



PROPERTY REPORT

12588 228 ST
Maple Ridge
V2X 6M8
Canada

PID: 010-036-032

OCTOBER 25, 2021

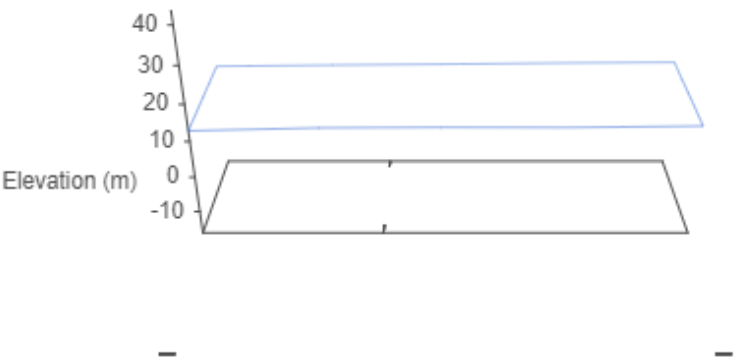
Matthew Hall
Johnston Meier Ins & Realty
Coquitlam
P: +1604-999-3989
matthallrealty@outlook.com
www.matthallrealty.ca

I'm more than a real estate agent. I'm a REALTOR®.





The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 14.25 m | Min Elevation: 12.92 m | Difference: 1.33 m

Detailed Tax Report

Property Information

Prop Address	12588 228 ST	Jurisdiction	DISTRICT OF MAPLE RIDGE
Municipality	DISTRICT OF MAPLE RIDGE	Neighborhood	HANEY RESIDENTIAL
Area	MAPLE RIDGE	SubAreaCode	VMREC
PropertyID	010-036-032	BoardCode	V
PostalCode	V2X 6M8		

Property Tax Information

TaxRoll Number	6324901001	Gross Taxes	\$4,450.71
Tax Year	2021	Tax Amount Updated	07/16/2021
More PIDS			

010-036-032

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP77079	1			36	20	12		

Legal FullDescription

LOT 1, PLAN NWP77079, SECTION 20, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth
Lot Size	5997 SQUARE FEET	Land Use
Actual Use	SINGLE FAMILY DWELLING	
Year Built	1989	
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning
WaterConn		
BCAData Update	04/12/2021	

Supplementary Property Info

BedRooms	3	Foundation	CRAWL
Full Bath	1	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$511,000.00	\$163,000.00	\$674,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$511,000.00	\$163,000.00	\$0.00	\$0.00	\$674,000.00

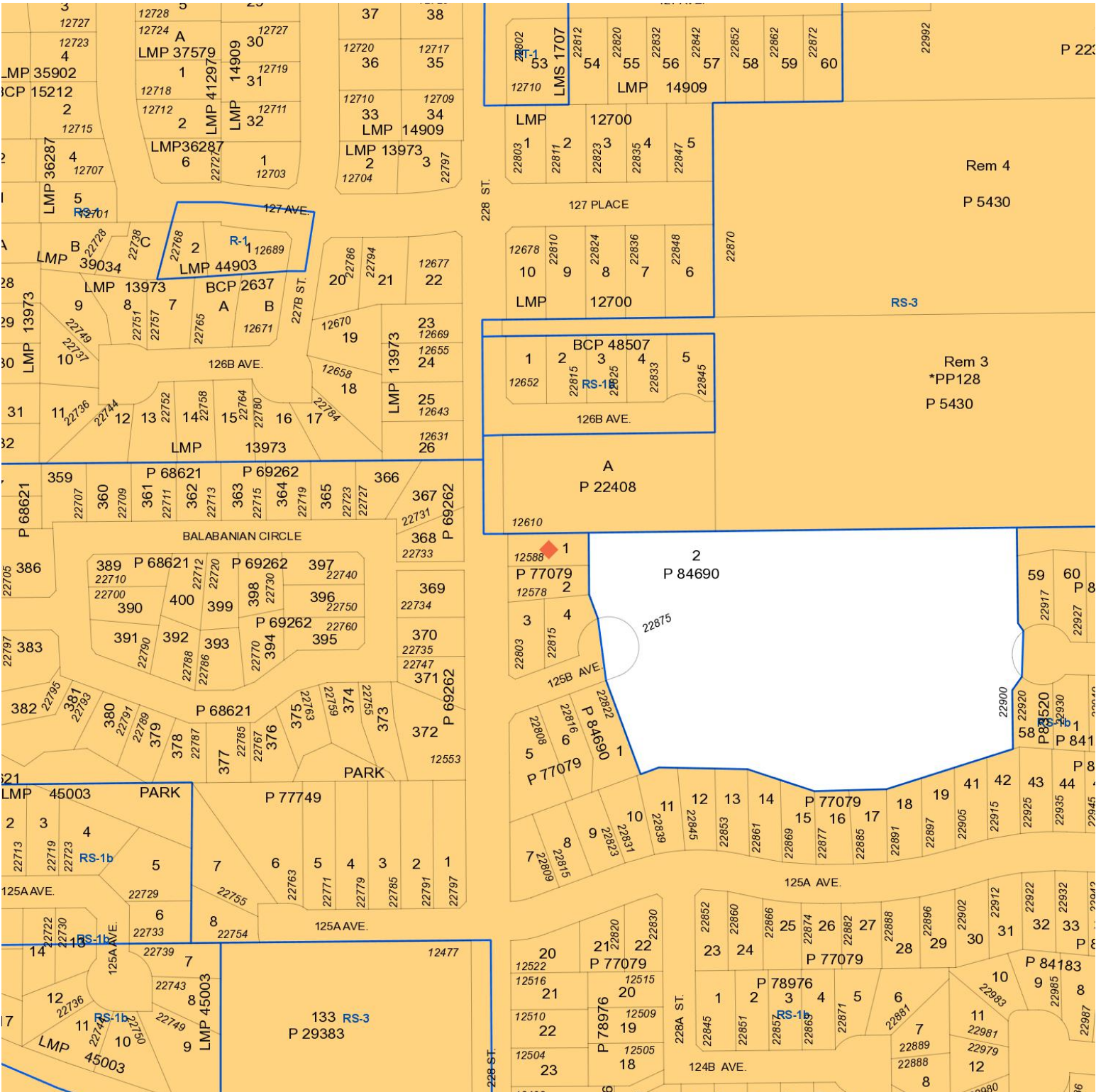
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$511,000.00	\$163,000.00	\$0.00	\$0.00	\$674,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/26/2015	\$441,500.00	CA4834496	IMPROVED SINGLE PROPERTY TRANSACTION
7/26/2006	\$338,000.00	CA257164	IMPROVED SINGLE PROPERTY TRANSACTION
9/13/2002	\$215,000.00	BT334888	IMPROVED SINGLE PROPERTY TRANSACTION

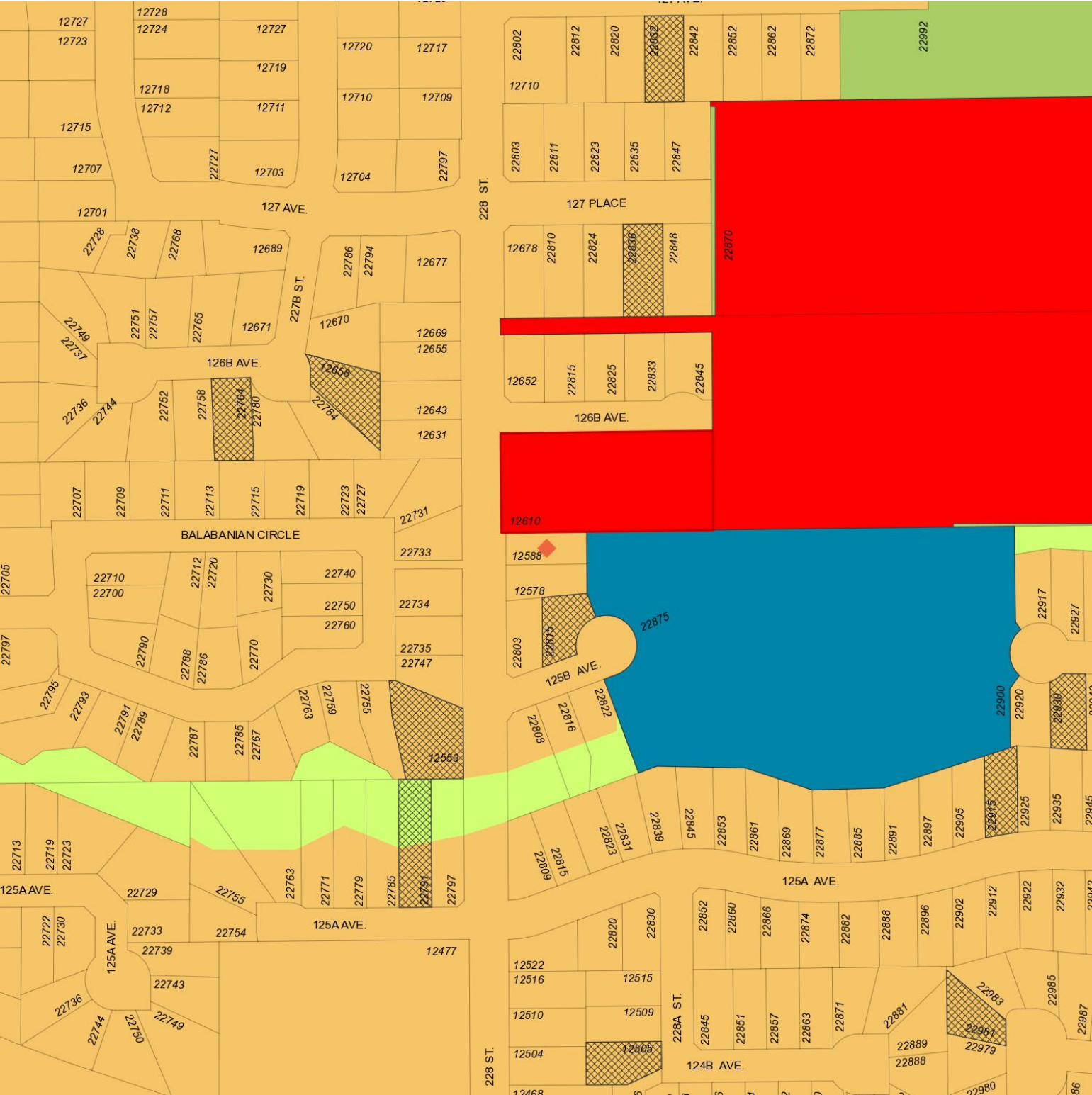
Legal



Legend

- Agricultural
 Commercial
 Industrial
 Institutional
- Other
 Residential
 Lot Lines
 Parcel Hook
- Street Label (large)

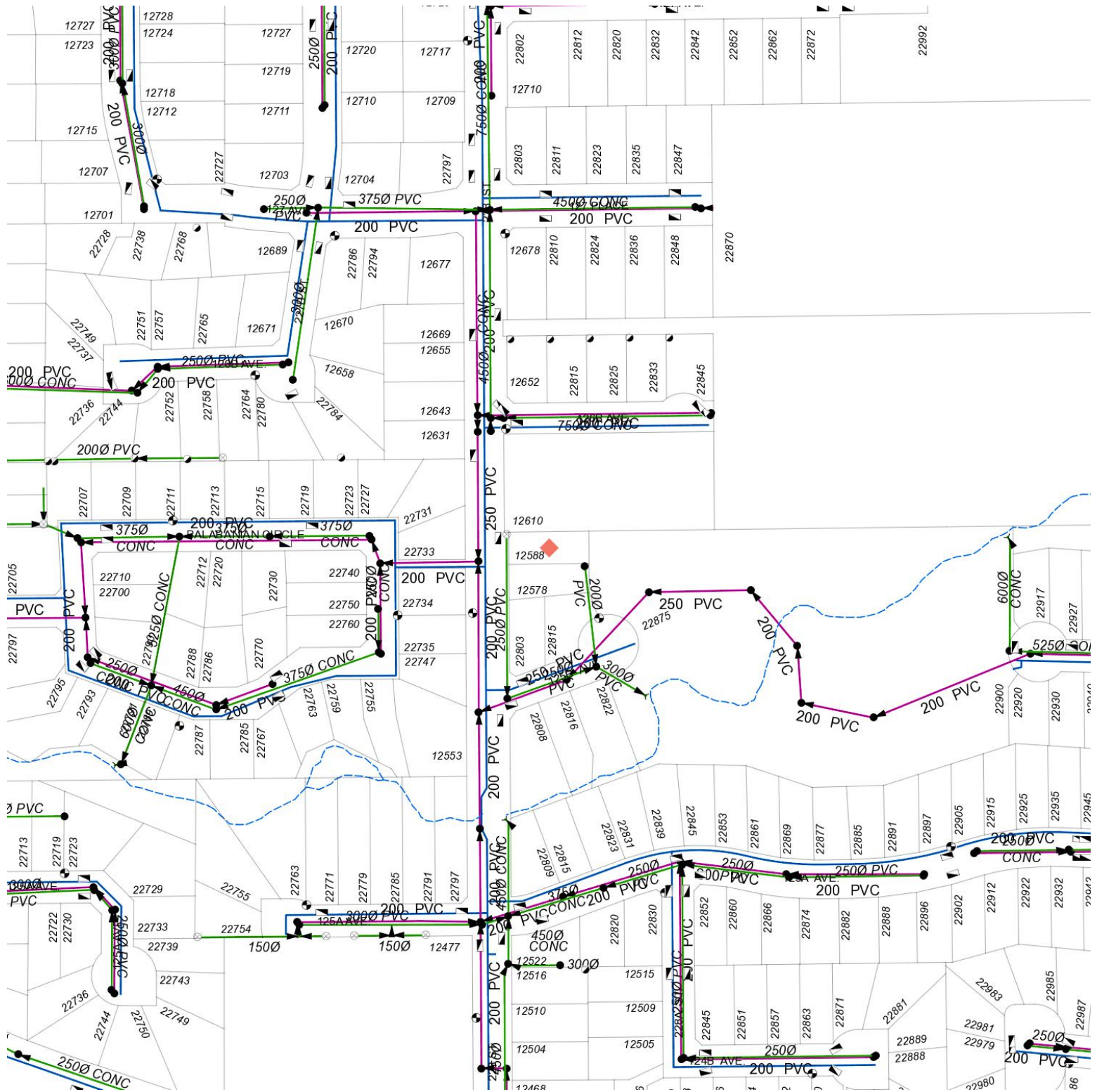
Development Applications & OCP Usage



Legend

<div></div> Agricultural Land Reserve Application	<div></div> Development Application	<div></div> Development Permit	<div></div> Development Variance Permit
<div></div> Rezoning Application	<div></div> Soil Deposit Permit	<div></div> Subdivision Application	<div></div> Temporary Commercial Use Permit
<div></div> Temporary Industrial Use Permit	<div></div> Tree Cutting Permit	<div></div> LOW DENSITY RESIDENTIAL	<div></div> LOW/MEDIUM DENSITY RESIDENTIAL
<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> CONSERVATION	<div></div> PARK	<div></div> INSTITUTIONAL
<div></div> VILLAGE COMMERCIAL	<div></div> NEIGHBOURHOOD COMMERCIAL	<div></div> Single-Family & Compact Residential	<div></div> Low Density Multi-Family
<div></div> Medium Density Multi-Family	<div></div> Hammond Village Commercial	<div></div> Infill General Employment	<div></div> Hammond General Industrial
<div></div> Maple Meadows Business Park	<div></div> Institutional	<div></div> Parks & Open Space	<div></div> Conservation
<div></div> CIVIC	<div></div> COMMERCIAL	<div></div> CONSERVATION	<div></div> ECO CLUSTERS
<div></div> NEIGHBOURHOOD PARK	<div></div> OPEN SPACE	<div></div> HIGH DENSITY RESIDENTIAL	<div></div> LOW DENSITY URBAN
<div></div> LOW/MEDIUM DENSITY RESIDENTIAL	<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> MEDIUM/HIGH DENSITY RESIDENTIAL	<div></div> TOURIST
<div></div> Single-Family Residential	<div></div> Port Haney Heritage Adaptive Use	<div></div> Port Haney Multi-Family, Commercial and Mixed-Use	<div></div> Ground-Oriented Multi-Family
<div></div> Low-Rise Apartment	<div></div> Flexible Mixed-Use	<div></div> Town Centre Commercial	<div></div> Medium and High-Rise Apartment
<div></div> Conservation	<div></div> Park	<div></div> Agricultural	<div></div> Institutional
<div></div> Park in the ALR	<div></div> Park	<div></div> Forest	<div></div> Urban Reserve
<div></div> Suburban Residential	<div></div> Estate Suburban Residential	<div></div> Urban Residential	<div></div> Rural Residential
<div></div> Industrial	<div></div> Industrial Reserve	<div></div> Institutional	<div></div> Commercial
<div></div> Conservation	<div></div> Lot Lines	<div></div> Street Label (large)	<div></div> Rural Resource

Infrastructure



Legend

- | | | | |
|---------------------|-----------------------|---------------------|---------------------------|
| — Stream | ▬ Dike | ⊕ Bioswale Basin | ▮ Rectangular Catch Basin |
| ● Lawn Basin | ● Manhole Catch Basin | ⊗ Drainage Cleanout | △ Inlet or Outlet |
| ● Drainage Manhole | ▭ Flood Box | — Culvert | ▬ Drainage Main |
| ○ Sanitary Cleanout | ┆ Pipe End | ● Sanitary Manhole | ○ Sanitary Valve Chamber |
| ▬ Sanitary Main | ⊕ Hydrant | — Water Main | — Street Label (large) |
| — Lot Lines | | | |