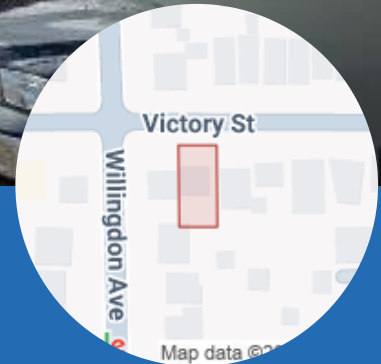
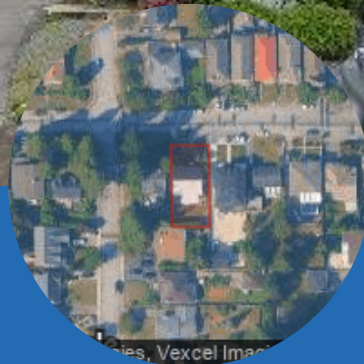




## PROPERTY REPORT

4222 VICTORY ST  
Burnaby  
V5J 1P7  
Canada

PID: 003-203-778

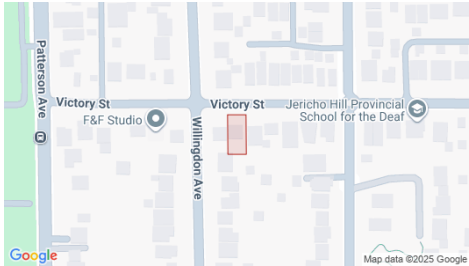
SEPTEMBER 15, 2025



Irene Wong  
RE/MAX Real Estate Services  
Vancouver  
P: +1604-728-3749  
[irene@yourrealtyteam.com](mailto:irene@yourrealtyteam.com)  
<http://www.yourrealtyteam.com>

## Summary Sheet

### 4222 VICTORY ST Burnaby BC V5J 1P7



|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| PID               | 003-203-778                                                         |
| Legal Description | LOT 28 DISTRICT LOT 149 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 26813 |
| Plan              | NWP26813                                                            |
| Zoning            | R1 - Residential - Low-Density Suburban                             |
| Community Plan(s) | not in ALR                                                          |

|            |                        |               |                        |
|------------|------------------------|---------------|------------------------|
| Year Built | 1964                   | Structure     | SINGLE FAMILY DWELLING |
| Lot Size   | 6184.38 ft²            | Floor Area    | 3427 Ft²               |
| Bathrooms  | 3                      | Bedrooms      | 6                      |
| Max Elev.  | 119.47 m               | Min Elev.     | 118.06 m               |
| Walk Score | 59 / Somewhat Walkable | Transit Score | 78 / Excellent Transit |
| Tax Year   | 2025                   | Annual Taxes  | \$6,795.22             |

#### ASSESSMENT

|          | 2024        | %        | 2025        |
|----------|-------------|----------|-------------|
| Building | \$133,000   | ↓ -11.28 | \$118,000   |
| Land     | \$1,828,000 | ↑ 4.81   | \$1,916,000 |
| Total    | \$1,961,000 | ↑ 3.72   | \$2,034,000 |

#### APPRECIATION

|               | Date       | (\$)        | % Growth |
|---------------|------------|-------------|----------|
| Assessment    | 2025       | \$2,034,000 | ↑ 518.24 |
| Sales History | 30/11/1992 | \$329,000   | ↑ 6      |
|               | 09/02/1990 | \$311,000   | ↑ 122    |
|               | 01/12/1982 | \$140,000   | -        |

#### RECENT MLS® HISTORY

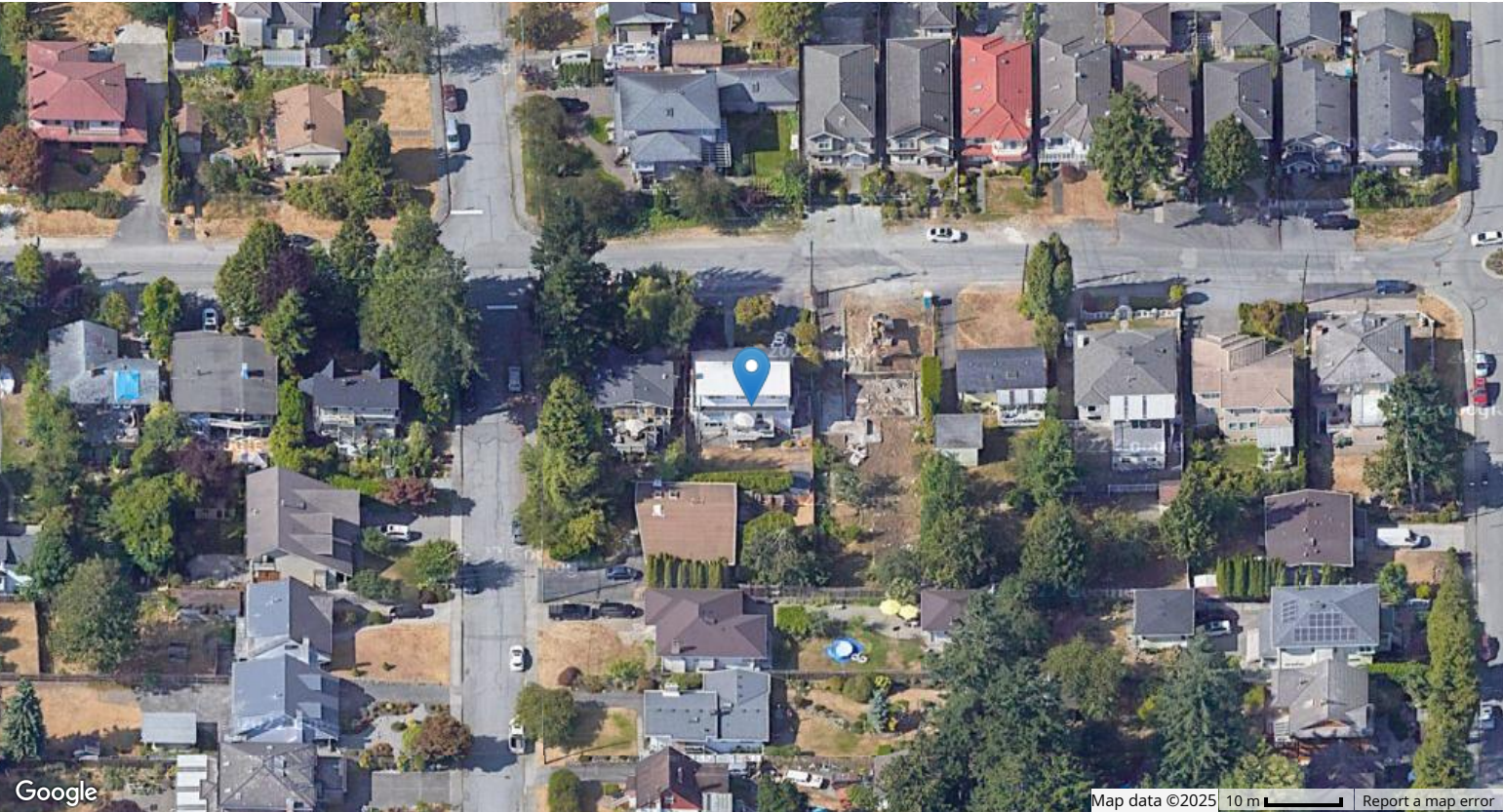
|           | Status (Date)        | DOM | LP/SP                 | Firm                 |
|-----------|----------------------|-----|-----------------------|----------------------|
| V92038934 | Closed<br>28/09/1992 | 24  | \$339,600 / \$329,000 | Sutton Centre Realty |

#### DEVELOPMENT APPLICATIONS

-

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



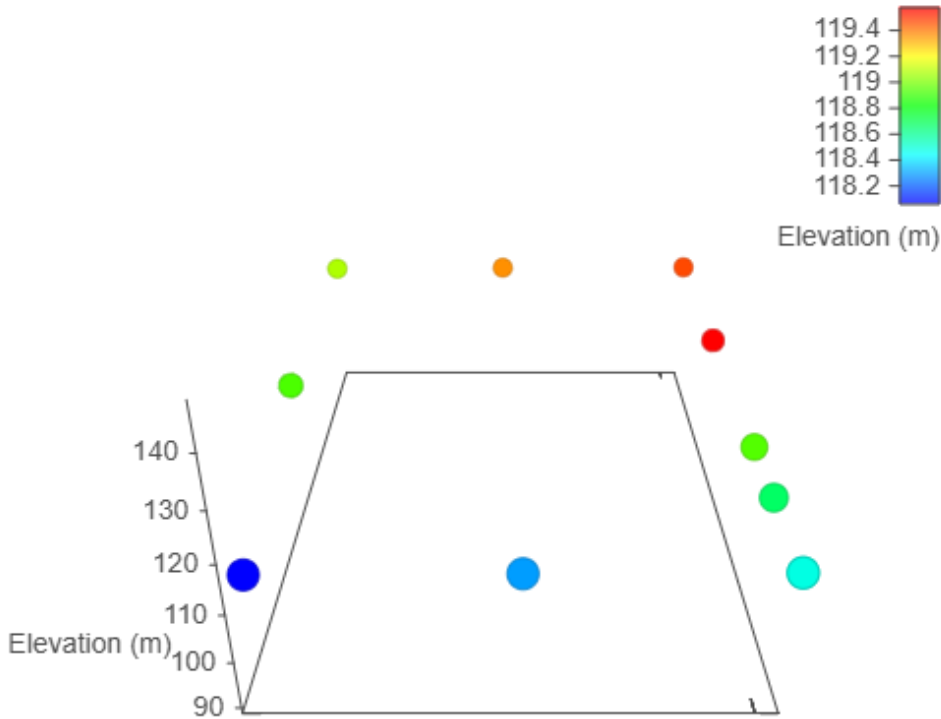




Estimated Lot Dimensions and Topography



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



Max Elevation: 119.58 m | Min Elevation: 118.06 m | Difference: 1.52 m

Assessment Report

General Property Information

|                |                 |
|----------------|-----------------|
| Civic Address: | 4222 VICTORY ST |
| Folio:         | 3270-4222-0000  |
| LTO Number:    | BF470343        |
| PID:           | 003-203-778     |
| MHR Number:    |                 |
| Status:        | Active          |
| Property No:   | 218805          |
| Legal:         | Group 1.        |

Actual Assessment Summary

| Year | Exempt Code               | Land Class | Land      | Improvement Class | Improvements |
|------|---------------------------|------------|-----------|-------------------|--------------|
| 2025 | 00-FULLY TAXABLE PROPERTY | 1-Res      | 1,916,000 | 1-Res             | 118,000      |
| 2024 | 00-FULLY TAXABLE PROPERTY | 1-Res      | 1,828,000 | 1-Res             | 133,000      |
| 2023 | 00-FULLY TAXABLE PROPERTY | 1-Res      | 1,753,000 | 1-Res             | 132,000      |

2025 Property Tax Levy Details

| Levy                      | Class | Taxable Value | Rate       | Prorate Factor | Amount   |
|---------------------------|-------|---------------|------------|----------------|----------|
| BCA                       | 1     | 2,034,000.00  | 0.00003600 | 1.00000000     | 72.61    |
| GENERAL COMM SAFE         | 1     | 2,034,000.00  | 0.00063900 | 1.00000000     | 1,299.93 |
| GENERAL ENGINEERING       | 1     | 2,034,000.00  | 0.00021000 | 1.00000000     | 427.71   |
| GENERAL PRC               | 1     | 2,034,000.00  | 0.00035900 | 1.00000000     | 731.00   |
| GENERAL SERVICES          | 1     | 2,034,000.00  | 0.00032000 | 1.00000000     | 651.23   |
| INFRASTRUCTURE INVESTMENT | 1     | 2,034,000.00  | 0.00002800 | 1.00000000     | 56.04    |
| MFA                       | 1     | 2,034,000.00  | 0.00000000 | 1.00000000     | 0.41     |
| REGIONAL DISTRICT         | 1     | 2,034,000.00  | 0.00005800 | 1.00000000     | 117.97   |

| Levy             | Class | Taxable Value | Rate         | Prorate Factor | Amount   |
|------------------|-------|---------------|--------------|----------------|----------|
| SCHOOL           | 1     | 2,034,000.00  | 0.00101300   | 1.00000000     | 2,060.44 |
| SEWER PARCEL TAX |       | 1.00          | 739.00000000 |                | 739.00   |
| TRANSIT          | 1     | 2,034,000.00  | 0.00031400   | 1.00000000     | 638.88   |
| Notice Total:    |       |               |              |                | 6,795.22 |

2024 Property Tax Levy Details

| Levy              | Class | Taxable Value | Rate         | Prorate Factor | Amount   |
|-------------------|-------|---------------|--------------|----------------|----------|
| BCA               | 1     | 1,961,000.00  | 0.00003500   | 1.00000000     | 68.05    |
| GENERAL           | 1     | 1,961,000.00  | 0.00149000   | 1.00000000     | 2,922.09 |
| MFA               | 1     | 1,961,000.00  | 0.00000000   | 1.00000000     | 0.39     |
| REGIONAL DISTRICT | 1     | 1,961,000.00  | 0.00005600   | 1.00000000     | 109.82   |
| SCHOOL            | 1     | 1,961,000.00  | 0.00098300   | 1.00000000     | 1,928.45 |
| SEWER PARCEL TAX  |       | 1.00          | 615.50000000 |                | 615.50   |
| TRANSIT           | 1     | 1,961,000.00  | 0.00027000   | 1.00000000     | 530.06   |
| Notice Total:     |       |               |              |                | 6,174.36 |

2023 Property Tax Levy Details

| Levy              | Class | Taxable Value | Rate         | Prorate Factor | Amount   |
|-------------------|-------|---------------|--------------|----------------|----------|
| BCA               | 1     | 1,885,000.00  | 0.00003400   | 1.00000000     | 63.34    |
| GENERAL           | 1     | 1,885,000.00  | 0.00146300   | 1.00000000     | 2,758.13 |
| MFA               | 1     | 1,885,000.00  | 0.00000000   | 1.00000000     | 0.38     |
| REGIONAL DISTRICT | 1     | 1,885,000.00  | 0.00005200   | 1.00000000     | 97.27    |
| SCHOOL            | 1     | 1,885,000.00  | 0.00095600   | 1.00000000     | 1,802.06 |
| SEWER PARCEL TAX  |       | 1.00          | 586.00000000 |                | 586.00   |
| TRANSIT           | 1     | 1,885,000.00  | 0.00021900   | 1.00000000     | 412.44   |
| Notice Total:     |       |               |              |                | 5,719.62 |

Utility Account 2038330

|                   |        |                 |        |                |     |
|-------------------|--------|-----------------|--------|----------------|-----|
| 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 - 180 LITRE | 1     | Jan 01, 2019 |           |
| SFD ANNUAL WATER CHARGE         | 1     | Jan 01, 1979 |           |

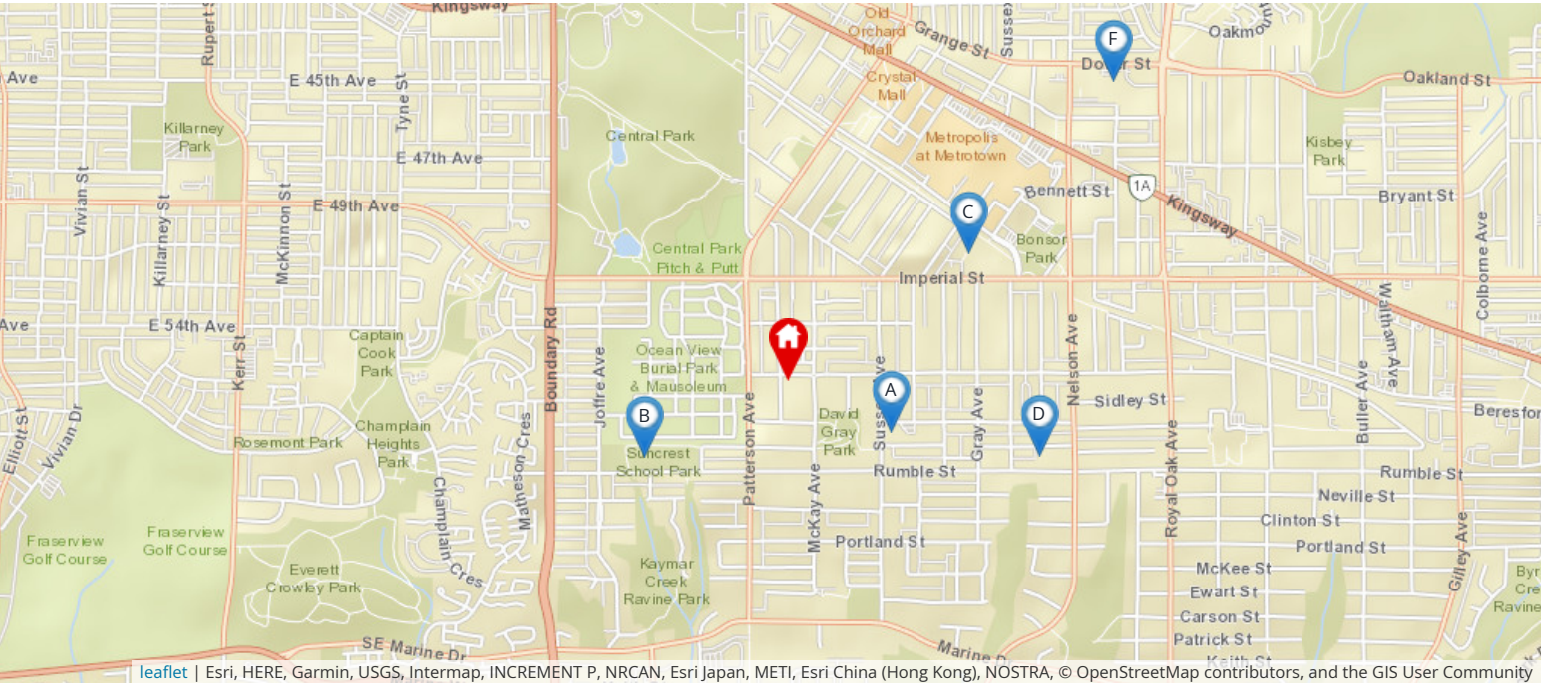
**Billing Information**

| Bill Year | Billing Period               | Status  | Period Charges |
|-----------|------------------------------|---------|----------------|
| 2025      | Jan 01, 2025 to Dec 31, 2025 | PRINTED | 791.33         |
| 2024      | Jan 01, 2024 to Dec 31, 2024 | PRINTED | 786.83         |

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

Nearby Elementary Schools



Legend: Subject Property Catchment School Other Schools

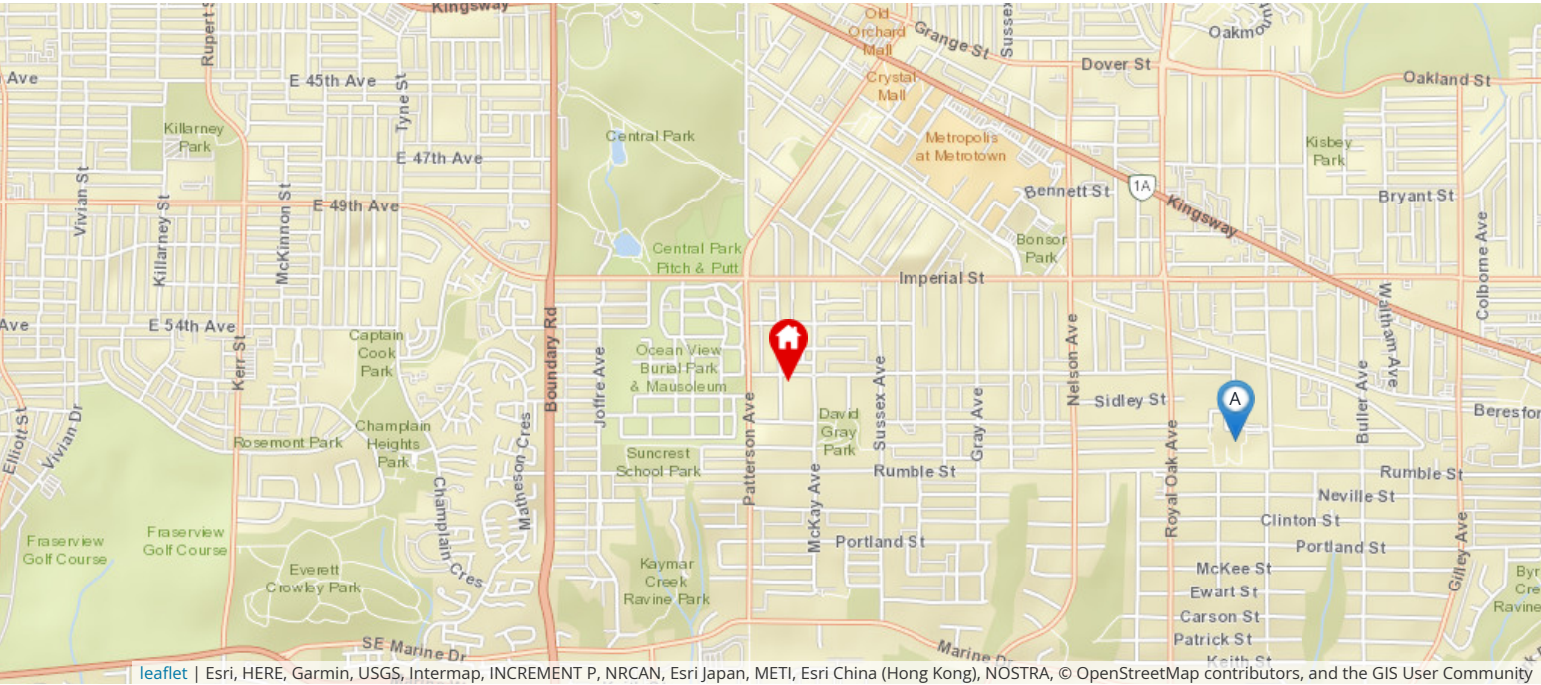
School District: **Burnaby (41)**

Contact Information

|   | School's Name                 | Grades Covered | School District       | City    | Special Notes/Programs        | Walking Time | Distance | Driving Time | Transit Time |
|---|-------------------------------|----------------|-----------------------|---------|-------------------------------|--------------|----------|--------------|--------------|
| A | <a href="#">South Slope</a>   | K - 7          | <a href="#">SD 41</a> | Burnaby |                               | 8 mins       | 0.6 km   | 2 mins       | 8 mins       |
| B | <a href="#">Suncrest</a>      | K - 7          | <a href="#">SD 41</a> | Burnaby | MACC Program                  | 13 mins      | 1.0 km   | 2 mins       | 13 mins      |
| C | <a href="#">Maywood</a>       | K - 7          | <a href="#">SD 41</a> | Burnaby | StrongStart                   | 17 mins      | 1.2 km   | 3 mins       | 17 mins      |
| D | <a href="#">Nelson</a>        | K - 7          | <a href="#">SD 41</a> | Burnaby |                               | 19 mins      | 1.4 km   | 3 mins       | 13 mins      |
| E | <a href="#">Chaffey-Burke</a> | K - 7          | <a href="#">SD 41</a> | Burnaby | StrongStart                   | 31 mins      | 2.2 km   | 6 mins       | 26 mins      |
| F | <a href="#">Marlborough</a>   | K - 7          | <a href="#">SD 41</a> | Burnaby | Early & Late French Immersion | 34 mins      | 2.4 km   | 9 mins       | 29 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 <a href="#">Burnaby South</a>   | 8 - 12         | <a href="#">SD 41</a> | Burnaby | AP Program                                                                            | 30 mins        | 2.2 km   | 6 mins       | 18 mins      |
| B <a href="#">Moscrop</a>         | 8 - 12         | <a href="#">SD 41</a> | Burnaby | French Immersion; AP Program                                                          | 46 mins        | 3.3 km   | 9 mins       | 30 mins      |
| C <a href="#">Deer Lake SDA</a>   | K - 12         | Independent           | Burnaby | Independent Seventh-day Adventist School                                              | 1 hour 2 mins  | 4.5 km   | 11 mins      | 34 mins      |
| D <a href="#">Burnaby Central</a> | 8 - 12         | <a href="#">SD 41</a> | Burnaby | AP Program; Athletic & Visual Performing Arts Program; Hockey Academy; Soccer Academy | 1 hour 11 mins | 5.1 km   | 12 mins      | 36 mins      |
| E <a href="#">Byrne Creek</a>     | 8 - 12         | <a href="#">SD 41</a> | Burnaby | AP Program; Basketball Academy                                                        | 1 hour 10 mins | 5.1 km   | 12 mins      | 34 mins      |
| F <a href="#">St Thomas More</a>  | 8 - 12         | Independent           | Burnaby | Catholic Independent School; AP Program                                               | 1 hour 17 mins | 5.7 km   | 13 mins      | 47 mins      |

Walk Score

4222 VICTORY ST Burnaby, V5J 1P7



Somewhat Walkable

Some errands can be accomplished on foot



Excellent Transit

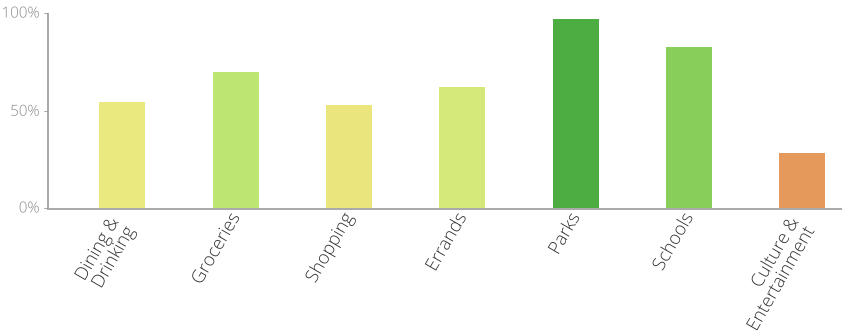
Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 59 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

