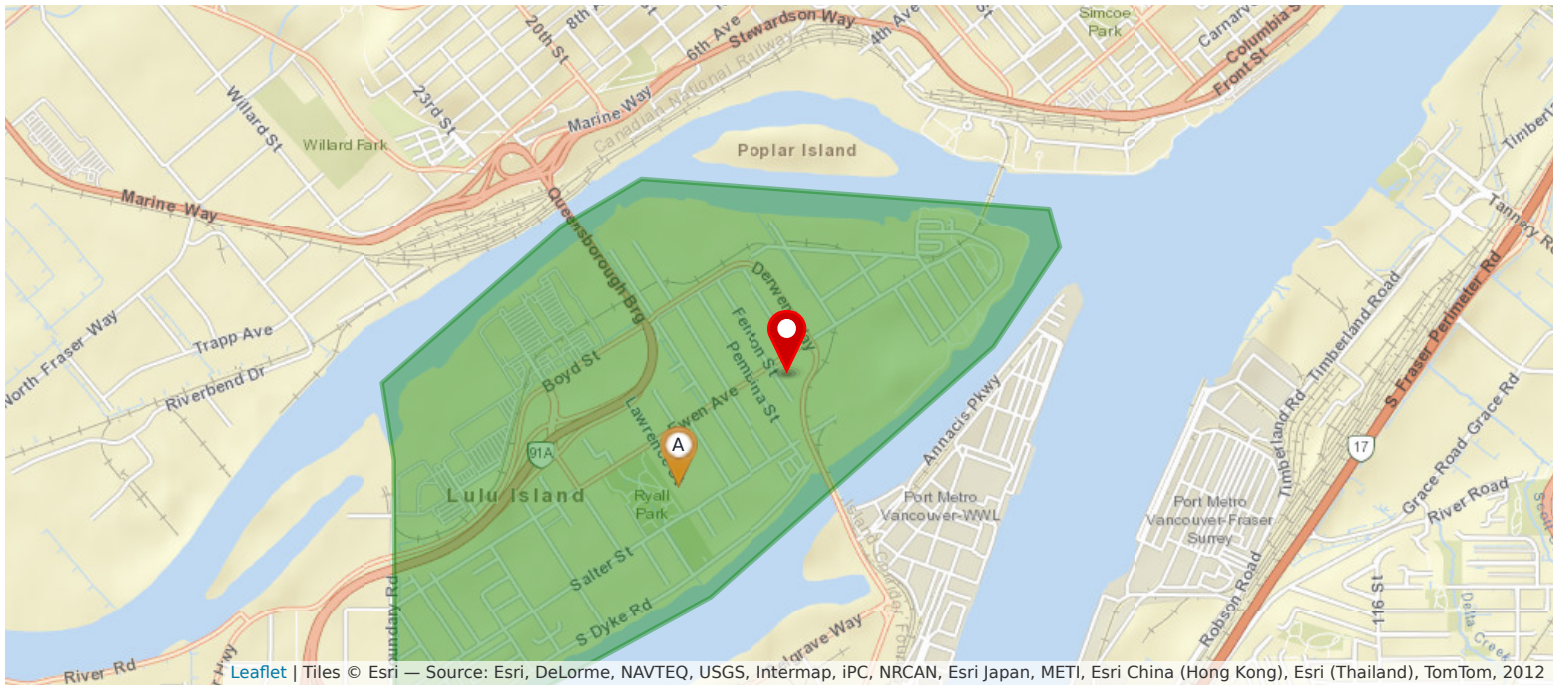


**Legend:** Subject Property Catchment School Other Schools

### Elementary School Catchment: Queen Elizabeth

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 Queen Elizabeth	K - 4	7	6.5	240/946	299/811	New Westminster		16 mins	1.3 km	4 mins	16 mins
B Lord Tweedsmuir	K - 7	6.9	6.4	256/946	319/811	New Westminster	Early French Immersion K - 7	41 mins	3.0 km	8 mins	29 mins
C Connaught Heights	K - 7	6.2	6.8	405/946	240/811	New Westminster	Montessori K - 5	35 mins	2.5 km	10 mins	24 mins
D Lord Kelvin	K - 7	5.5	5.4	583/946	540/811	New Westminster		54 mins	4.0 km	10 mins	39 mins
E Taylor Park	K - 7	8.5	7.8	78/946	106/811	Burnaby		46 mins	3.4 km	11 mins	34 mins
F Stride Avenue	K - 7	3.4	n/a	882/946	n/a	Burnaby	StrongStart	49 mins	3.6 km	9 mins	31 mins

## Nearby Middle Schools



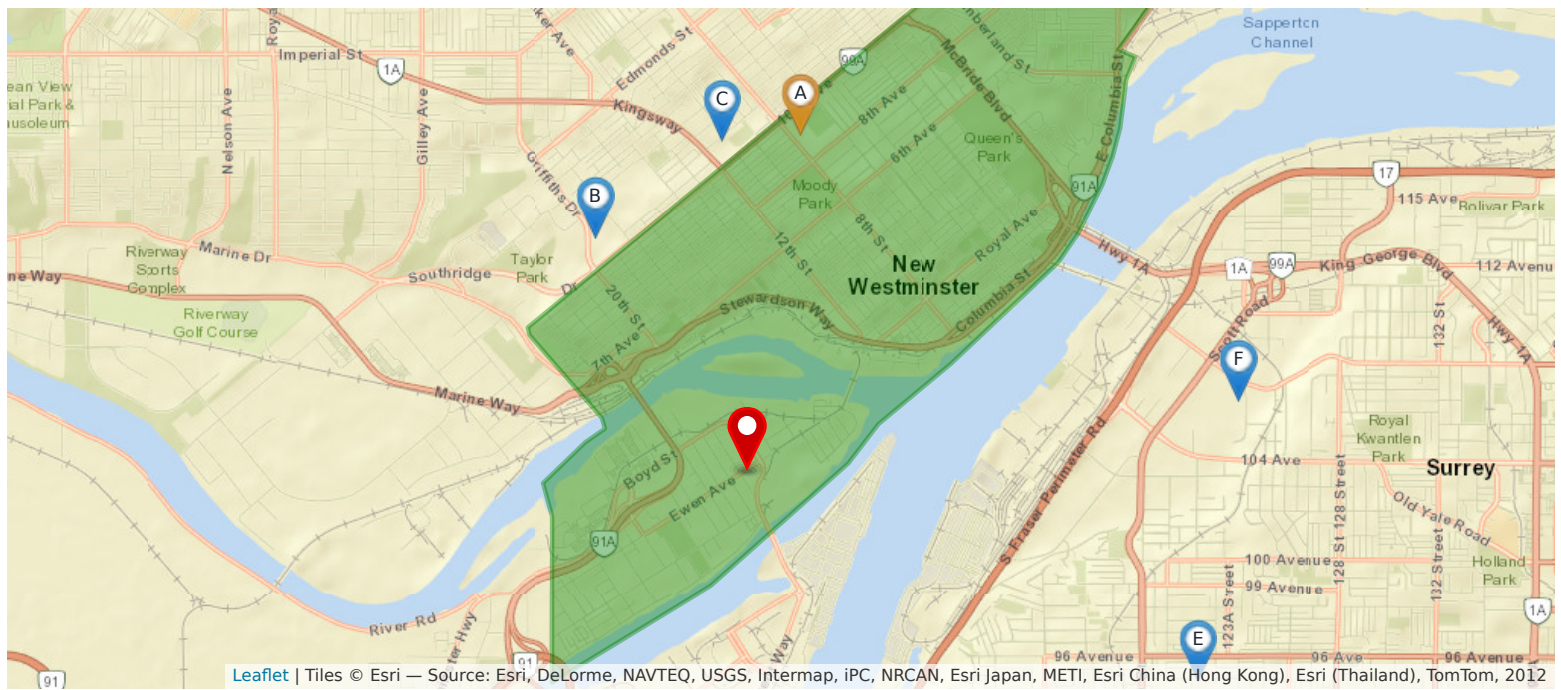
Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Queensborough Middle School**

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 Queensborough	5 - 8	n/a	n/a	n/a	n/a	New Westminster		11 mins	0.9 km	3 mins	11 mins
B Fraser River	6 - 8	n/a	n/a	n/a	n/a	New Westminster		40 mins	3.3 km	9 mins	36 mins
C Glenbrook	6 - 8	n/a	n/a	n/a	n/a	New Westminster	Early & Late French Immersion 6 - 8	1 hour 16 mins	5.7 km	14 mins	42 mins
D Maillard Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam	Middle French Immersion; StrongStart	1 hour 59 mins	9.5 km	24 mins	1 hour 8 mins
E Como Lake Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		2 hours 9 mins	10.1 km	25 mins	1 hour 25 mins
F Montgomery Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		2 hours 15 mins	10.7 km	27 mins	1 hour 12 mins

## Nearby Secondary Schools





**Legend:** Subject Property Catchment School Other Schools

**Secondary School Catchment: New Westminster Secondary**

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 New Westminster	8 - 12	7.2	7.2	52/253	50/246	New Westminster	French Immersion 9 - 12; IB Program (DP)	1 hour 3 mins	4.7 km	12 mins	45 mins
B Byrne Creek	8 - 12	2.9	3.4	237/253	238/246	Burnaby	AP Program; Basketball Academy	47 mins	3.4 km	11 mins	35 mins
C St Thomas More	8 - 12	8.6	8.5	18/253	17/246	Burnaby	Catholic Independent School; AP Program	1 hour 4 mins	4.8 km	13 mins	49 mins
D Delview	8 - 12	7	5.7	65/253	144/246	Delta		2 hours 27 mins	11.4 km	15 mins	1 hour 16 mins
E LA Matheson	8 - 12	4	3.4	217/253	238/246	Surrey		2 hours 4 mins	9.8 km	19 mins	1 hour 13 mins
F Khalsa (Secondary)	8 - 12	n/a	n/a	n/a	n/a	Surrey	Independent Sikh School	1 hour 21 mins	6.8 km	18 mins	45 mins

## Walkscore

Walk Score: 42 / Car-Dependent

Transit Score: 44 / Some Transit

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