

PROPERTY REPORT

3490 OXFORD ST

Vancouver

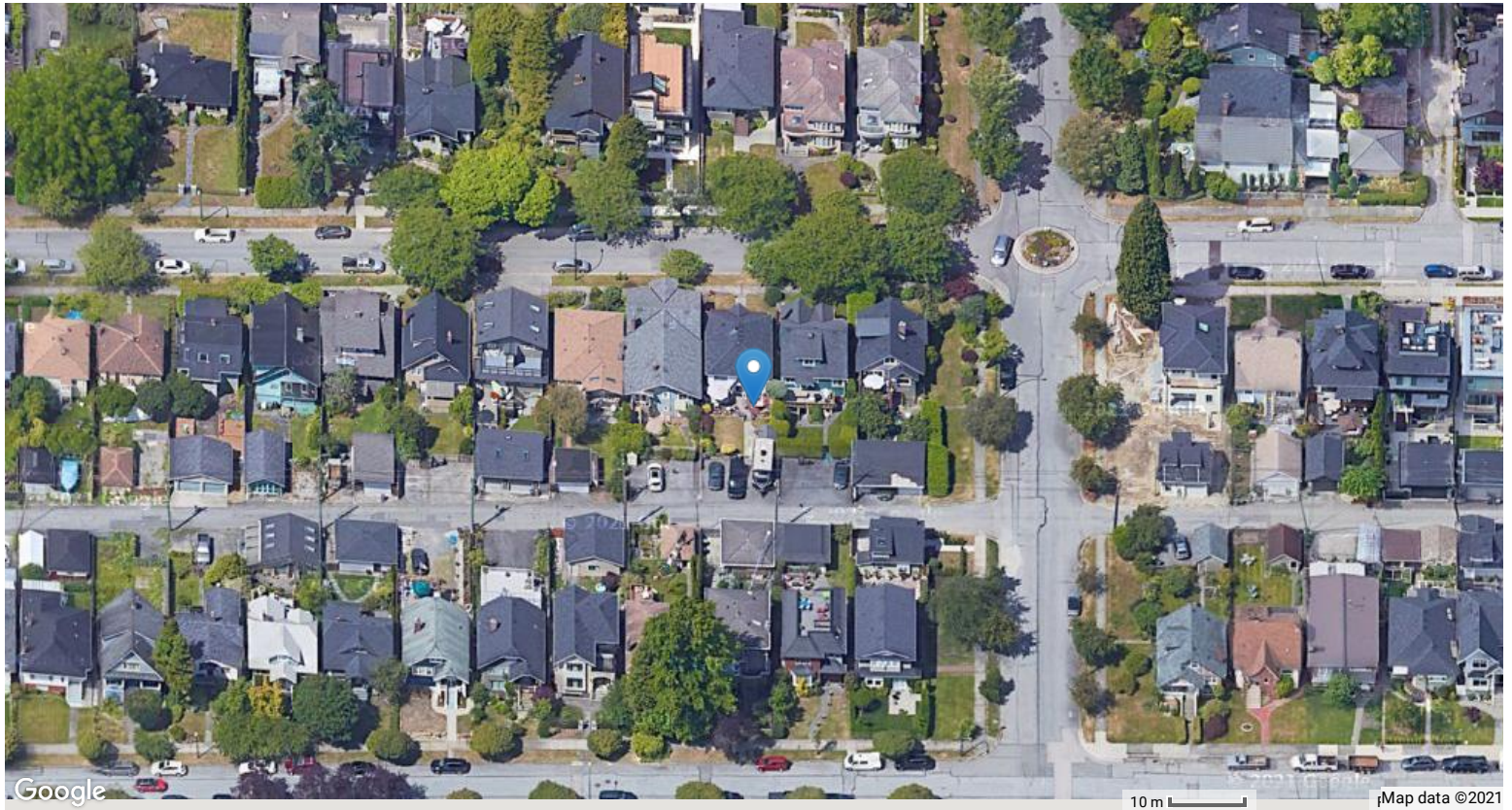
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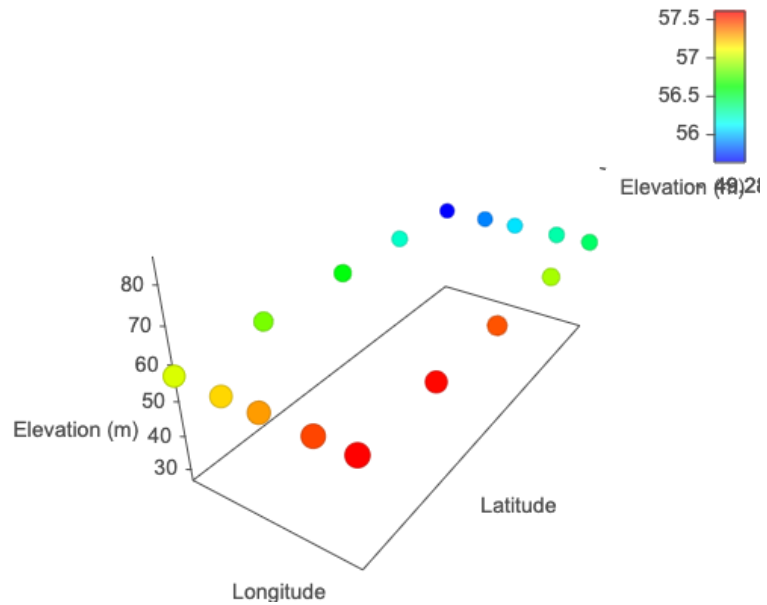
PID: 009-481-982

OCTOBER 4, 2021

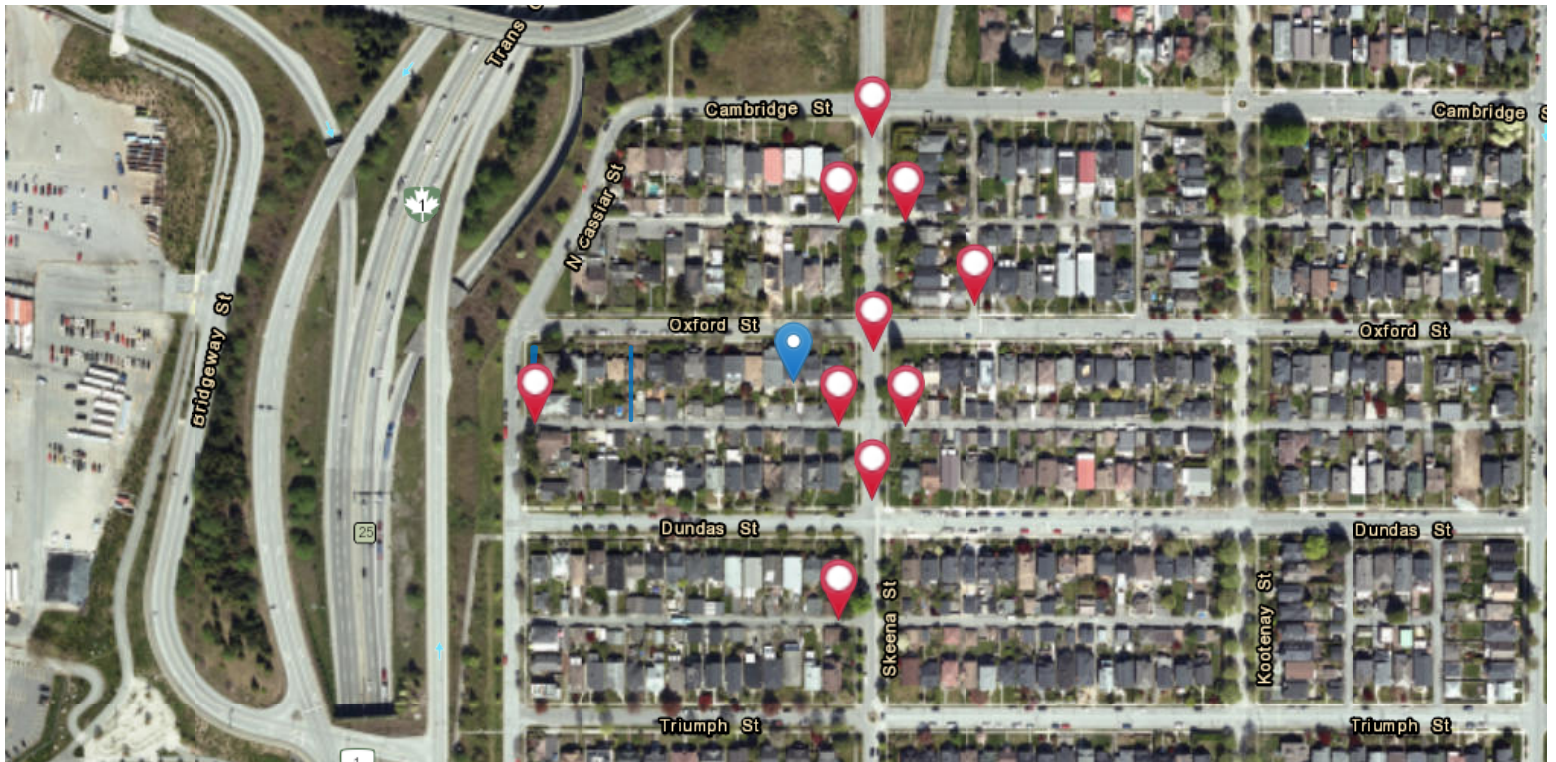
**THE MACNABS**



# Property Boundary and Topography



Max Elevation: 57.61 m | Min Elevation: 55.64 m | Difference: 1.97 m



### Surroundings

The map shows **easements in blue**, **rights of way width with markers** and **the building line in red**. If a feature is not displayed it does not apply or you have to zoom out.

#### Tax Information

Folio	577300840000
Neighbourhood Code	020
District Lot	THSL
Block	12
Lot	14
Plan	VAP339
Legal Type	LAND
Tax Assessment Year	2021
Year Built	1947
Big Improvement Year	1965
Current Improvement Value	\$32,100
Current Land Value	\$1,260,000
Tax Levy	
Tax Levy Year	2019
Previous Improvement Value	\$33,100
Previous Land Value	\$1,185,000
Land Coordinate	57730084
Narrative Legal Line1	LOT 14 BLOCK 12 PLAN VAP339 DIST

Narrative Legal Line2	RICT LOT THSL NEW WESTMINSTER
Narrative Legal Line3	
Narrative Legal Line4	
Narrative Legal Line5	
<b>Zoning Information</b>	
Object Id	22452
Zoning Classification	One-Family Dwelling
Zoning Category	RS
Zoning District	RS-1
Zone Document	<a href="#">Zone Document</a>
<b>Local Area</b>	
Area Name	Hastings-Sunrise
<b>Nearest Heritage Property</b>	
Id	1565
Streetnumber	3565
Streetname	TRIUMPH
Additionallocationinformation	None
Category	HERITAGE BUILDINGS
Buildingnamespecifics	N/A
Evaluationgroup	C
Municipaldesignationm	No
Provincialdesignationp	No
Heritagerevitalizationagreementh	No
Interiordesignationi	No
Landscapedesignationl	No
Heritageconservationareaca	No
Heritageconservationcovenanthc	No
Federaldesignationf	No
Status	Active
Dateoflastupdate	2020-09-18 10:18:45+00:00
Localarea	Hastings-Sunrise
Name	1565
<b>Business Improvement Area</b>	
Name	This property is not in a business improvement area.
<b>Nearest City Owned Property</b>	
SAP Address	3300 OXFORD
Type	CAPITAL FUND
Building Number	1831
Geo Local Area	Hastings-Sunrise

Description

Vancouver Development Cost Levy

## DCL Areas

This information is extracted from vancouver.ca: [View DCL Area Map Document](#)

## DCL bylaws

DCL bylaws establish district boundaries and rates. Find information related to districts in the DCL bylaws.

[Vancouver \(City-wide\) Development Cost Levy Bylaw](#)

[Area-specific Development Cost Levy Bylaw](#)

## Detailed Tax Report

## Property Information

Prop Address	3490 OXFORD ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	HASTINGS EAST
Area	VANCOUVER EAST	SubAreaCode	VVESU
PropertyID	009-481-982	BoardCode	V
PostalCode	V5K 1N9		

## Property Tax Information

TaxRoll Number	020577300840000	Gross Taxes	\$5,439.16
Tax Year	2021	Tax Amount Updated	06/16/2021

## More PIDS

009-481-982

## More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP339	14		THSL	36				

## Legal FullDescription

LOT 14, PLAN VAP339, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, OF LOT 12

## Land &amp; Building Information

Width	33	Depth	122
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1947		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	RS-1 ONE-FAMILY DWELLING
WaterConn			
BCAData Update	04/12/2021		

## Supplementary Property Info

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

## Actual Totals

Land	Improvement	Actual Total
\$1,260,000.00	\$32,100.00	\$1,292,100.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,260,000.00	\$32,100.00	\$0.00	\$0.00	\$1,292,100.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,260,000.00	\$32,100.00	\$0.00	\$0.00	\$1,292,100.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/16/2021	\$0.00	CA9104622	REJECT - NOT SUITABLE FOR SALES ANALYSIS

## Property information report

### General Property Information

<b>Civic Address:</b>	3490 OXFORD ST	<b>LTO Number:</b>	CA9104622	<b>PID:</b>	009-481-982
<b>Folio:</b>	577-300-84-0000	<b>Status:</b>	Active	<b>Property No:</b>	1732742
<b>MHR Number:</b>					
<b>Legal:</b>	LOT 14 PLAN VAP339 DISTRICT LOT THSL NWD OF LOT 12				

### 2021 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,260,000	0	1,260,000
GENERAL	1-Residential	Improvement	32,100	0	32,100
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,292,100</b>	<b>0</b>	<b>1,292,100</b>
<hr/>					
SCHOOL	1-Residential	Land	1,260,000	0	1,260,000
SCHOOL	1-Residential	Improvement	32,100	0	32,100
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,292,100</b>	<b>0</b>	<b>1,292,100</b>
<hr/>					
TRANSIT	1-Residential	Land	1,260,000	0	1,260,000
TRANSIT	1-Residential	Improvement	32,100	0	32,100
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,292,100</b>	<b>0</b>	<b>1,292,100</b>
<hr/>					
HOSPITAL	1-Residential	Land	1,260,000	0	1,260,000
HOSPITAL	1-Residential	Improvement	32,100	0	32,100
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,292,100</b>	<b>0</b>	<b>1,292,100</b>

### 2020 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,185,000	0	1,185,000



Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Improvement	33,100	0	33,100
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,218,100</b>	<b>0</b>	<b>1,218,100</b>
<hr/>					
SCHOOL	1-Residential	Land	1,185,000	0	1,185,000
SCHOOL	1-Residential	Improvement	33,100	0	33,100
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,218,100</b>	<b>0</b>	<b>1,218,100</b>
<hr/>					
TRANSIT	1-Residential	Land	1,185,000	0	1,185,000
TRANSIT	1-Residential	Improvement	33,100	0	33,100
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,218,100</b>	<b>0</b>	<b>1,218,100</b>
<hr/>					
HOSPITAL	1-Residential	Land	1,185,000	0	1,185,000
HOSPITAL	1-Residential	Improvement	33,100	0	33,100
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,218,100</b>	<b>0</b>	<b>1,218,100</b>

2019 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,290,000	0	1,290,000
GENERAL	1-Residential	Improvement	33,800	0	33,800
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,323,800</b>	<b>0</b>	<b>1,323,800</b>
<hr/>					
SCHOOL	1-Residential	Land	1,290,000	0	1,290,000
SCHOOL	1-Residential	Improvement	33,800	0	33,800
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,323,800</b>	<b>0</b>	<b>1,323,800</b>
<hr/>					
TRANSIT	1-Residential	Land	1,290,000	0	1,290,000
TRANSIT	1-Residential	Improvement	33,800	0	33,800
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,323,800</b>	<b>0</b>	<b>1,323,800</b>
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HOSPITAL	1-Residential	Land	1,290,000	0	1,290,000
HOSPITAL	1-Residential	Improvement	33,800	0	33,800

Value Set	Assessment Class		Gross	Exempt	Net
HOSPITAL	1-Residential	Total	1,323,800	0	1,323,800

2018 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,360,000	0	1,360,000
GENERAL	1-Residential	Improvement	35,300	0	35,300
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,395,300</b>	<b>0</b>	<b>1,395,300</b>
<hr/>					
SCHOOL	1-Residential	Land	1,360,000	0	1,360,000
SCHOOL	1-Residential	Improvement	35,300	0	35,300
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,395,300</b>	<b>0</b>	<b>1,395,300</b>
<hr/>					
TRANSIT	1-Residential	Land	1,360,000	0	1,360,000
TRANSIT	1-Residential	Improvement	35,300	0	35,300
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,395,300</b>	<b>0</b>	<b>1,395,300</b>
<hr/>					
HOSPITAL	1-Residential	Land	1,360,000	0	1,360,000
HOSPITAL	1-Residential	Improvement	35,300	0	35,300
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,395,300</b>	<b>0</b>	<b>1,395,300</b>

2017 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	1,325,000	0	1,325,000
GENERAL	1-Residential	Improvement	36,900	0	36,900
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,361,900</b>	<b>0</b>	<b>1,361,900</b>
<hr/>					
SCHOOL	1-Residential	Land	1,325,000	0	1,325,000
SCHOOL	1-Residential	Improvement	36,900	0	36,900
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,361,900</b>	<b>0</b>	<b>1,361,900</b>
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Value Set	Assessment Class		Gross	Exempt	Net
TRANSIT	1-Residential	Land	1,325,000	0	1,325,000
TRANSIT	1-Residential	Improvement	36,900	0	36,900
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,361,900</b>	<b>0</b>	<b>1,361,900</b>
<hr/>					
HOSPITAL	1-Residential	Land	1,325,000	0	1,325,000
HOSPITAL	1-Residential	Improvement	36,900	0	36,900
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>1,361,900</b>	<b>0</b>	<b>1,361,900</b>

#### Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2021	00-FULLY TAXABLE PROPERTY	1-Res	1,260,000	1-Res	32,100
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2020	00-FULLY TAXABLE PROPERTY	1-Res	1,185,000	1-Res	33,100
<hr/>					
2019	00-FULLY TAXABLE PROPERTY	1-Res	1,290,000	1-Res	33,800
<hr/>					
2018	00-FULLY TAXABLE PROPERTY	1-Res	1,360,000	1-Res	35,300
<hr/>					
2017	00-FULLY TAXABLE PROPERTY	1-Res	1,325,000	1-Res	36,900

#### Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	May 13, 2021	Reg	5,439.16	1	1,260,000	32,100	1,292,100	1,292,100
<hr/>								
2020	Nov 17, 2020	Adv	2,579.00					
2020	May 26, 2020	Reg	5,157.76	1	1,185,000	33,100	1,218,100	1,218,100
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2019	Oct 30, 2019	Adv	2,004.00					
2019	May 09, 2019	Reg	4,853.45	1	1,290,000	33,800	1,323,800	1,323,800
<hr/>								

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2018	Oct 30, 2018	Adv	1,963.00					
2018	May 10, 2018	Reg	4,772.96	1	1,360,000	35,300	1,395,300	1,395,300
2017	Oct 30, 2017	Adv	1,931.00					
2017	May 19, 2017	Reg	4,708.49	1	1,325,000	36,900	1,361,900	1,361,900

#### 2021 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				53.18
CITY OF VANCOUVER GENERAL	1				2,069.32
GARBAGE CART 180L					119.00
GREEN BIN 120L					148.00
MUNICIPAL FINANCE AUTHORITY	1				0.26
REGIONAL DISTRICT	1				69.81
SCHOOL - RESIDENTIAL	1				1,248.96
SEWER - 1 LOT					581.00
STREET CLEANING					22.00
TRANSPORTATION AUTHORITY	1				334.63
WATER - 1 LOT					793.00
				<b>Notice Total:</b>	<b>5,439.16</b>

#### 2021 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					2,579.00
				<b>Advance Notice Total:</b>	<b>2,579.00</b>

#### 2020 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				52.23

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
CITY OF VANCOUVER GENERAL	1				1,925.52
GARBAGE CART 180L					117.00
GREEN BIN 120L					147.00
MUNICIPAL FINANCE AUTHORITY	1				0.24
REGIONAL DISTRICT	1				60.54
SCHOOL - RESIDENTIAL	1				1,216.60
SEWER - 1 LOT					523.00
STREET CLEANING					22.00
TRANSPORTATION AUTHORITY	1				308.63
WATER - 1 LOT					785.00
				<b>Notice Total:</b>	<b>5,157.76</b>

#### 2020 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					2,004.00
				<b>Advance Notice Total:</b>	<b>2,004.00</b>

#### 2019 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				52.55
CITY OF VANCOUVER GENERAL	1				1,768.23
GARBAGE CART 180L					112.00
GREEN BIN 120L					143.00
MUNICIPAL FINANCE AUTHORITY	1				0.26
REGIONAL DISTRICT	1				55.12
SCHOOL - RESIDENTIAL	1				1,214.89
SEWER - 1 LOT					471.00
STREET CLEANING					21.00
TRANSPORTATION AUTHORITY	1				299.40
WATER - 1 LOT					716.00

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
<b>Notice Total:</b>					<b>4,853.45</b>

2019 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					1,963.00
<b>Advance Notice Total:</b>					<b>1,963.00</b>

2018 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				57.86
CITY OF VANCOUVER GENERAL	1				1,735.66
GARBAGE CART 180L					114.00
GREEN BIN 120L					119.00
MUNICIPAL FINANCE AUTHORITY	1				0.29
REGIONAL DISTRICT	1				60.74
SCHOOL - RESIDENTIAL	1				1,285.71
SEWER - 1 LOT					424.00
STREET CLEANING					19.00
TRANSPORTATION AUTHORITY	1				303.70
WATER - 1 LOT					653.00
<b>Notice Total:</b>					<b>4,772.96</b>

2018 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					1,931.00
<b>Advance Notice Total:</b>					<b>1,931.00</b>

2017 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				60.77
CITY OF VANCOUVER GENERAL	1				1,717.26
GARBAGE CART 180L					102.00
GREEN BIN 120L					111.00
MUNICIPAL FINANCE AUTHORITY	1				0.29
REGIONAL DISTRICT	1				57.96
SCHOOL - RESIDENTIAL	1				1,334.76
SEWER - 1 LOT					384.00
STREET CLEANING					19.00
TRANSPORTATION AUTHORITY	1				308.47
WATER - 1 LOT					616.00
2017-RS - RECYCLING CREDIT 2017	1				-3.02
<b>Notice Total:</b>					<b>4,708.49</b>

#### 2017 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					1,774.00
<b>Advance Notice Total:</b>					<b>1,774.00</b>

#### Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

#### Utility Account 5054278

**Billing Category:** ANNUAL ON TAXES

**Account Type:** RESIDENTIAL

**Roll To Taxes:** No

**Route:**

**Route Sequence:**

**Units:** 1

**Description:**

Flat Service Charges	Units	Start Date	Stop Date
STREET CLEANING	1	Jan 01, 2017	
GREEN BIN 120L	1	Apr 08, 2006	
SEWER - 1 LOT	1	Jan 01, 2006	
WATER - 1 LOT	1	Jan 01, 2006	

Flat Service Charges	Units	Start Date	Stop Date
GARBAGE CART 180L	1	Jan 01, 2006	

**Billing Information**

This account is billed with taxes.

Any liabilities for Vacancy Tax are not included in this report. For more information visit [vancouver.ca/ehf](http://vancouver.ca/ehf). For questions, call 3-1-1.

Please note: This information has been generated from our computerized records and to the best of our knowledge is complete and up to date. However, the City of Vancouver assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise. The City shall not be estopped from enforcing its rights to the fullest, as though this information had not been relied upon.

## Property tax and utility balance report

**Tax Folio 577-300-84-0000**

Current (2021)	-920.29
Penalty (2021)	0.00
Arrears (2020)	0.00
Arrears2 (2019)	0.00
Delinquent (2018)	0.00
<b>Tax Balance Due as of Oct 04, 2021</b>	<b>-920.29</b>

**Utility Account 5054278**

<b>Balance Due as of Oct 04, 2021</b>	<b>0.00</b>
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Any liabilities for Vacancy Tax are not included in this report. For more information visit [vancouver.ca/ehf](http://vancouver.ca/ehf). For questions, call 3-1-1.

**General notes about these balances:**

- This information is not a substitute for a complete tax certificate report which is available for a fee.
- Pending payments and adjustments (e.g. post-dated cheques or current day payments and charges) are not reflected in the balances and will be displayed as a separate listing until cleared by the City of Vancouver. Post-dated cheques may not immediately appear on the listing due to processing volume during peak times of the year.

**Notes about the property tax balances:**

- Tax accounts with arrears/delinquent balances are subject to interest charges on a daily basis. This interest is included in these individual balances and is calculated to the report's tax balance as of date. However, during the annual rollover in the first two weeks of January, any current year interest may not yet be calculated, though remains due if applicable.
- For accounts on the Tax Installment Prepayment Plan, the current balance includes existing installment credits.

**Notes about the utility balances:**

- For metered utility accounts, the available discount amount and the net balance will display on this report until either the due date or the date the balance is paid and cleared, whichever occurs first. The discount will be lost if full payment is not received by the due date. After the due date and until the next billing, only the balance owing will display.



- After the due date, some utility accounts will be subject to penalties which may not yet be displayed. If unsure whether penalty will be applied, recheck this report periodically after the due date.
- For most strata properties, utility charges are billed to the strata corporation and not to individual strata owners.
- Utility account balances listed do not include those utility charges billed directly on property tax notices.
- Utility account balances that are overdue at year end may be transferred to property taxes.

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# Walkscore

3490 OXFORD ST Vancouver, V5K 1N9

Walk Score  
**56**

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score  
**67**

Good Transit

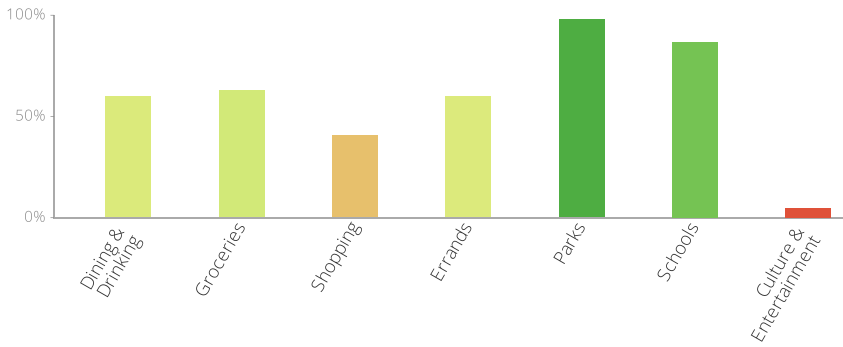
Many nearby public transportation options

Bike Score  
**79**

Very Bikeable

Biking is convenient for most trips

The Walk Score here is 56 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

