



Property Report

Report Date: 03-16-2023

Property Summary

211 CANBERRA AVE, BURNABY, BC V5C5N9

Estimated Value \$1,732,652	Market Shift 4.72% Year over Year	Last Sale \$393,000 Feb 26, 2004	Assessed Value \$1,765,000 As of July 1, 2022	Owner Name(s) ELLY SMITH	Beds 4 Baths 2	Finished Area 2,104 Sq.Ft
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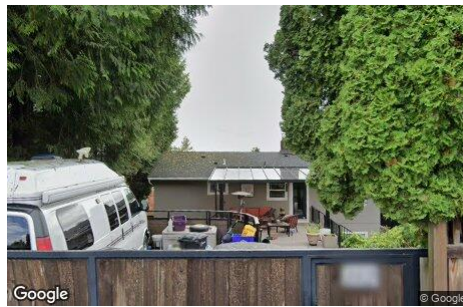
Property Identification Information

Address: 211 CANBERRA AVE, Burnaby, BC V5C5N9
Property / Parcel Identifier (PID): 006648223

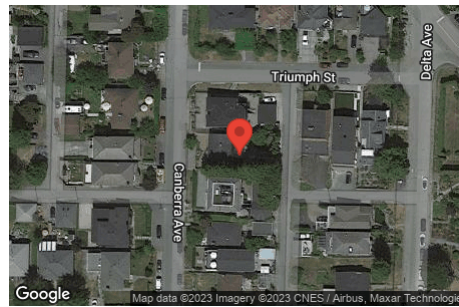
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Property Type: SINGLE FAMILY
Additional Property IDs: CABCO00000700311
Roll: 404040000099999888888

Street View



Aerial View



Ownership Information

Registered Owners

Owner Name	Occupation	Interest	Owner Address
1. ELLY SMITH	LIBRARIAN	1/1	7438 CHUTTER ST, BURNABY, BC V5A2A3

Tenancy indicator: Tenancy-in-Common Ownership remarks: N/A

Title Checks

Item	Results	Details
Active Mortgage	YES	This property has an active mortgage registered.
Active Liens	NO	No active lien type documents registered on the property.
Recent Transfers (Sale)	NO	This property was not recently transferred.
Transfer w/o Concurrent Mortgage	YES	Property has been recently transferred with a concurrent mortgage being registered.

Title Information

Title Number/PIN: BW10101 Title Registration Status: REGISTERED Land Title District: NEW WESTMINSTER
Parcel Status: ACTIVE Registered titles: 1 Tax Authority: Burnaby, City of
Transfers: NONE Pending applications: NONE Legal Notations: NONE
Full Legal Description: PARCEL "ONE" (J53066E) OF LOT "C" OF DISTRICT LOT 188 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15051

Sales History

Consideration Value: \$ 393,000

Sale Date	Sale Amount (\$)	Sale Type
02-26-2004	393,000	N/A
10-28-1991	239,000	N/A
01-30-1986	106,500	N/A

Estimated Value



Registered Mortgages

Registered Owner (Party To)/Remarks	Date Issued
TD CANADA TRUST	2008-03-19

Assessment Information

Assessment Area: 10	Jurisdiction: 301 - Burnaby	Roll Number: 99999888888
Property Use: Residential	Use Type: Residential Dwelling with Suite	Property Code: 032

Assessment Valuation

Total Assessed Value*: \$ 1,765,000	Previous Assessment: \$ 1,595,000	Value Change YoY: 10.66%
Land value: N/A	Land value: N/A	Land Value Change: N/A
Buildings / Improvements: N/A	Buildings / Improvements: N/A	Buildings Value Change: N/A

* 2023 assessment as of July 1, 2022

	2023	2022	2021	2020
Land	N/A	N/A	N/A	N/A
Improvements	N/A	N/A	N/A	N/A
Total	\$ 1,765,000	\$ 1,595,000	\$ 1,333,400	\$ 1,372,200

Assessment Property Details

Site information

Site Area: 5,349 Sq.Ft	Frontage: 0 Ft	Depth: 0 Ft	Parcel Type: Subdivision
Perimeter: 96.10 m			

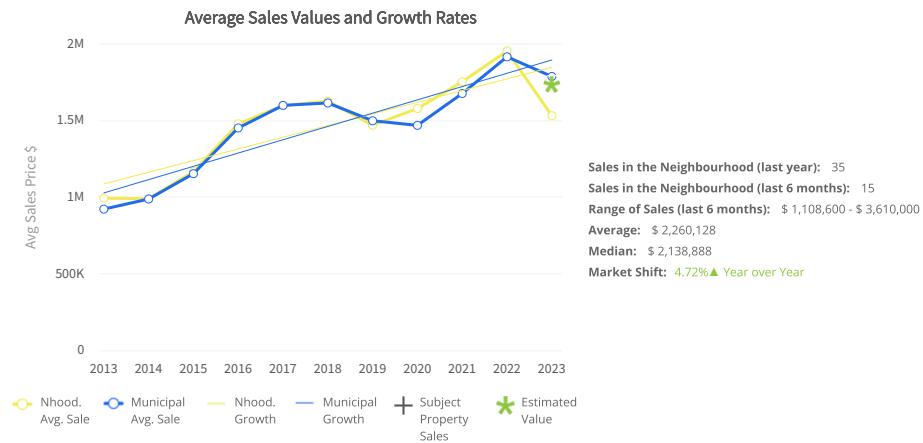
Interior Structure Information

Year Built: 1956	Effective Year: 1981	Stories: 1	Foundation Type: Basement
Bedrooms: 4	Bathrooms: 2-4pc, 0-3pc, 0-2pc	Dens: 0	Fireplace: Yes
Main Floor Area: 1,043 Sq.Ft	2nd Floor Area: 0 Sq.Ft	3rd Floor Area: 0 Sq.Ft	Basement Finished Area: 1,061 Sq.Ft
Total Finished Area: 2,104 Sq.Ft		Unfinished Basement: 0 Sq.Ft	

Exterior Structure Information

Multiple Garage: 0	Single Garage: 0	Carport: 0	Covered Deck Area: 110 Sq.Ft
Uncovered Deck Area: 346 Sq.Ft		Pool: No	

Neighbourhood Profile



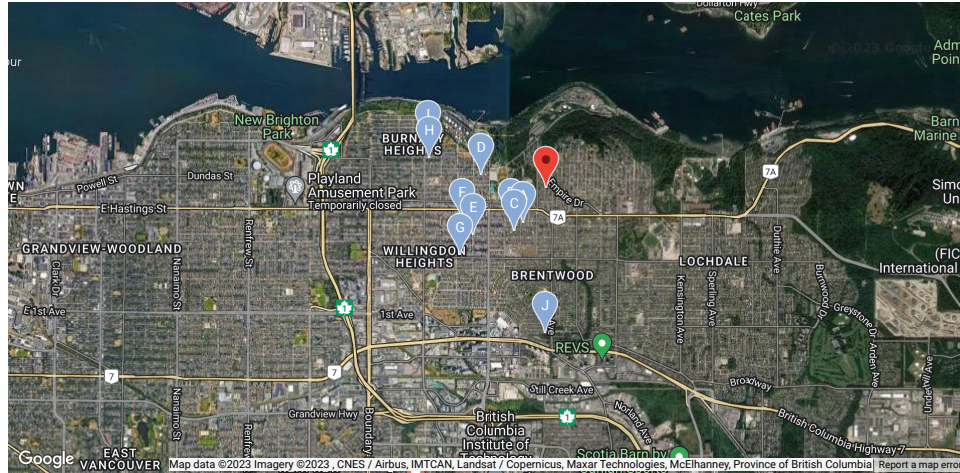
Historical Comparable Sales

Street Address	Sale Price	Sale Date	Distance (m)
4822 ALBERT ST	\$350,000	01-12-2004	201
4659 PENDER ST	\$438,000	11-24-2003	524
4541 PENDER ST	\$398,880	11-27-2003	705
4326 TRIUMPH ST	\$434,900	12-29-2003	1080
4315 OXFORD ST	\$378,000	12-01-2003	1117
4533 CHARLES ST	\$385,000	12-29-2003	1346
4129 DUNDAS ST	\$349,000	12-04-2003	1466
4279 WILLIAM ST	\$355,000	02-03-2004	1575
4847 BRENTLAWN DR	\$415,000	01-06-2004	1654
4147 NAPIER ST	\$422,000	11-21-2003	1720

Comparable Sales (At Valuation Date)

	Street Address	Sale Price	Sale Date	Distance (m)
A	4709 FRANCES ST	\$1,716,564	11-28-2022	526
B	4632 PENDER ST	\$1,600,000	07-06-2022	586
C	4659 GEORGIA ST	\$2,052,500	10-27-2022	665
D	4451 DUNDAS ST	\$1,690,000	09-13-2022	821
E	4406 GEORGIA ST	\$1,700,000	07-21-2022	1087
F	4342 PENDER ST	\$1,825,000	08-30-2022	1114
G	4331 PARKER ST	\$1,398,888	11-30-2022	1353
H	4125 CAMBRIDGE ST	\$1,725,000	10-26-2022	1504
I	4115 MCGILL ST	\$1,876,000	10-26-2022	1580
J	4872 RIDGELAWN DR	\$1,650,000	12-01-2022	1805

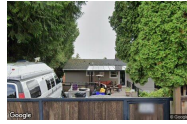
Aerial View of Neighbourhood and Subject Property



Comparable Properties

Property Address

**211 CANBERRA AVE,
BURNABY, BC V5C5N9**



**4822 ALBERT ST,
Burnaby, BC V5C2H3**



**4129 DUNDAS ST, Burnaby,
BC V5C1A9**



**4847 BRENTLAWN DR,
Burnaby, BC V5C3V4**



	SUBJECT PROPERTY	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
PIN/PID/LINC	002579189	002769581	012063126	003060012
Distance	0 m	201 m	1.47 km	1.65 km
VALUATION AND SALE				
Real Time Market Value (AVM)	\$1,732,652	\$1,679,821	\$1,816,862	\$1,777,704
Last Sale Date	02-26-2004	08-31-2011	07-06-2020	05-01-2015
Last Sale Amount	\$393,000	\$875,000	\$1,330,000	\$476,500
Land Value	N/A	N/A	N/A	N/A
Improvements	N/A	N/A	N/A	N/A
Total Assessed Value	\$1,765,000	\$1,671,000	\$1,759,000	\$1,815,000
STRUCTURE INFORMATION				
Year Built	1956	1968	1910	1953
Effective Year	1981	1992	1995	1980
Total Finished Area (ft ²)	2104	2089	2089	2062
Basement Finished Area (ft ²)	1061	930	878	1031
Unfinished Basement Area (ft ²)	0	188	0	0
Site Area (ft ²)	5,349	4,013	4,017	6,256
Bedrooms	4	4	4	4
Bathrooms	2	2	2	2
Dens	0	0	0	0
Parking	N/A	Car Port	N/A	N/A
Stories	1	1	1	1
Foundation Type	Basement	Basement	Basement	Basement
Fireplace	Yes	Yes	Yes	Yes
Uncovered Deck Areas (ft ²)	346	0	397	0
Covered Deck Areas (ft ²)	110	0	87	0
Pool	No	No	No	No
Use Type	Residential	Residential	Residential	Residential
Other Buildings	No	No	No	No
Property Use	Residential Dwelling with Suite	Residential Dwelling with Suite	Residential Dwelling with Suite	Residential Dwelling with Suite
Property Type	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY	SINGLE-FAMILY

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