

## PROPERTY REPORT

203 1870 6TH AVE W,  
Vancouver V6J 1R6

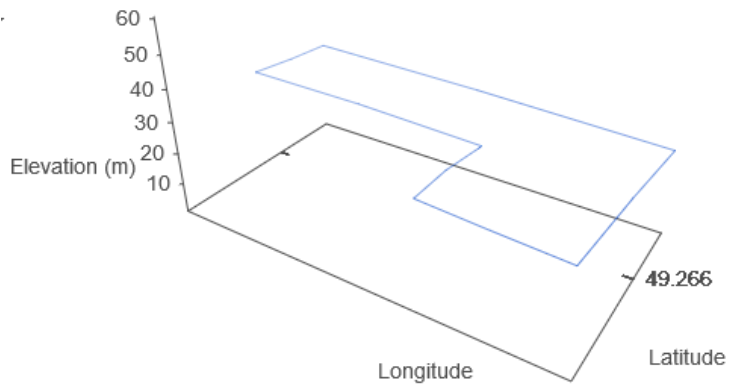
PID: 015-162-877

JUNE 26, 2019

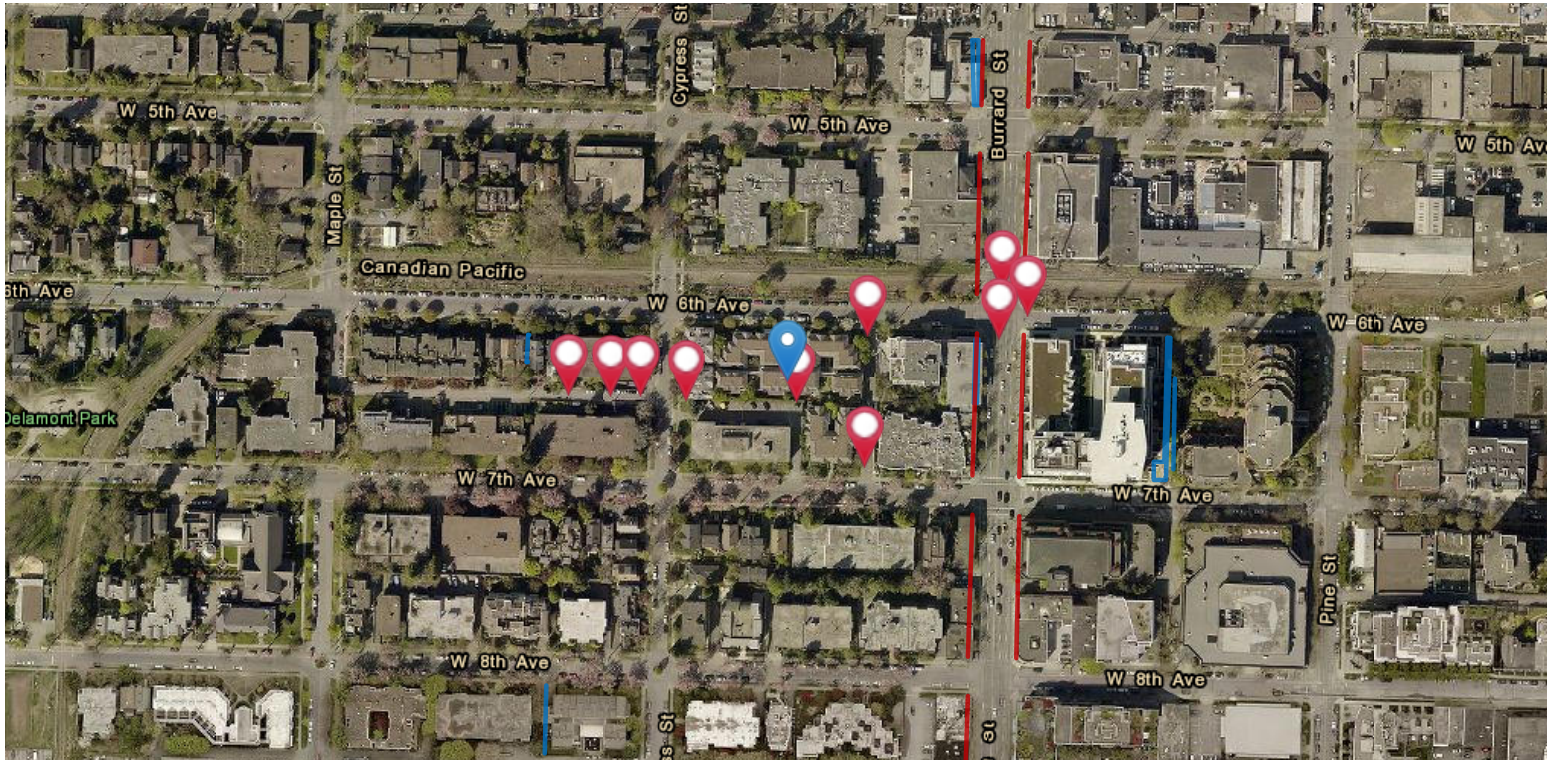
Katayoon Webb PREC\*  
RE/MAX Crest Realty  
Vancouver  
P: +1604-315-8715  
katayoonwebb@remax.net



# Property Boundary and Topography



Max Elevation: 32.99 m | Min Elevation: 28.31 m | Difference: 4.68 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	643097040011
Neighbourhood Code	002
District Lot	526
Block	
Lot	11
Plan	VAS2538
Legal Type	STRATA
Tax Assessment Year	2019
Year Built	1989
Big Improvement Year	1989
Current Improvement Value	\$208,000
Current Land Value	\$575,000
Tax Levy	\$1,636
Tax Levy Year	2018
Previous Improvement Value	\$215,000
Previous Land Value	\$509,000
Land Coordinate	64309704
Narrative Legal Line1	LOT 11 PLAN VAS2538 DISTRICT LOT

Narrative Legal Line2	526 NEW WESTMINSTER UNDIV 85/5981
Narrative Legal Line3	SHARE IN COM PROP THEREIN.
Narrative Legal Line4	
Narrative Legal Line5	

#### Zoning Information

Zone Name	RM-4
Zone Category	RM
Zone Url	<a href="#">Open Zone PDF</a>
Zone Document	<a href="#">Zone Document</a>

#### Local Area

Area Name	Kitsilano
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#### Nearest Heritage Property

Id	435
Address	2212 CYPRESS ST
Street Nbr	2212
Street	CYPRESS ST
Vhr	B
Designation	M
Zoning	RM-4
Local Area	KITSILANO
Land Coordinates	64309704
Name	2212 CYPRESS ST

#### Business Improvement Area

Name	This property is not in a business improvement area.
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#### Nearest City Owned Property

Building Number	10612
SAP Address	
Name	

#### Development Cost Levies - Special Areas

Description	Vancouver Development Cost Levy and Utilities Development Cost Levy
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### 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](#)

## Property information report

### General Property Information

**Civic Address:** 203-1870 6TH AVE W  
**Folio:** 643-097-04-0011      **LTO Number:** CA4561892      **PID:** 015-162-877  
**MHR Number:**      **Status:** Active      **Property No:** 2331585  
**Legal:** LOT 11 PLAN VAS2538 DISTRICT LOT 526 NEW WESTMINSTER UNDIV 85/5981 SHARE IN COM PROP THEREIN.

### 2019 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	575,000	0	575,000
GENERAL	1-Residential	Improvement	208,000	0	208,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>783,000</b>	<b>0</b>	<b>783,000</b>
<hr/>					
SCHOOL	1-Residential	Land	575,000	0	575,000
SCHOOL	1-Residential	Improvement	208,000	0	208,000
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>783,000</b>	<b>0</b>	<b>783,000</b>
<hr/>					
TRANSIT	1-Residential	Land	575,000	0	575,000
TRANSIT	1-Residential	Improvement	208,000	0	208,000
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>783,000</b>	<b>0</b>	<b>783,000</b>
<hr/>					
HOSPITAL	1-Residential	Land	575,000	0	575,000
HOSPITAL	1-Residential	Improvement	208,000	0	208,000
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>783,000</b>	<b>0</b>	<b>783,000</b>

### 2018 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	509,000	0	509,000

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Improvement	215,000	0	215,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>724,000</b>	<b>0</b>	<b>724,000</b>
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SCHOOL	1-Residential	Land	509,000	0	509,000
SCHOOL	1-Residential	Improvement	215,000	0	215,000
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>724,000</b>	<b>0</b>	<b>724,000</b>
<hr/>					
TRANSIT	1-Residential	Land	509,000	0	509,000
TRANSIT	1-Residential	Improvement	215,000	0	215,000
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>724,000</b>	<b>0</b>	<b>724,000</b>
<hr/>					
HOSPITAL	1-Residential	Land	509,000	0	509,000
HOSPITAL	1-Residential	Improvement	215,000	0	215,000
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>724,000</b>	<b>0</b>	<b>724,000</b>

### 2017 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	417,000	0	417,000
GENERAL	1-Residential	Improvement	213,000	0	213,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>630,000</b>	<b>0</b>	<b>630,000</b>
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SCHOOL	1-Residential	Land	417,000	0	417,000
SCHOOL	1-Residential	Improvement	213,000	0	213,000
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>630,000</b>	<b>0</b>	<b>630,000</b>
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TRANSIT	1-Residential	Land	417,000	0	417,000
TRANSIT	1-Residential	Improvement	213,000	0	213,000

Value Set	Assessment Class		Gross	Exempt	Net
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>630,000</b>	<b>0</b>	<b>630,000</b>
HOSPITAL	1-Residential	Land	417,000	0	417,000
HOSPITAL	1-Residential	Improvement	213,000	0	213,000
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>630,000</b>	<b>0</b>	<b>630,000</b>

#### 2016 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	314,000	0	314,000
GENERAL	1-Residential	Improvement	203,000	0	203,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>517,000</b>	<b>0</b>	<b>517,000</b>
SCHOOL	1-Residential	Land	314,000	0	314,000
SCHOOL	1-Residential	Improvement	203,000	0	203,000
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>517,000</b>	<b>0</b>	<b>517,000</b>
TRANSIT	1-Residential	Land	314,000	0	314,000
TRANSIT	1-Residential	Improvement	203,000	0	203,000
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>517,000</b>	<b>0</b>	<b>517,000</b>
HOSPITAL	1-Residential	Land	314,000	0	314,000
HOSPITAL	1-Residential	Improvement	203,000	0	203,000
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>517,000</b>	<b>0</b>	<b>517,000</b>

#### 2015 Taxable Assessment Details

Value Set	Assessment Class		Gross	Exempt	Net
GENERAL	1-Residential	Land	231,000	0	231,000
GENERAL	1-Residential	Improvement	180,000	0	180,000
<b>GENERAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>411,000</b>	<b>0</b>	<b>411,000</b>



Value Set	Assessment Class		Gross	Exempt	Net
SCHOOL	1-Residential	Land	231,000	0	231,000
SCHOOL	1-Residential	Improvement	180,000	0	180,000
<b>SCHOOL</b>	<b>1-Residential</b>	<b>Total</b>	<b>411,000</b>	<b>0</b>	<b>411,000</b>
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TRANSIT	1-Residential	Land	231,000	0	231,000
TRANSIT	1-Residential	Improvement	180,000	0	180,000
<b>TRANSIT</b>	<b>1-Residential</b>	<b>Total</b>	<b>411,000</b>	<b>0</b>	<b>411,000</b>
<hr/>					
HOSPITAL	1-Residential	Land	231,000	0	231,000
HOSPITAL	1-Residential	Improvement	180,000	0	180,000
<b>HOSPITAL</b>	<b>1-Residential</b>	<b>Total</b>	<b>411,000</b>	<b>0</b>	<b>411,000</b>

#### Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2019	00-FULLY TAXABLE PROPERTY	1-Res	575,000	1-Res	208,000
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2018	00-FULLY TAXABLE PROPERTY	1-Res	509,000	1-Res	215,000
<hr/>					
2017	00-FULLY TAXABLE PROPERTY	1-Res	417,000	1-Res	213,000
<hr/>					
2016	00-FULLY TAXABLE PROPERTY	1-Res	314,000	1-Res	203,000
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2015	00-FULLY TAXABLE PROPERTY	1-Res	231,000	1-Res	180,000

#### Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2019	May 09, 2019	Reg	2,005.39	1	575,000	208,000	783,000	783,000
<hr/>								
2018	Oct 30, 2018	Adv	609.00					
2018	May 10, 2018	Reg	1,787.03	1	509,000	215,000	724,000	724,000

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2017	Oct 30, 2017	Adv	520.00					
2017	May 19, 2017	Reg	1,609.58	1	417,000	213,000	630,000	630,000
2016	Nov 15, 2016	Adv	533.00					
2016	May 13, 2016	Reg	1,636.64	1	314,000	203,000	517,000	517,000
2015	Nov 16, 2015	Adv	442.00					
2015	May 07, 2015	Reg	1,453.02	1	231,000	180,000	411,000	411,000

### 2019 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				31.09
CITY OF VANCOUVER GENERAL	1				1,045.87
MUNICIPAL FINANCE AUTHORITY	1				0.16
REGIONAL DISTRICT	1				32.60
SCHOOL - RESIDENTIAL	1				718.58
TRANSPORTATION AUTHORITY	1				177.09
<b>Notice Total:</b>					<b>2,005.39</b>

### 2019 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					609.00
<b>Advance Notice Total:</b>					<b>609.00</b>

### 2018 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				30.02
CITY OF VANCOUVER GENERAL	1				900.61
MUNICIPAL FINANCE AUTHORITY	1				0.15

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
REGIONAL DISTRICT	1				31.52
SCHOOL - RESIDENTIAL	1				667.14
TRANSPORTATION AUTHORITY	1				157.59
<b>Notice Total:</b>					<b>1,787.03</b>

#### 2018 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					520.00
<b>Advance Notice Total:</b>					<b>520.00</b>

#### 2017 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				28.11
CITY OF VANCOUVER GENERAL	1				794.39
MUNICIPAL FINANCE AUTHORITY	1				0.13
REGIONAL DISTRICT	1				26.81
SCHOOL - RESIDENTIAL	1				617.44
TRANSPORTATION AUTHORITY	1				142.70
<b>Notice Total:</b>					<b>1,609.58</b>

#### 2017 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					533.00
<b>Advance Notice Total:</b>					<b>533.00</b>

#### 2016 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				28.61
CITY OF VANCOUVER GENERAL	1				807.39

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
MUNICIPAL FINANCE AUTHORITY	1				0.10
REGIONAL DISTRICT	1				26.43
SCHOOL - RESIDENTIAL	1				624.80
TRANSPORTATION AUTHORITY	1				149.31
<b>Notice Total:</b>					<b>1,636.64</b>

#### 2016 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					442.00
<b>Advance Notice Total:</b>					<b>442.00</b>

#### 2015 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BC ASSESSMENT	1				24.73
CITY OF VANCOUVER GENERAL	1				727.47
MUNICIPAL FINANCE AUTHORITY	1				0.08
REGIONAL DISTRICT	1				22.44
SCHOOL - RESIDENTIAL	1				546.66
TRANSPORTATION AUTHORITY	1				131.64
<b>Notice Total:</b>					<b>1,453.02</b>

#### 2015 Advance Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
ADVANCE LEVY					521.00
<b>Advance Notice Total:</b>					<b>521.00</b>

## Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

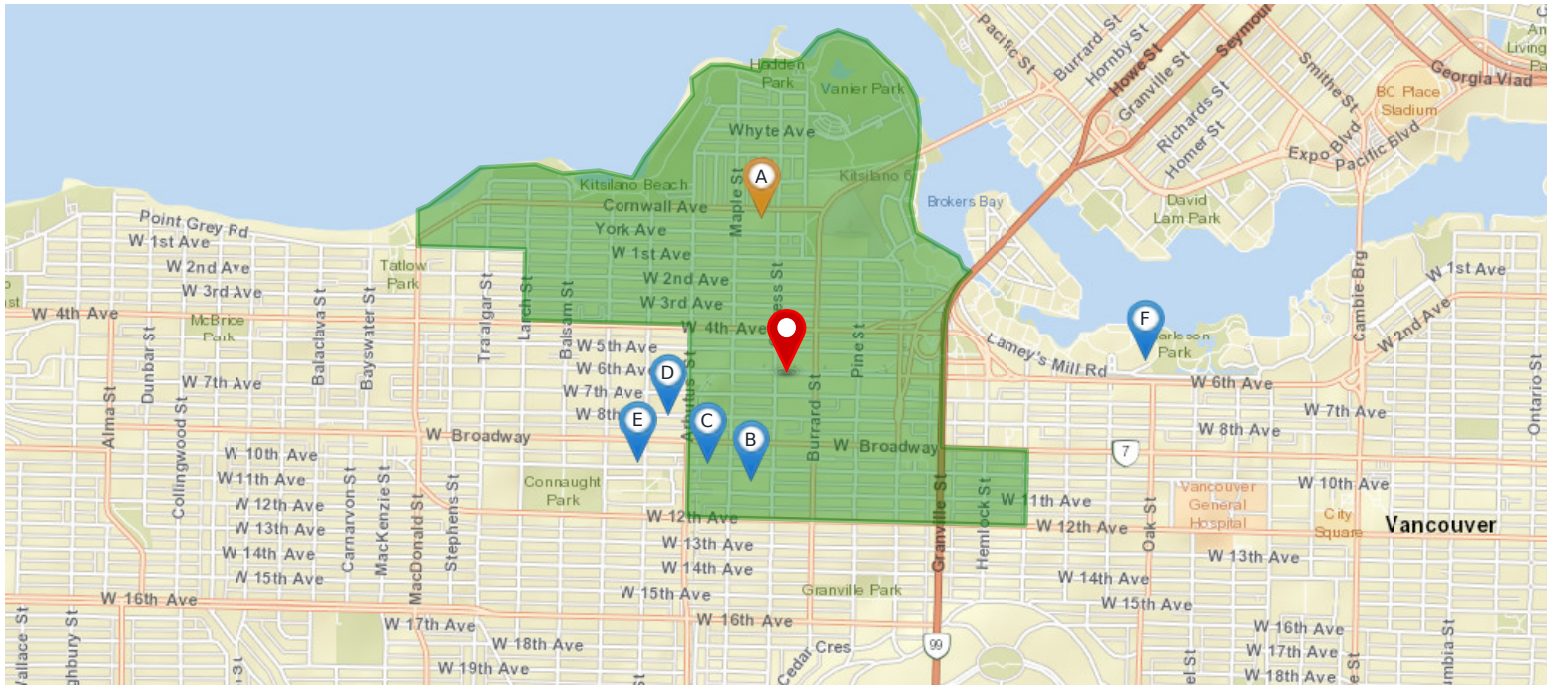
## Utility Information

There is no utility information for this property.

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.*

## Nearby Elementary Schools

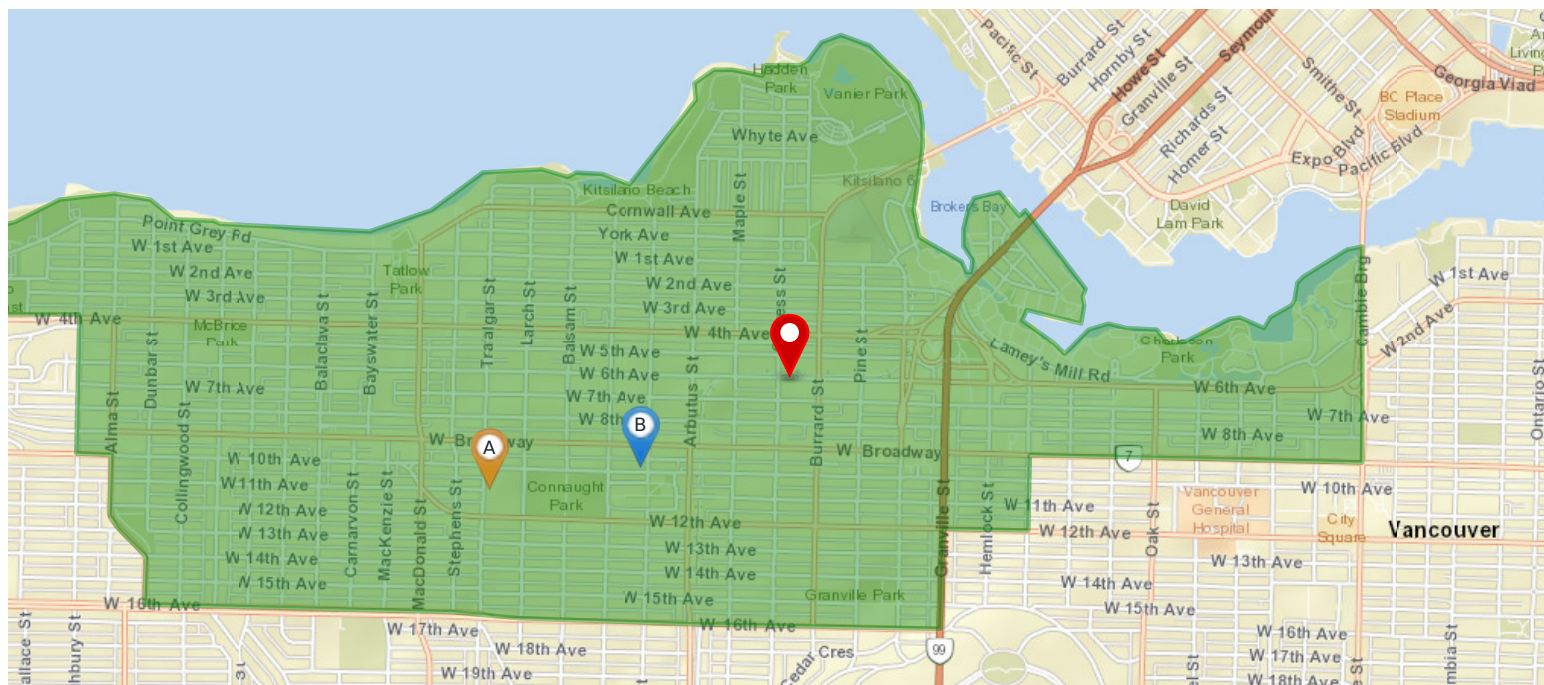


Legend: Subject Property Catchment School Other Schools

### Elementary School Catchment: Henry Hudson Elementary

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 Henry Hudson	K - 7	6.1	6.1	432/946	381/811	Vancouver	Early French Immersion	9 mins	0.7 km	3 mins	9 mins
B Lord Tennyson	K - 7	6.8	n/a	271/946	n/a	Vancouver	Early French Immersion	9 mins	0.7 km	3 mins	9 mins
C Madrona School	K - 10	n/a	n/a	n/a	n/a	Vancouver	Independent School	10 mins	0.7 km	3 mins	10 mins
D St Augustine's	K - 7	10	9.4	1/946	24/811	Vancouver	Catholic Independent School	8 mins	0.6 km	2 mins	8 mins
E St John's	K - 7	10	9.4	1/946	24/811	Vancouver	Independent School; IB Program (PYP & MYP)	12 mins	0.9 km	4 mins	11 mins
F False Creek	K - 7	n/a	n/a	n/a	n/a	Vancouver		21 mins	1.6 km	5 mins	15 mins

## Nearby Secondary Schools



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

Secondary School Catchment: Kitsilano 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 Kitsilano	8 - 12	6.8	7	77/253	59/246	Vancouver	French Immersion; AP Program	21 mins	1.7 km	5 mins	14 mins
B St John's	8 - 12	9.3	9	11/253	12/246	Vancouver	Independent School; IB Program (DP)	12 mins	0.9 km	4 mins	11 mins
C York House	8 - 12	10	10	1/253	1/246	Vancouver	Private School; All Females; AP Program	34 mins	2.4 km	6 mins	24 mins
D Little Flower	8 - 12	10	9.9	1/253	2/246	Vancouver	Catholic Independent School; All Females; AP Program	34 mins	2.5 km	6 mins	24 mins
E Pattison	8 - 12	n/a	n/a	n/a	n/a	Vancouver	Independent High School	35 mins	2.7 km	7 mins	13 mins
F Prince Of Wales	8 - 12	6.1	7.3	120/253	46/246	Vancouver	AP Program; TREK Program; Prince of Wales Mini School	43 mins	3.3 km	7 mins	26 mins

## Walkscore

Walk Score: 99 / Walker's Paradise

Transit Score: 79 / Excellent Transit

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