

PROPERTY REPORT

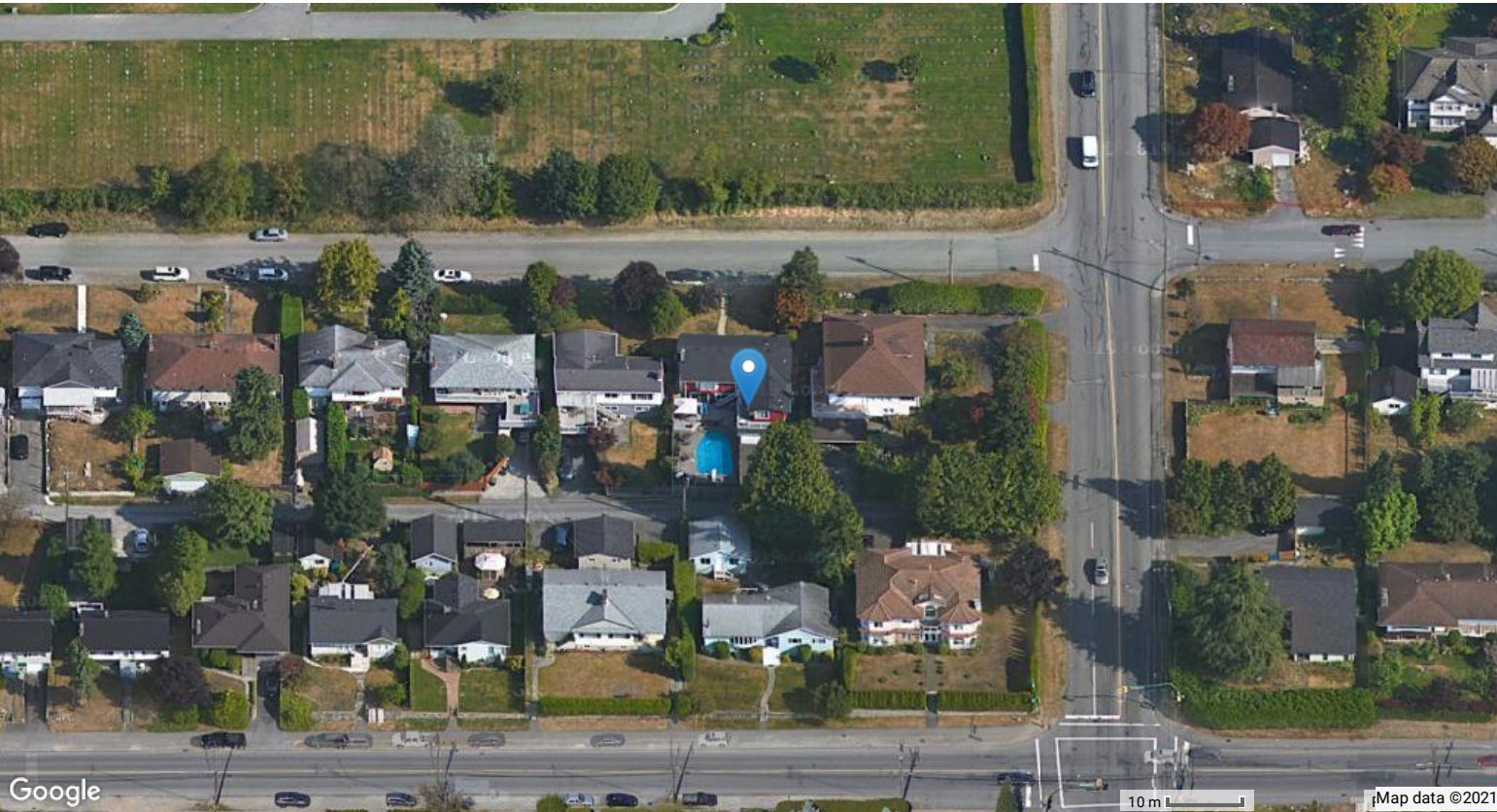
4080 IRMIN ST
Burnaby
V5J 1X4
Canada

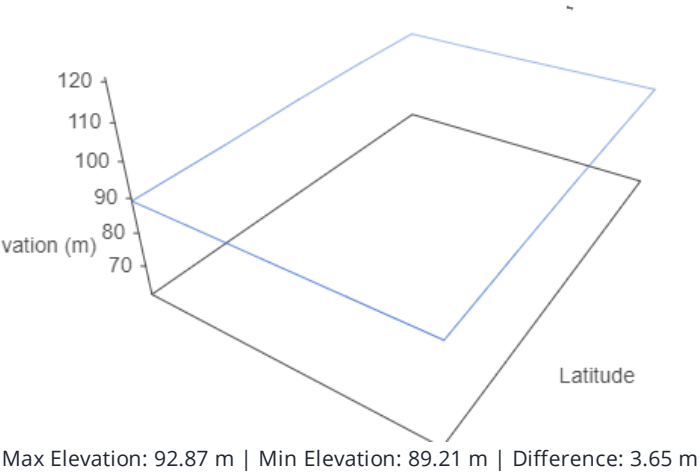
PID: 003-397-912

MARCH 23, 2021



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Detailed Tax Report

Property Information

Prop Address	4080 IRMIN ST	Jurisdiction	CITY OF BURNABY
Municipality	CITY OF BURNABY	Neighborhood	SOUTH SLOPE AREA
Area	BURNABY SOUTH	SubAreaCode	VBSSC
PropertyID	003-397-912	BoardCode	V
PostalCode	V5J 1X4		

Property Tax Information

TaxRoll Number	338040800000	Gross Taxes	\$3,692.81
Tax Year	2020	Tax Amount Updated	08/16/2020
More PIDS			

003-397-912

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
NWP26140	31		150	36				

Legal FullDescription

LOT 31, PLAN NWP26140, DISTRICT LOT 150, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width	55	Depth	116
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1964		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	R10
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,115,000.00	\$102,000.00	\$1,217,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,115,000.00	\$102,000.00	\$0.00	\$0.00	\$1,217,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,115,000.00	\$102,000.00	\$0.00	\$0.00	\$1,217,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/27/2010	\$692,000.00	CA1780934	IMPROVED SINGLE PROPERTY TRANSACTION
4/24/1964	\$0.00	BY214664E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Assessment Report

General Property Information

Civic Address: 4080 IRMIN ST
Folio: 3380-4080-0000
LTO Number: CA1780934
PID: 003-397-912
MHR Number:
Status: Active
Property No: 219805
Legal: Group 1.



Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2021	00-FULLY TAXABLE LAND, STRUCTURES	1-Res	1,115,000	1-Res	102,000
2020	00-FULLY TAXABLE LAND, STRUCTURES	1-Res	877,000	1-Res	107,000
2019	00-FULLY TAXABLE LAND, STRUCTURES	1-Res	1,137,000	1-Res	82,300

2020 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	984,000.00	0.00004300	1.00000000	41.92
GENERAL	1	984,000.00	0.00170400	1.00000000	1,676.64
MFA	1	984,000.00	0.00000000	1.00000000	0.20
REGIONAL DISTRICT	1	984,000.00	0.00004900	1.00000000	48.41
SCHOOL	1	984,000.00	0.00113300	1.00000000	1,114.68

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
SEWER PARCEL TAX		1.00	563.29000000		563.29
TRANSIT	1	984,000.00	0.00025200	1.00000000	247.67
Notice Total:					3,692.81

2019 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	1,219,300.00	0.00003900	1.00000000	47.43
GENERAL	1	1,219,300.00	0.00151200	1.00000000	1,843.46
MFA	1	1,219,300.00	0.00000000	1.00000000	0.24
REGIONAL DISTRICT	1	1,219,300.00	0.00004000	1.00000000	49.02
SCHOOL	1	1,219,300.00	0.00102800	1.00000000	1,253.81
SEWER PARCEL TAX		1.00	552.25000000		552.25
TRANSIT	1	1,219,300.00	0.00022200	1.00000000	270.20
Notice Total:					4,016.41

Utility Account 2039318

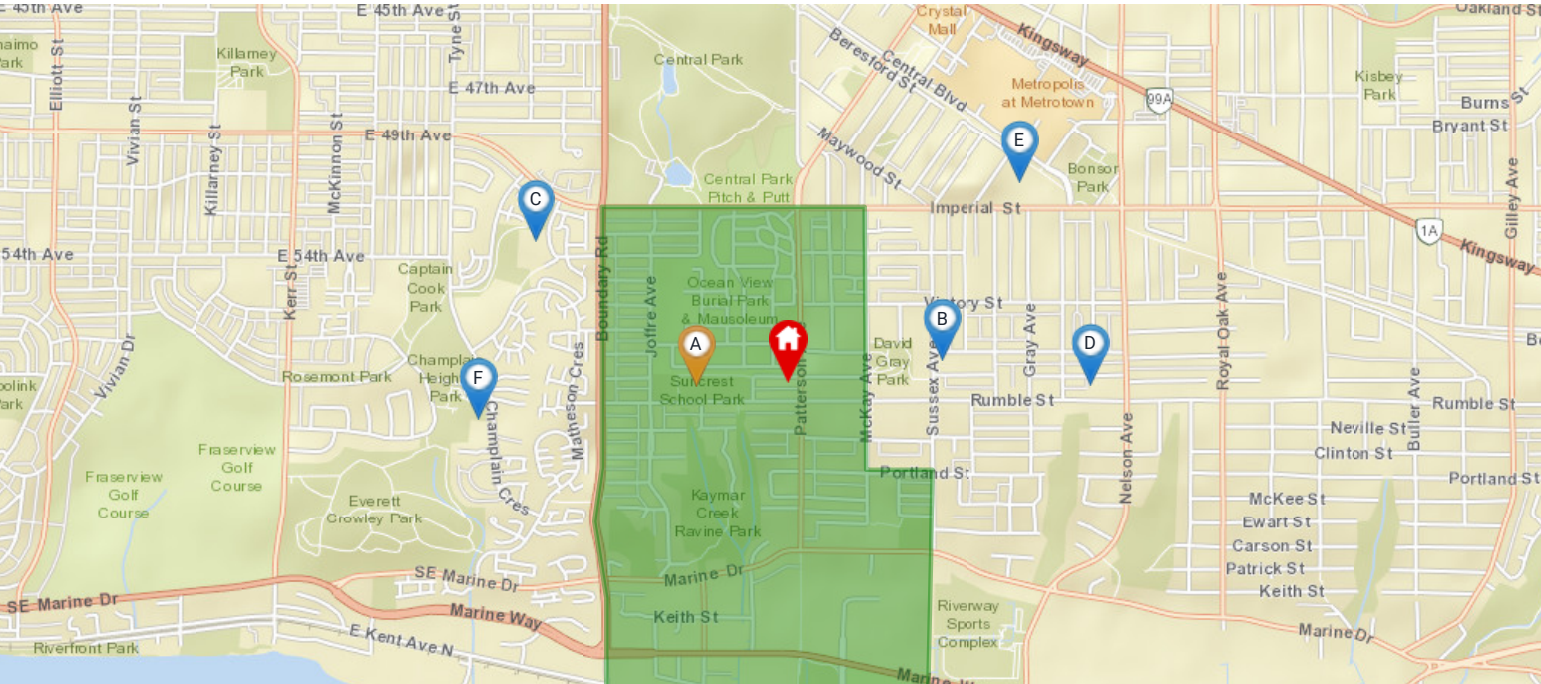
Billing Category:	ANNUAL	Account Type:	ANNUAL	Roll To Taxes:	Yes
Route:		Route Sequence:		Units:	1
Description:					
Flat Service Charges			Units	Start Date	Stop Date
RESIDENTIAL GARBAGE - 120 LITRE			1	Jan 01, 2019	
SFD ANNUAL WATER CHARGE			1	Jan 01, 1979	

Billing Information			
Bill Year	Billing Period	Status	Period Charges
2021	Jan 01, 2021 to Dec 31, 2021	PRINTED	667.00
2020	Jan 01, 2020 to Dec 31, 2020	PRINTED	651.98

Please Note: **This is not a Tax Certificate.** 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 Burnaby assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise.

Nearest Schools with Ranking

Nearby Elementary Schools

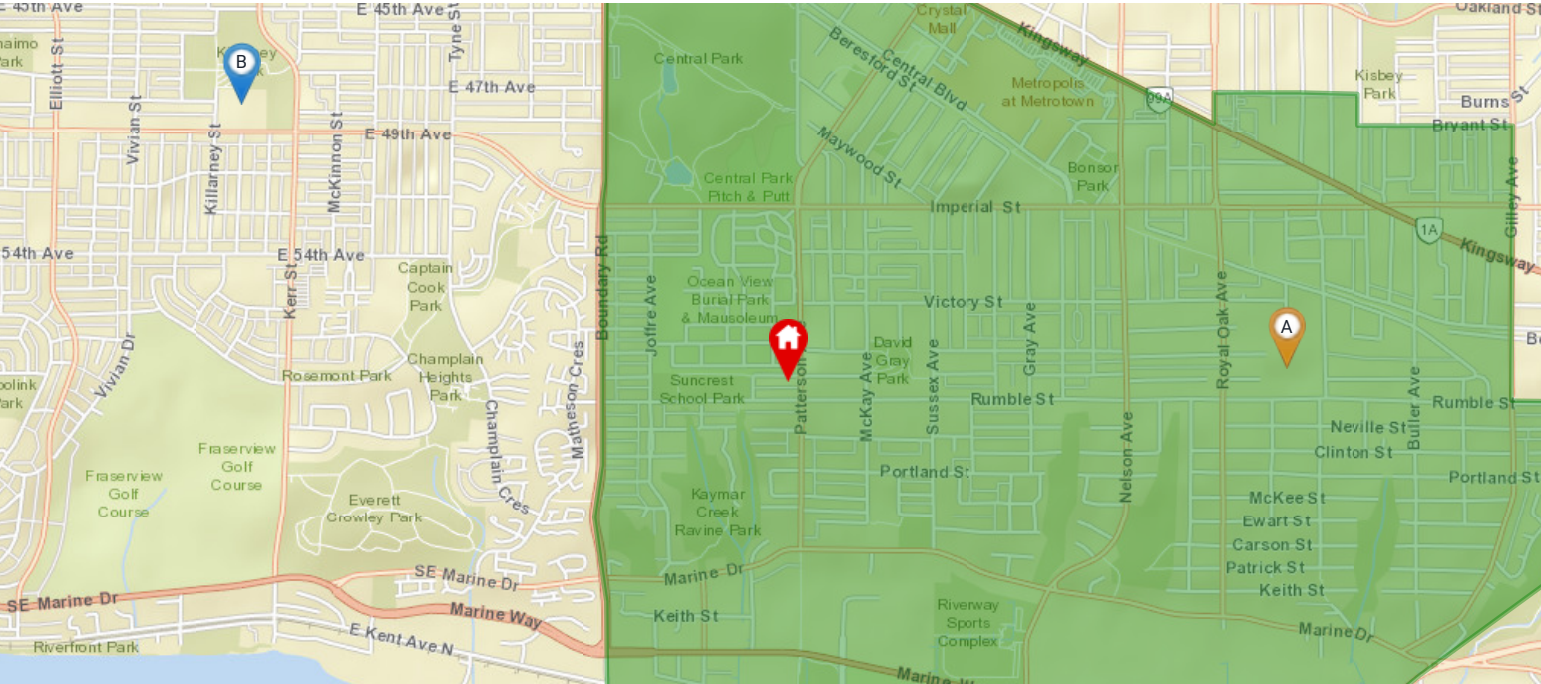


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Suncrest Elementary School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Suncrest	K - 7	7.6	6.9	143/955	211/805	Burnaby	MACC Program	5 mins	0.4 km	1 min	5 mins
B South Slope	K - 7	6.5	6.8	353/955	232/805	Burnaby		12 mins	0.9 km	3 mins	6 mins
C Champlain Heights	K - 7	n/a	n/a	n/a	n/a	Vancouver	District Band Program	22 mins	1.7 km	3 mins	17 mins
D Nelson	K - 7	6.6	6.6	333/955	267/805	Burnaby		18 mins	1.3 km	3 mins	18 mins
E Maywood	K - 7	5	n/a	694/955	n/a	Burnaby	StrongStart	23 mins	1.7 km	4 mins	15 mins
F Champlain Heights Annex	K - 3	n/a	n/a	n/a	n/a	Vancouver	StrongStart	20 mins	1.5 km	5 mins	20 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Burnaby South Secondary School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Burnaby South	8 - 12	4.3	4.9	218/251	196/246	Burnaby	AP Program	30 mins	2.3 km	6 mins	15 mins
B Killarney	8 - 12	5	5.5	189/251	163/246	Vancouver	AP Program; Killarney Mini School 8 - 10	41 mins	3.2 km	6 mins	22 mins
C Moscrop	8 - 12	6.6	6.7	87/251	76/246	Burnaby	French Immersion; AP Program	45 mins	3.6 km	8 mins	30 mins
D Deer Lake SDA	8 - 12	n/a	n/a	n/a	n/a	Burnaby	Independent Seventh-day Adventist School	1 hour 0 mins	4.8 km	11 mins	41 mins
E Windermere	8 - 12	5.2	6.8	175/251	232/805	Vancouver	AP Program; Leadership Program; Athena Arts 8 - 10	1 hour 1 min	4.8 km	11 mins	29 mins
F Burnaby Central	8 - 12	6.4	5.8	99/251	140/246	Burnaby	AP Program; Athletic & Visual Performing Arts Program; Hockey Academy; Soccer Academy	1 hour 8 mins	5.4 km	11 mins	34 mins

4080 IRMIN ST Burnaby, V5J 1X4



Car-Dependent

Almost all errands require a car



Good Transit

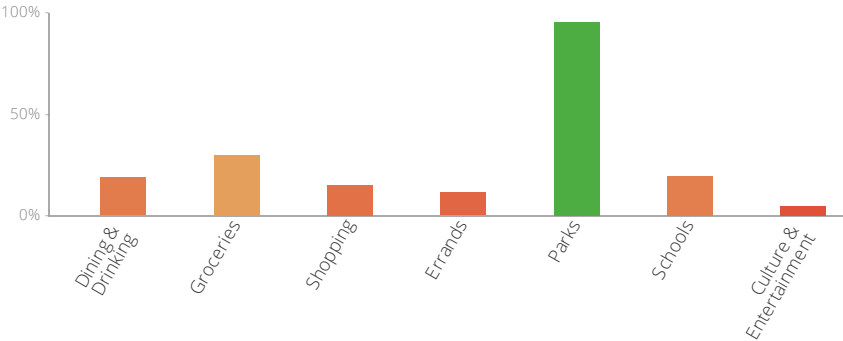
Many nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 22 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

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