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# 305 STEVENS DR West Vancouver BC V7S 1C7

<b>PID</b>	009-165-045	<b>Legal Description</b>	LOT B, BLOCK 9, PLAN VAP11690, DISTRICT LOT 761/CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT				
<b>Zoning</b>	RS3, Single Family Dwelling Zone 3	<b>Community Plans(s)</b>	not in ALR				
<b>Registered Owner</b>	-						
<b>Floor Area</b>	4722 Ft <sup>2</sup>	<b>Max Elevation</b>	168.80 m	<b>Year Built</b>	1964	<b>Transit Score</b>	34 / Some Transit
<b>Lot Size</b>	19488.76 ft <sup>2</sup>	<b>Min Elevation</b>	164.18 m	<b>Bedrooms</b>	4	<b>WalkScore</b>	1 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$7,547.87	<b>Bathrooms</b>	6	<b>Structure</b>	SINGLE FAMILY DWELLING



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## APPRECIATION

	Date	(\$)	% Change
List Price	26/03/2021	\$3,498,000	46.97 %
Sales History	01/06/2015	\$2,380,000	180.00 %
	04/07/1997	\$850,000	34.07 %
	31/05/1989	\$634,000	

## ASSESSMENT

	2020	2021	% Change
Building	\$498,000	\$487,000	-2.21 %
Land	\$2,080,000	\$2,215,000	6.49 %
Total	\$2,578,000	\$2,702,000	4.81 %

## SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Westcot	Sentinel
2017-18 F.I. Rating	10	6.9
2017-18 F.I. Rank	1/955	66/251
Special Notes	-	French Immersion; AP Program; Sports Academies; Super Achievers

## DEVELOPMENT APPLICATIONS

No records found for this parcel