



PROPERTY REPORT

4462 NAPIER ST
Burnaby
V5C 3H1
Canada

PID: 011-388-871

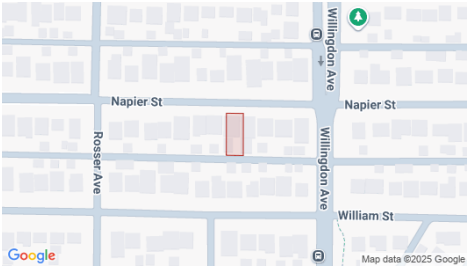
SEPTEMBER 21, 2025



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Summary Sheet

4462 NAPIER ST Burnaby BC V5C 3H1



PID	011-388-871
Legal Description	LOT 8 BLOCK 5 DISTRICT LOT 120 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 9210
Plan	NWP9210
Zoning	R1 - Residential - Low-Density Suburban
Community Plan(s)	not in ALR

Year Built	1984	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	6042.19 ft²	Floor Area	3111 Ft²
Bathrooms	3	Bedrooms	5
Max Elev.	72.30 m	Min Elev.	70.56 m
Walk Score	75 / Very Walkable	Transit Score	71 / Excellent Transit
Tax Year	2025	Annual Taxes	\$7,087.02

ASSESSMENT

	2024	%	2025
Building	\$243,000	↑ 0.41	\$244,000
Land	\$1,779,000	↑ 6.13	\$1,888,000
Total	\$2,022,000	↑ 5.44	\$2,132,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$2,132,000	↑ 5.44

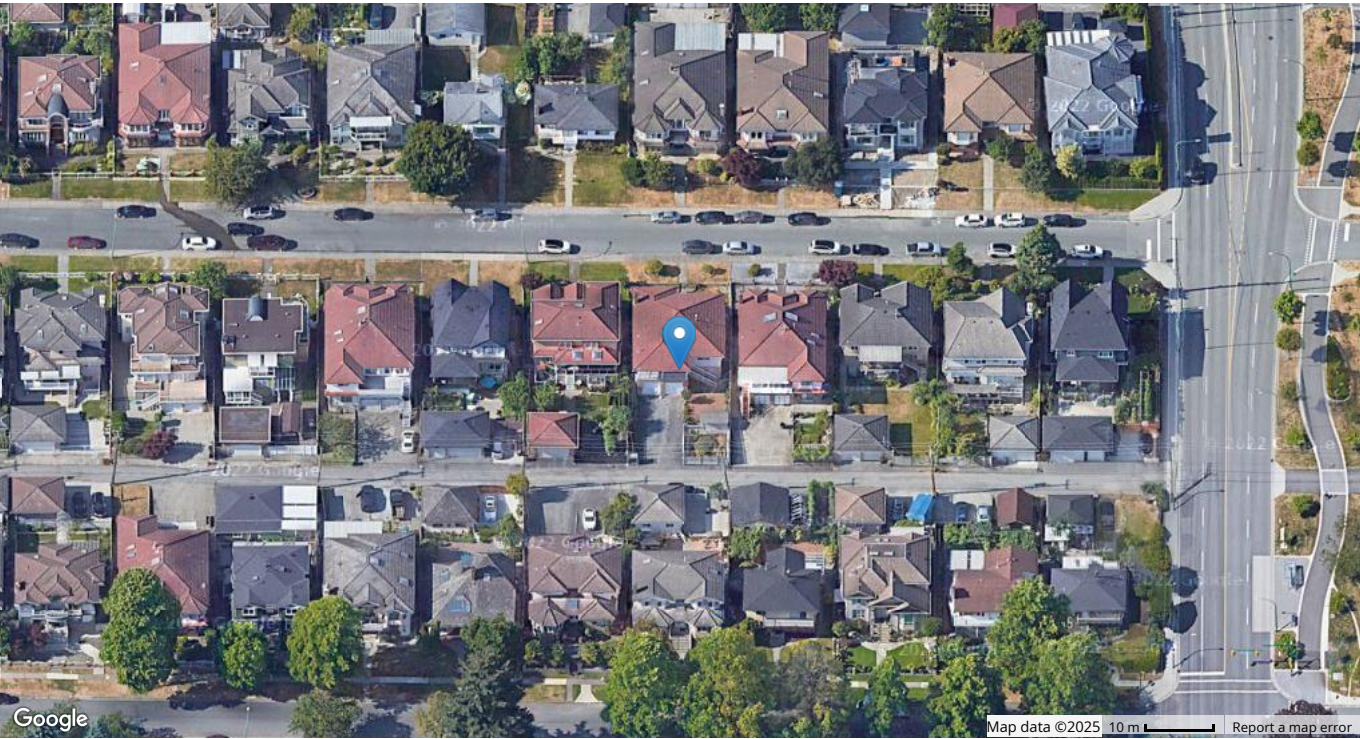
RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

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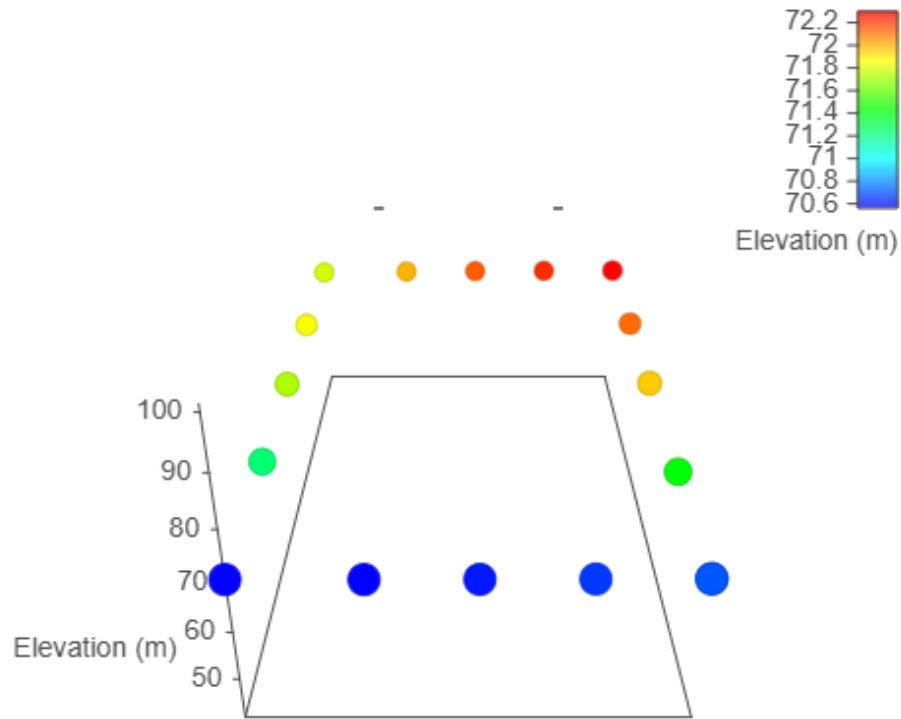
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



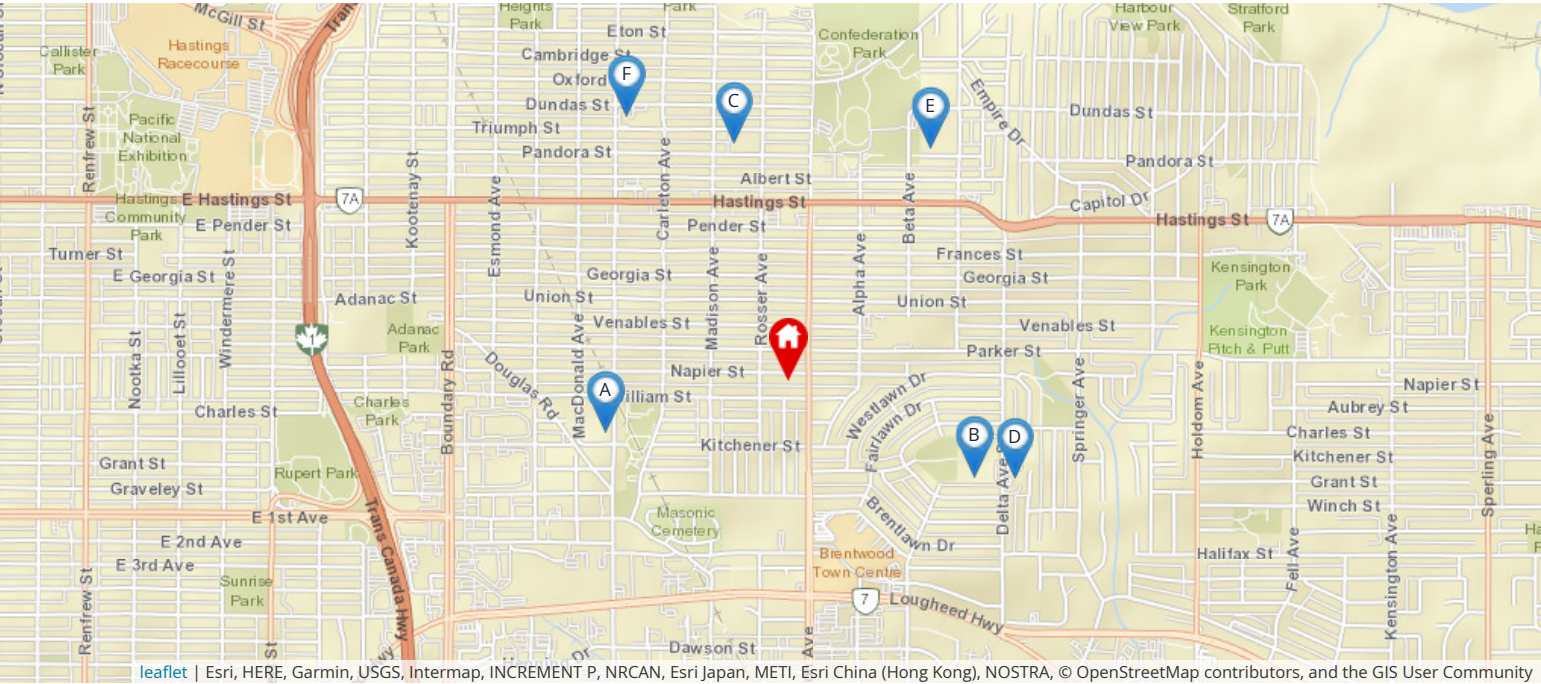
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 72.30 m | Min Elevation: 70.56 m | Difference: 1.74 m

Nearest Schools

Nearby Elementary Schools



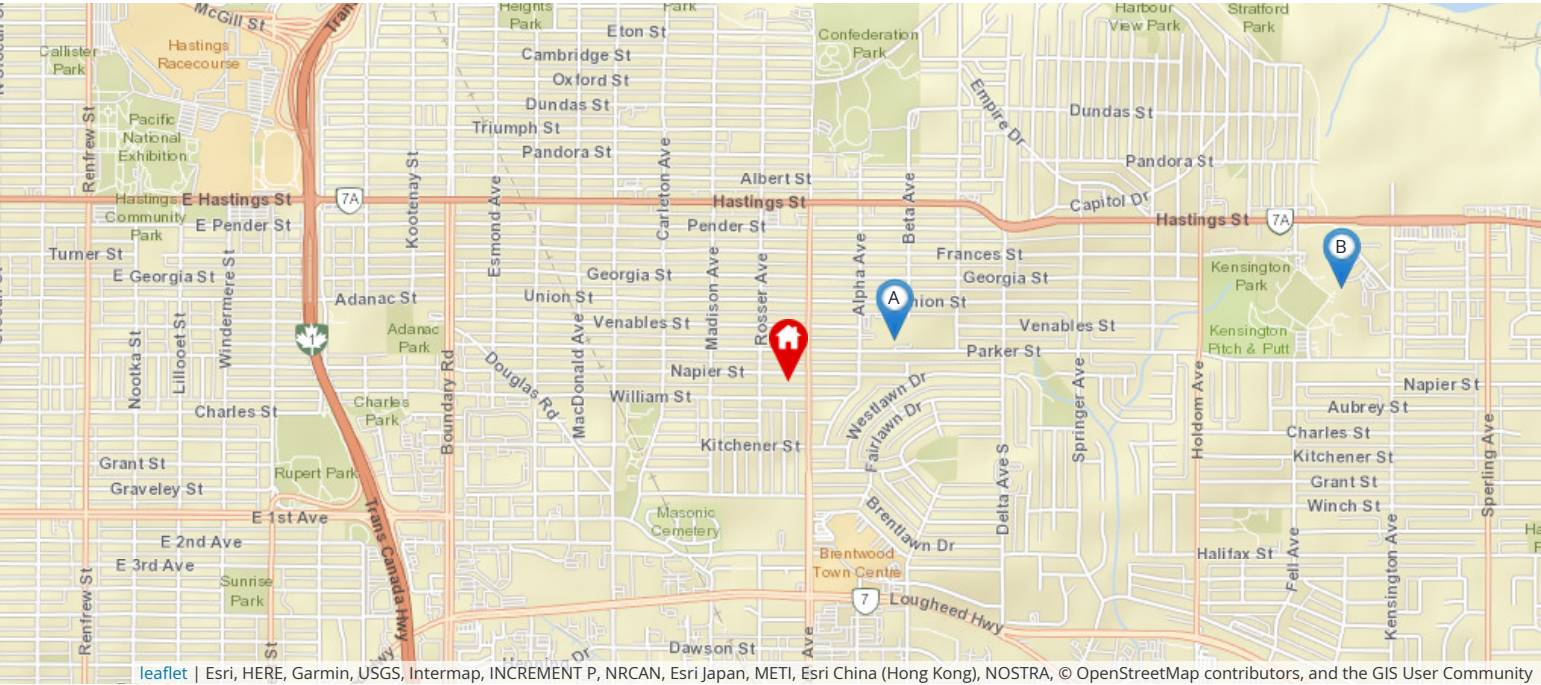
Legend: Subject Property Catchment School Other Schools

School District: **Burnaby (41)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Kitchener	K - 7	SD 41	Burnaby	StrongStart	13 mins	0.9 km	3 mins	13 mins
B Brentwood Park	K - 7	SD 41	Burnaby		16 mins	1.2 km	4 mins	16 mins
C Rosser	K - 7	SD 41	Burnaby		20 mins	1.4 km	5 mins	12 mins
D Holy Cross	K - 7	Independent	Burnaby	Catholic Independent School	19 mins	1.4 km	4 mins	19 mins
E Confederation Park Elementary	K - 7	SD 41	Burnaby		22 mins	1.5 km	6 mins	16 mins
F Gilmore	K - 7	SD 41	Burnaby		27 mins	1.8 km	5 mins	17 mins

Nearby Secondary Schools



Legend:  Subject Property  Catchment School  Other Schools

School District: **Burnaby (41)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Alpha	8 - 12	SD 41	Burnaby	French Immersion; AP Program	9 mins	0.6 km	3 mins	9 mins
B Burnaby North	8 - 12	SD 41	Burnaby	AP Program; Hockey Academy; Soccer Academy	39 mins	2.6 km	8 mins	25 mins
C Moscrop	8 - 12	SD 41	Burnaby	French Immersion; AP Program	55 mins	3.8 km	10 mins	19 mins
D Deer Lake SDA	K - 12	Independent	Burnaby	Independent Seventh-day Adventist School	1 hour 13 mins	5.3 km	11 mins	37 mins
E Burnaby Central	8 - 12	SD 41	Burnaby	AP Program; Athletic & Visual Performing Arts Program; Hockey Academy; Soccer Academy	1 hour 5 mins	4.7 km	11 mins	28 mins
F Burnaby South	8 - 12	SD 41	Burnaby	AP Program	1 hour 50 mins	7.6 km	17 mins	44 mins

Walk Score

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Very Walkable

Most errands can be accomplished on foot



Excellent Transit

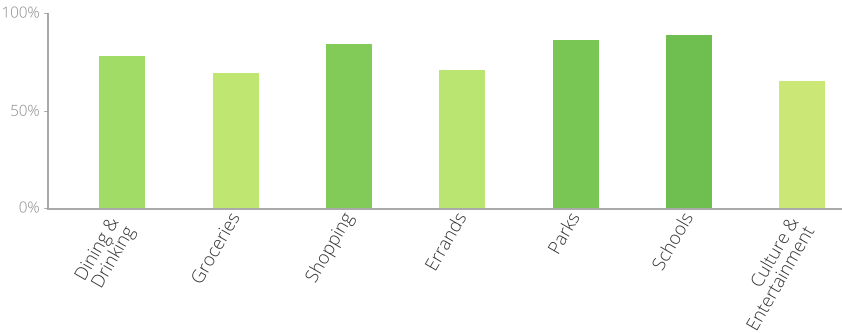
Transit is convenient for most trips



Bikeable

Some bike infrastructure

The Walk Score here is 75 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

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