



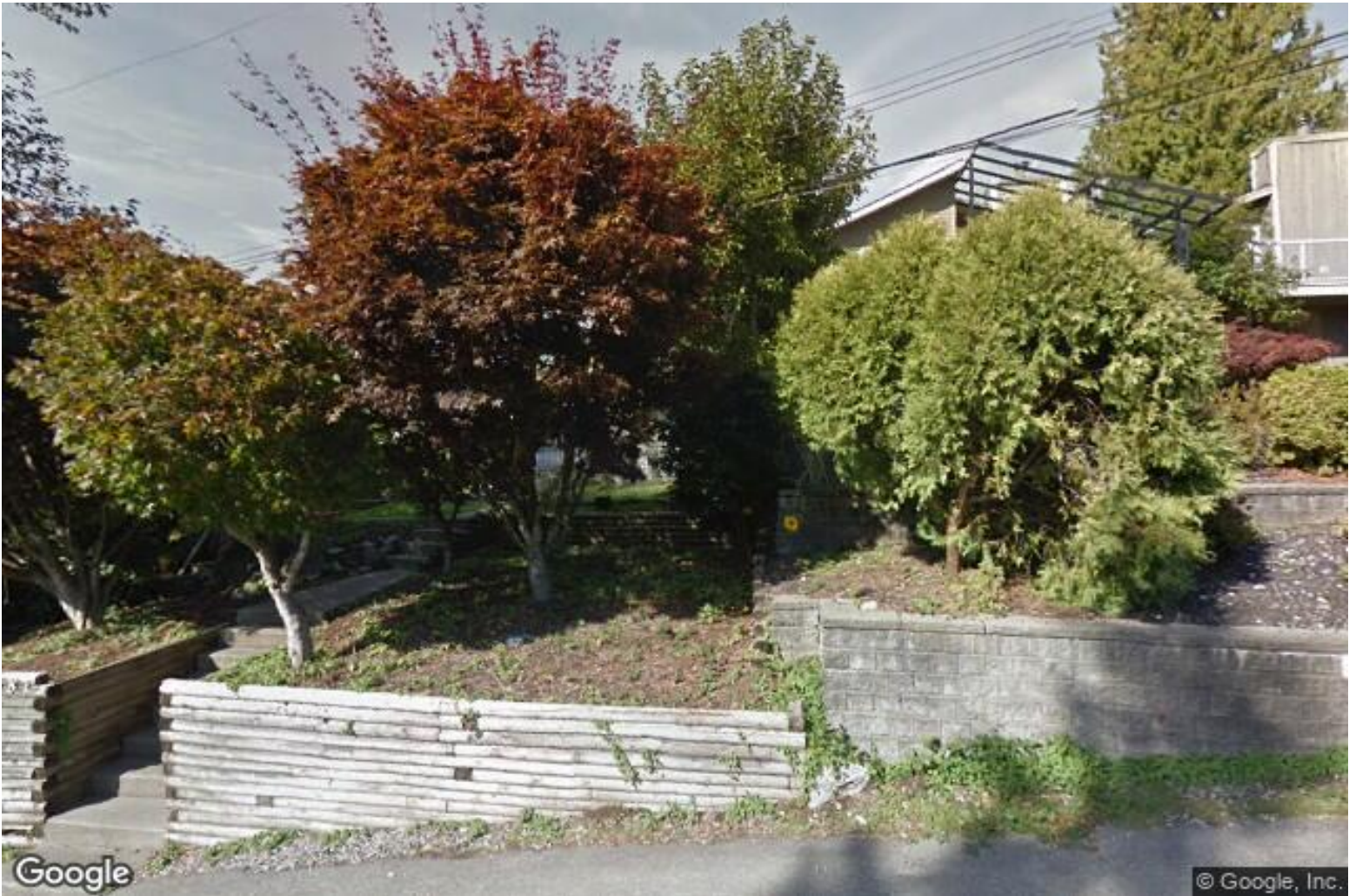
PROPERTY REPORT

381 CLARENCE ST,
Port Moody V3H 2Y1

PID: 010-714-090

AUGUST 14, 2018

THE MACNABS



Property Boundary and Topography



Detailed Tax Report

Property Information

| | | | |
|---------------------|--------------------|---------------------|--------------------|
| Prop Address | 381 CLARENCE ST | Jurisdiction | CITY OF PORT MOODY |
| Municipality | CITY OF PORT MOODY | Neighborhood | NORTH SHORE AREA |
| Area | PORT MOODY | SubAreaCode | VPMNS |
| PropertyID | 010-714-090 | BoardCode | V |
| PostalCode | V3H 2Y1 | | |

Property Tax Information

| | | | |
|-----------------------|----------|---------------------------|------------|
| TaxRoll Number | 10402000 | Gross Taxes | \$3,626.67 |
| Tax Year | 2017 | Tax Amount Updated | 06/02/2017 |

More PIDS

010-714-090

Legal Information

| PlanNum | Lot | Block | LotDist | LandDist | Section | Twnship | Range | Meridian |
|---------|-----|-------|---------|----------|---------|---------|-------|----------|
| NWP2720 | 21 | 45 | 347 | 36 | | | | |

Legal FullDescription

PL NWP2720 LT 21 BLK 45 DL 347 LD 36. GROUP 1.

Land & Building Information

| | | |
|------------------------|-------------------------------------|-----------------|
| Width | | Depth |
| Lot Size | 3627 SQUARE FEET | Land Use |
| Actual Use | SINGLE FAMILY DWELLING | |
| Year Built | 1980 | |
| BCA Description | 1 STY SFD - AFTER 1960 - MODERN STD | Zoning |
| WaterConn | | |
| BCADData Update | 04/18/2018 | |

Supplementary Property Info

| | | | |
|-------------------|---|-------------------|----------|
| BedRooms | 4 | Foundation | BASEMENT |
| Full Bath | 3 | Half Bath2 | |
| Half Bath3 | 1 | Stories | 1 |
| Pool Flg | | Carport | 1 |
| Garage S | 0 | Garage M | 0 |

Actual Totals

| Land | Improvement | Actual Total |
|--------------|--------------|--------------|
| \$794,000.00 | \$164,000.00 | \$958,000.00 |

Municipal Taxable Totals

| Gross Land | Gross Improve | Exempt Land | Exempt Improve | Municipal Total |
|--------------|---------------|-------------|----------------|-----------------|
| \$794,000.00 | \$164,000.00 | \$0.00 | \$0.00 | \$958,000.00 |

School Taxable Totals

| Gross LandSch | Gross ImproveSch | Exempt LandSch | Exempt ImproveSch | School Total |
|---------------|------------------|----------------|-------------------|--------------|
| \$794,000.00 | \$164,000.00 | \$0.00 | \$0.00 | \$958,000.00 |

Sales History Information

| Sale Date | Sale Price | Document Num | SaleTransaction Type |
|-----------|--------------|--------------|-------------------------------------|
| 1/24/2002 | \$275,000.00 | BT27160 | IMPRV SINGLE PROPERTY CASH TRANSACT |
| 6/14/1996 | \$230,000.00 | BK185157 | IMPRV SINGLE PROPERTY CASH TRANSACT |
| 1/20/1993 | \$230,000.00 | BG19967 | REJECT NOT SUITED SALE ANALYSIS |

381 CLARENCE ST PORT MOODY V3H 2Y1

Area-Jurisdiction-Roll 10-225-10402-000



Total Value \$958,000

Assessed as of July 1st, 2017

| | |
|-----------|-----------|
| Land | \$794,000 |
| Buildings | \$164,000 |

| | |
|---------------------|-----------|
| Previous Year Value | \$883,000 |
| Land | \$715,000 |
| Buildings | \$168,000 |

Property information

| | |
|-----------------------|------------------------|
| Year built | 1980 |
| Description | 1 STY house - standard |
| Bedrooms | 4 |
| Baths | 3 |
| Carports | C |
| Garages | |
| Land size | 3627 Sq Ft |
| First floor area | 1,346 |
| Second floor area | |
| Basement finish area | 1,300 |
| Strata area | |
| Building storeys | |
| Gross leasable area | |
| Net leasable area | |
| No.of apartment units | |

Legal description and parcel ID

Lot 21 Block 45 Plan NWP2720 District Lot 347 Land District 1 Land District 36

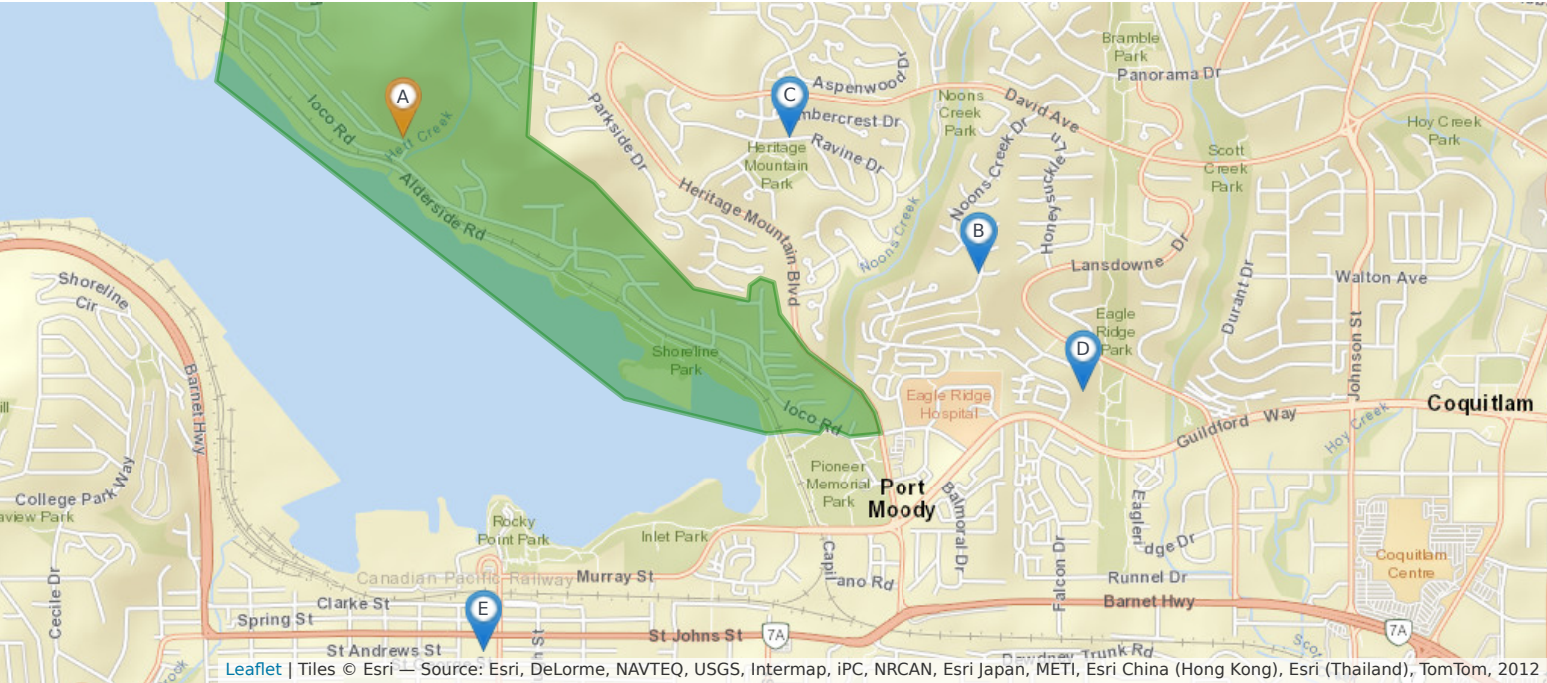
PID: 010714090

Sales history (last 3 years)

Manufactured home

Width
Length
Total Area

Nearby Elemetary Schools

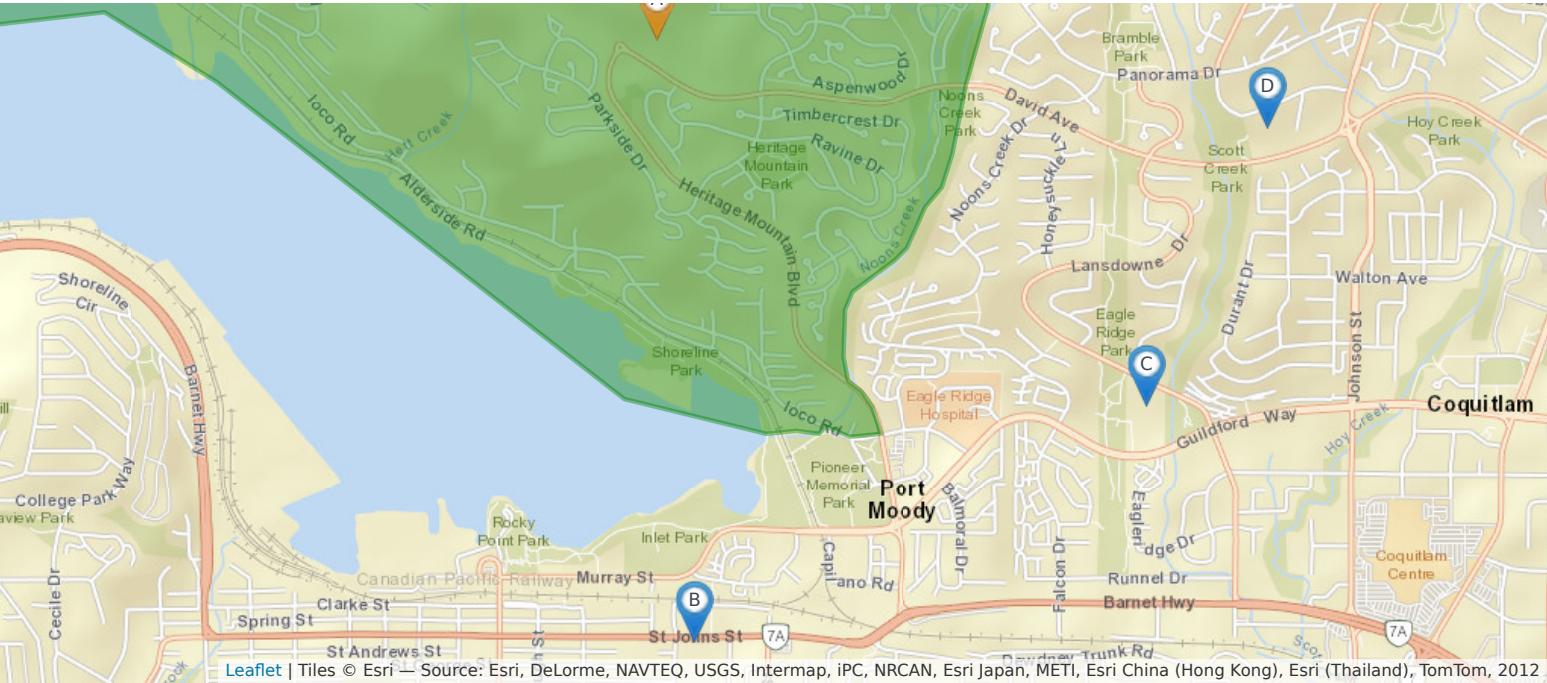


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Pleasantside Elementary 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 Pleasantside | K - 5 | 5.7 | 6.2 | 538/946 | 360/811 | Port Moody | | 25 mins | 2.0 km | 3 mins | 6 mins |
| B Mountain Meadows | K - 5 | 7.2 | 7 | 215/946 | 199/811 | Port Moody | | 26 mins | 1.7 km | 4 mins | 20 mins |
| C Heritage Mountain | K - 5 | 7.5 | 6.8 | 163/946 | 240/811 | Port Moody | | 26 mins | 1.5 km | 4 mins | 24 mins |
| D Eagle Ridge | K - 5 | 6.2 | 6.5 | 405/946 | 299/811 | Coquitlam | | 23 mins | 1.7 km | 4 mins | 16 mins |
| E Moody | K - 5 | 7.2 | 5.7 | 215/946 | 471/811 | Port Moody | | 40 mins | 3.2 km | 7 mins | 17 mins |
| F Aspenwood | K - 5 | 5.8 | 6.8 | 504/946 | 240/811 | Port Moody | Montessori | 46 mins | 2.6 km | 7 mins | 19 mins |

Nearby Middle Schools

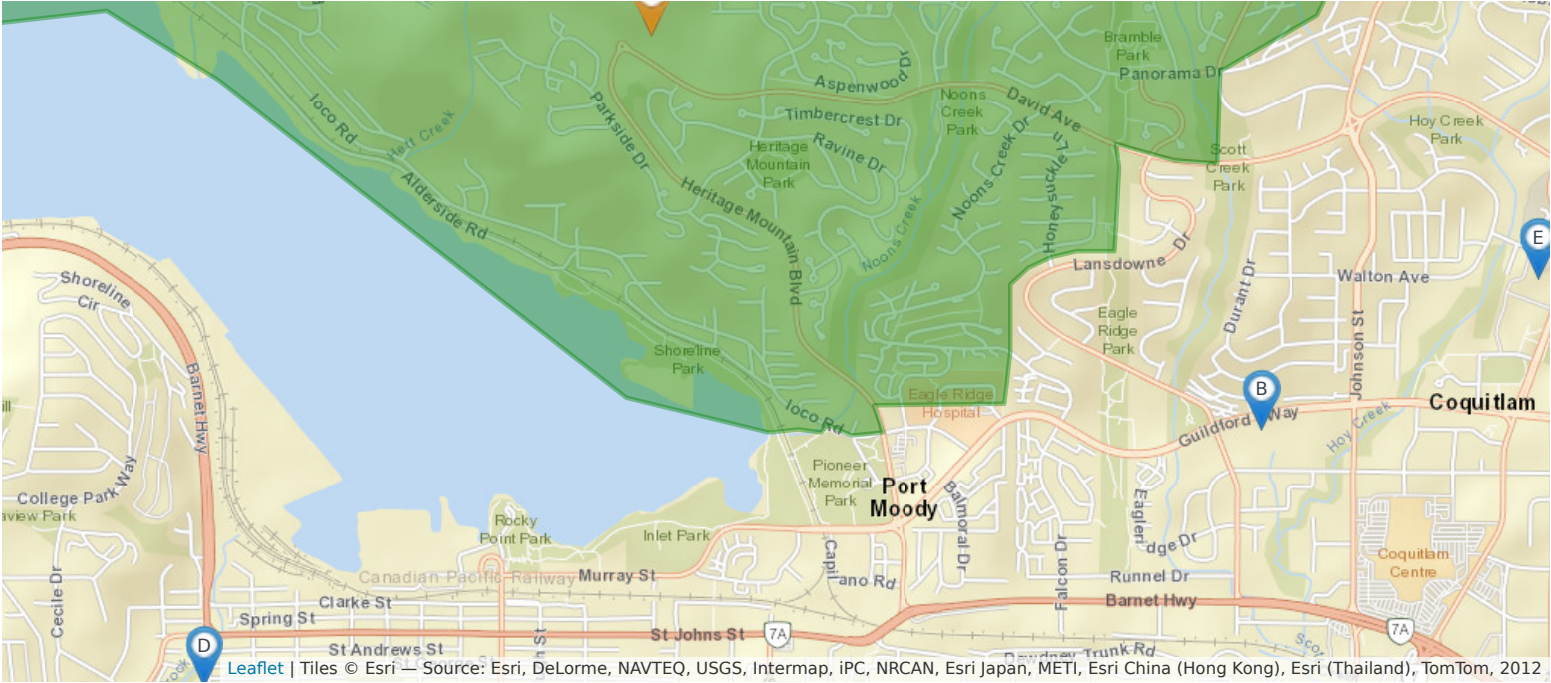


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Eagle Mountain 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 Eagle Mountain Middle | 6 - 8 | n/a | n/a | n/a | n/a | Anmore | | 32 mins | 1.9 km | 5 mins | 17 mins |
| B Moody Middle | 6 - 8 | n/a | n/a | n/a | n/a | Port Moody | StrongStart | 29 mins | 2.2 km | 7 mins | 16 mins |
| C Scott Creek Middle | 6 - 8 | n/a | n/a | n/a | n/a | Coquitlam | | 26 mins | 1.9 km | 6 mins | 17 mins |
| D Summit Middle | 6 - 8 | n/a | n/a | n/a | n/a | Coquitlam | | 56 mins | 3.7 km | 8 mins | 26 mins |
| E Hillcrest Middle | 6 - 8 | n/a | n/a | n/a | n/a | Coquitlam | | 56 mins | 3.8 km | 9 mins | 38 mins |
| F Banting Middle | 6 - 8 | n/a | n/a | n/a | n/a | Coquitlam | Middle French Immersion | 1 hour 25 mins | 6.4 km | 12 mins | 39 mins |

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Heritage Woods Secondary 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 Heritage Woods | 9 - 12 | 7 | 7.5 | 65/253 | 38/246 | Port Moody | | 33 mins | 2.0 km | 5 mins | 18 mins |
| B Gleneagle | 9 - 12 | 6 | 6.8 | 131/253 | 70/246 | Coquitlam | AP Program | 31 mins | 2.4 km | 7 mins | 17 mins |
| C Dr. Charles Best | 9 - 12 | 7.5 | 7.6 | 37/253 | 34/246 | Coquitlam | French Immersion; AP Program | 1 hour 0 mins | 4.2 km | 9 mins | 37 mins |
| D Port Moody | 9 - 12 | 5.4 | 6.1 | 164/253 | 121/246 | Port Moody | IB Program (DP) | 56 mins | 4.4 km | 9 mins | 26 mins |
| E Pinetree | 9 - 12 | 5.7 | 6.8 | 149/253 | 70/246 | Coquitlam | AP Program | 50 mins | 3.9 km | 9 mins | 25 mins |
| F Centennial | 9 - 12 | 4.6 | 5.2 | 204/253 | 181/246 | Coquitlam | AP Program | 1 hour 19 mins | 5.7 km | 12 mins | 41 mins |

Walkscore

Walk Score: 69 / Somewhat Walkable

Transit Score: 61 / Good Transit

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