

## PROPERTY REPORT

7235 BAYVIEW DR  
Burnaby  
V5A 4T3  
Canada

PID: 008-485-372

OCTOBER 28, 2025



Kulbir Anant PREC\*  
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**RE/MAX**  
CITY REALTY

## Detailed Tax Report

## Property Information

<b>Prop Address</b>	7235 BAYVIEW DR	<b>Jurisdiction</b>	CITY OF BURNABY
<b>Municipality</b>	CITY OF BURNABY	<b>Neighborhood</b>	WESTRIDGE - LOCHDALE - MONTECITO
<b>Area</b>	BURNABY NORTH	<b>SubAreaCode</b>	VBNWR
<b>PropertyID</b>	008-485-372	<b>BoardCode</b>	V
<b>PostalCode</b>	V5A 4T3		

## Property Tax Information

<b>TaxRoll Number</b>	042072350000	<b>Gross Taxes</b>	\$19,742.51
<b>Tax Year</b>	2025	<b>Tax Amount Updated</b>	08/22/2025
<b>More PIDS</b>			

008-485-372

More PIDS2

## Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
NWP74929	1		215/216	36				

## Legal FullDescription

LOT 1, PLAN NWP74929, DISTRICT LOT 215/216, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 0690-7396

## Land &amp; Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	2.538 ACRES	<b>Land Use</b>	
<b>Actual Use</b>	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		
<b>Year Built</b>	1988		
<b>BCA Description</b>	2 STY SFD - AFTER 1930 - CUSTOM	<b>Zoning</b>	R1 SMALL-SCALE MULTI-UNIT HOUS
<b>WaterConn</b>			
<b>BCADData Update</b>	04/16/2025		

## Supplementary Property Info

<b>BedRooms</b>	4	<b>Foundation</b>	PARTIAL BASEMENT
<b>Full Bath</b>	3	<b>Half Bath2</b>	1
<b>Half Bath3</b>	1	<b>Stories</b>	2.00
<b>Pool Flg</b>		<b>Carpport</b>	
<b>Garage S</b>	1	<b>Garage M</b>	

## Actual Totals

Land	Improvement	Actual Total
\$3,704,000.00	\$1,026,000.00	\$4,730,000.00

## Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$3,704,000.00	\$1,026,000.00	\$0.00	\$0.00	\$4,730,000.00

## School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$3,704,000.00	\$1,026,000.00	\$0.00	\$0.00	\$4,730,000.00

## Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/9/2015	\$4,070,000.00	CA4226126	IMPROVED SINGLE PROPERTY TRANSACTION
5/6/1990	\$0.00	AD123370	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/22/1987	\$0.00	AA116585E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Walk Score

7235 BAYVIEW DR Burnaby, V5A 4T3



Car-Dependent

Most errands require a car



Some Transit

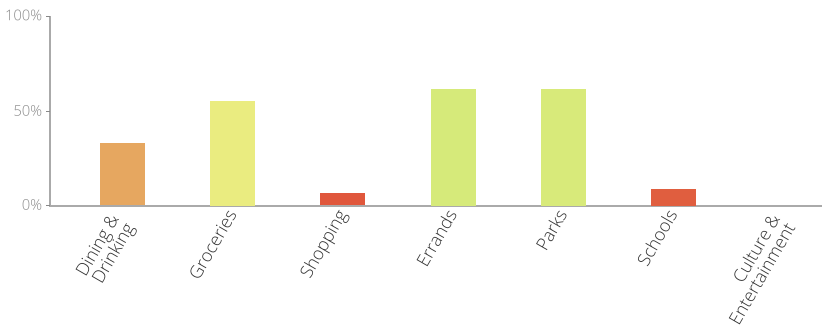
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 29 out of 100 based on these categories. [View a map](#) of what's nearby.

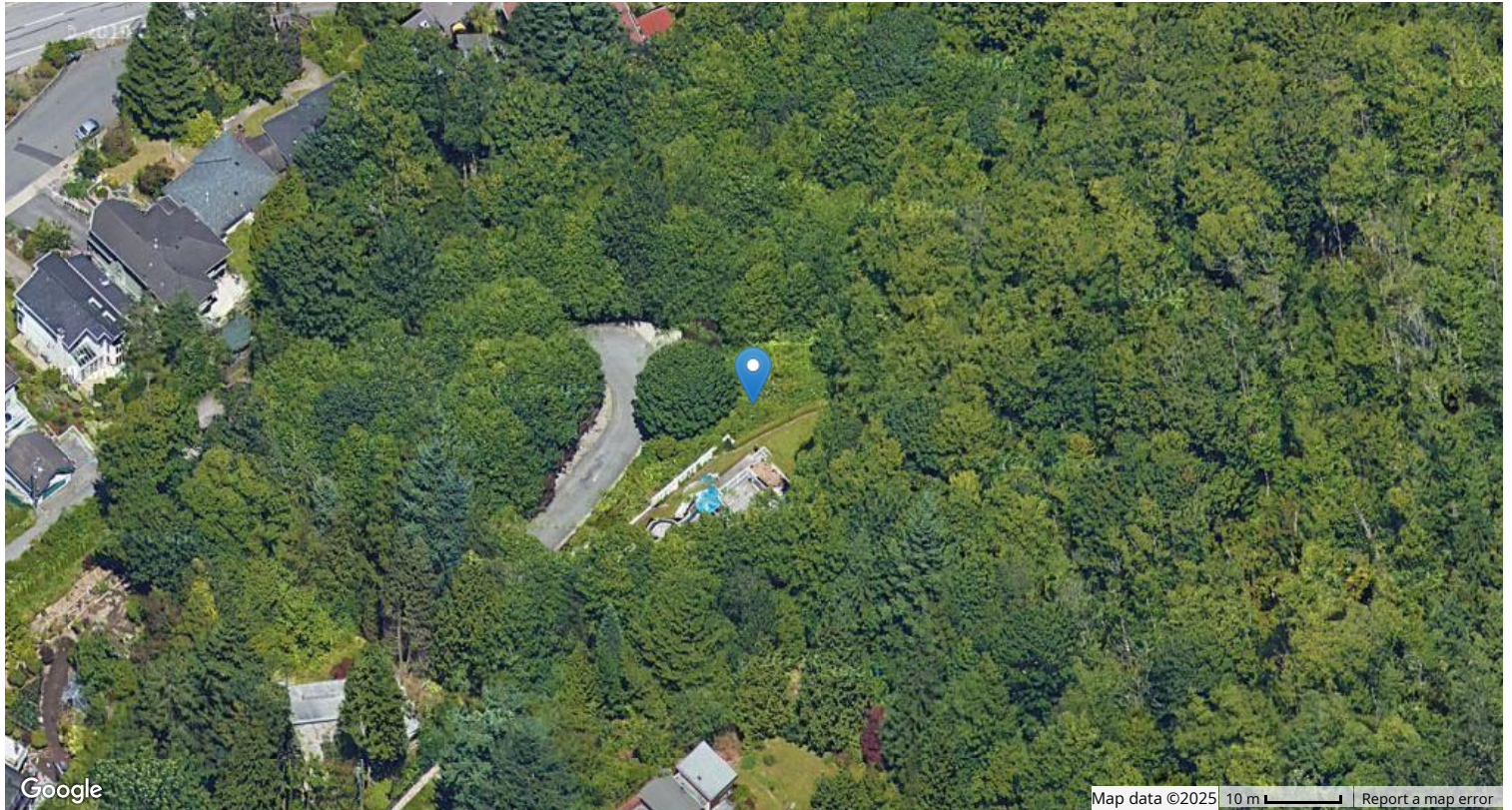


Get scores for your address





Google Views

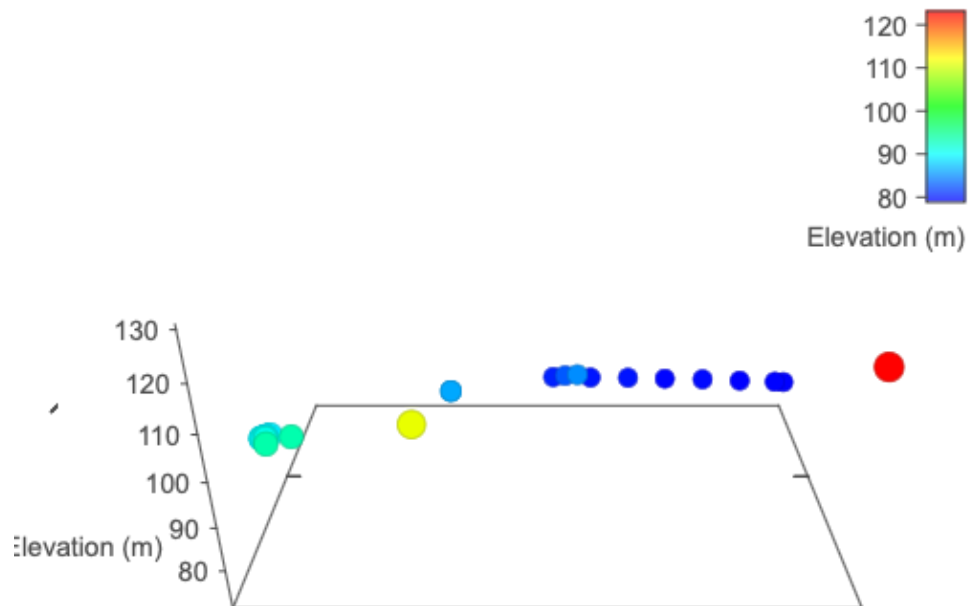




## Estimated Lot Dimensions and Topography



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



Max Elevation: 123.17 m | Min Elevation: 78.80 m | Difference: 44.38 m

Assessment Report

General Property Information

Civic Address:	7235 BAYVIEW DR
Folio:	0420-7235-0000
LTO Number:	CA4226126
PID:	008-485-372
MHR Number:	
Status:	Active
Property No:	180939
Legal:	District Lot 215/216, Group 1, 0690-7396.

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2025	00-FULLY TAXABLE PROPERTY	1-Res	3,704,000	1-Res	1,026,000
2024	00-FULLY TAXABLE PROPERTY	1-Res	3,585,000	1-Res	996,000
2023	00-FULLY TAXABLE PROPERTY	1-Res	3,469,000	1-Res	957,000

2025 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	4,730,000.00	0.00003600	1.00000000	168.86
GENERAL COMM SAFE	1	4,730,000.00	0.00063900	1.00000000	3,022.94
GENERAL ENGINEERING	1	4,730,000.00	0.00021000	1.00000000	994.62
GENERAL PRC	1	4,730,000.00	0.00035900	1.00000000	1,699.91
GENERAL SERVICES	1	4,730,000.00	0.00032000	1.00000000	1,514.40
INFRASTRUCTURE INVESTMENT	1	4,730,000.00	0.00002800	1.00000000	130.31
MFA	1	4,730,000.00	0.00000000	1.00000000	0.95
REGIONAL DISTRICT	1	4,730,000.00	0.00005800	1.00000000	274.34

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
SCHOOL	1	4,730,000.00	0.00101300	1.00000000	4,791.49
SCHOOL TAXES TIER 1	1	3,000,000.00	0.00000000	1.00000000	0.00
SCHOOL TAXES TIER 2	1	1,000,000.00	0.00200000	1.00000000	2,000.00
SCHOOL TAXES TIER 3	1	730,000.00	0.00400000	1.00000000	2,920.00
SEWER PARCEL TAX		1.00	739.00000000		739.00
TRANSIT	1	4,730,000.00	0.00031400	1.00000000	1,485.69
Notice Total:					19,742.51

2024 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	4,581,000.00	0.00003500	1.00000000	158.96
GENERAL	1	4,581,000.00	0.00149000	1.00000000	6,826.15
MFA	1	4,581,000.00	0.00000000	1.00000000	0.92
REGIONAL DISTRICT	1	4,581,000.00	0.00005600	1.00000000	256.54
SCHOOL	1	4,581,000.00	0.00098300	1.00000000	4,504.96
SCHOOL TAXES TIER 1	1	3,000,000.00	0.00000000	1.00000000	0.00
SCHOOL TAXES TIER 2	1	1,000,000.00	0.00200000	1.00000000	2,000.00
SCHOOL TAXES TIER 3	1	581,000.00	0.00400000	1.00000000	2,324.00
SEWER PARCEL TAX		1.00	615.50000000		615.50
TRANSIT	1	4,581,000.00	0.00027000	1.00000000	1,238.24
Notice Total:					17,925.27

2023 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	4,426,000.00	0.00003400	1.00000000	148.71
GENERAL	1	4,426,000.00	0.00146300	1.00000000	6,476.12
MFA	1	4,426,000.00	0.00000000	1.00000000	0.89
REGIONAL DISTRICT	1	4,426,000.00	0.00005200	1.00000000	228.38
SCHOOL	1	4,426,000.00	0.00095600	1.00000000	4,231.26
SCHOOL TAXES TIER 1	1	3,000,000.00	0.00000000	1.00000000	0.00

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
SCHOOL TAXES TIER 2	1	1,000,000.00	0.00200000	1.00000000	2,000.00
SCHOOL TAXES TIER 3	1	426,000.00	0.00400000	1.00000000	1,704.00
SEWER PARCEL TAX		1.00	586.00000000		586.00
TRANSIT	1	4,426,000.00	0.00021900	1.00000000	968.41
Notice Total:					16,343.77

Utility Account 2000759

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 - 240 LITRE			1	Jan 01, 2023	
SFD SUITE ANNUAL WATER CHARGE			1	Jan 01, 2020	
SFD ANNUAL WATER CHARGE			1	Jan 01, 2020	
SFD SUITE ANNUAL SEWER CHARGE			1	Jan 01, 2017	
Billing Information					
Bill Year	Billing Period	Status			Period Charges
2025	Jan 01, 2025 to Dec 31, 2025	PRINTED			1,516.50
2024	Jan 01, 2024 to Dec 31, 2024	PRINTED			1,447.00

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.



## Lot Dimensions



## Legend

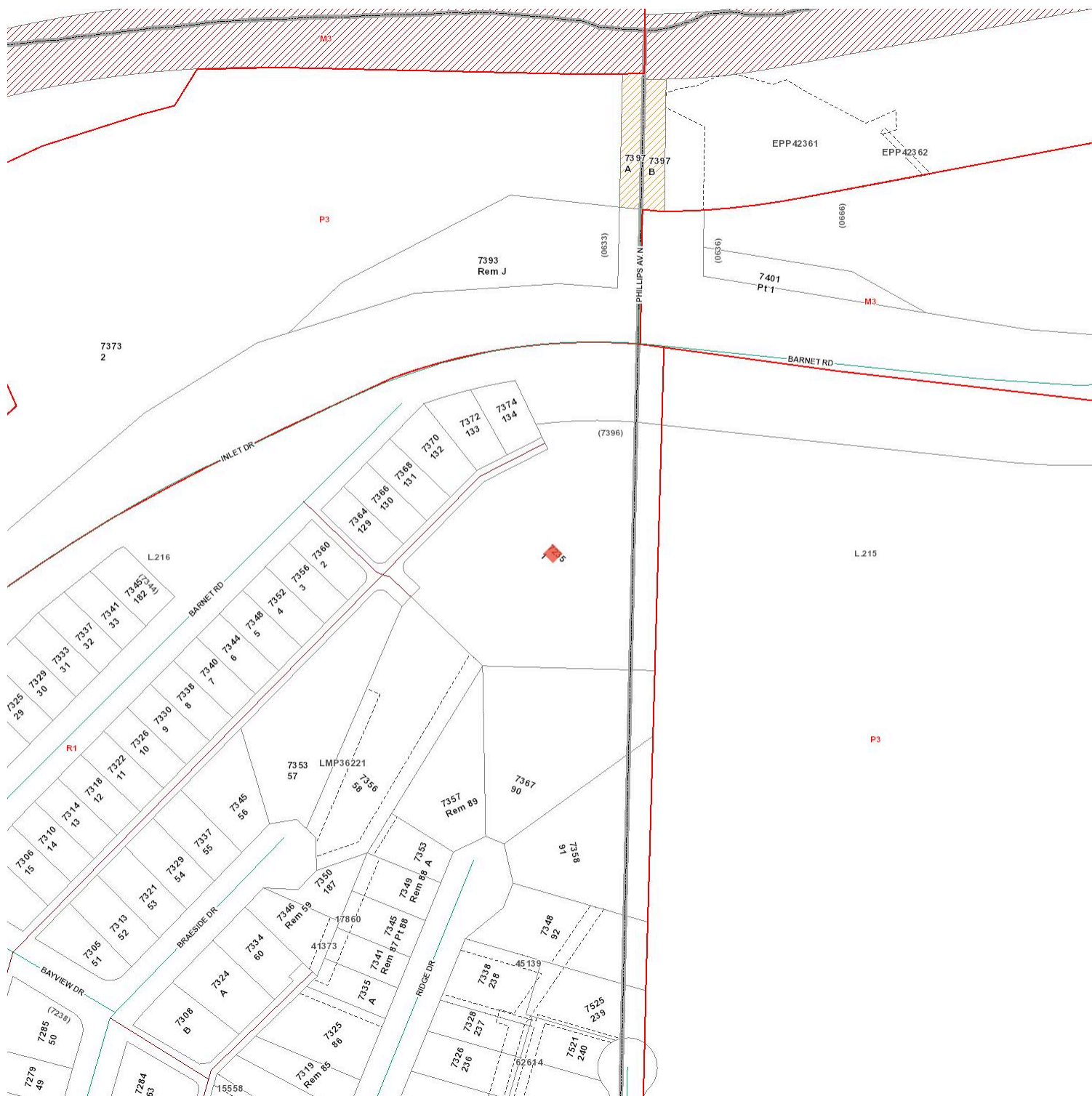
— Street  
Address

— Lane  
Legal Address Alias

— Street Names  
■ Strata Address

Legal Dimension  
□ Legal Parcels

## Legal



### Legend

-  Street
  Lane
  Street Names
  District Lot

 Legal Easement
  Legal Right Of Way
  Aggregate Lots
  Zoning

Address
 Legal Address Alias
 Strata Address
 Legal Parcels






Legend

<div><div></div> Street</div> <div><div></div> Under Review</div>	<div><div></div> Lane</div> <div><div></div> Single and Two Family Residential</div>	<div><div></div> Street Names</div> <div><div></div> Low Density Multiple Family Residential</div>	<div><div></div> Community Plan Area Boundaries</div> <div><div></div> Medium Density Multiple Family Residential</div>
<div><div></div> High Density Multiple Family Residential</div> <div><div></div> High Density Mixed use</div>	<div><div></div> Low or Medium Density Mixed Use</div> <div><div></div> Medium or High Density Multiple Family Residential</div>	<div><div></div> Medium Density Mixed Use</div> <div><div></div> Commercial</div>	<div><div></div> Medium or High Density Mixed Use</div> <div><div></div> Industrial</div>
<div><div></div> Park and Public Use/ Public School</div> <div><div></div> Low or Medium Density Multiple Family Residential</div>	<div><div></div> Agricultural</div> <div><div></div> Recreational Vehicle Park</div> <div><div></div> Big Bend Business Centre</div>	<div><div></div> Institutional</div> <div><div></div> Cemetery</div> <div><div></div> Institutional and Commercial Mixed Use</div> <div><div></div> Institutional and Medium Density (P5/RM1/RM2)</div>	<div><div></div> Business Centre Districts</div> <div><div></div> Community Institutional</div> <div><div></div> Industrial and Commercial Mixed Use</div> <div><div></div> High Density Multiple Family Residential - Brentwood Succession (RM4s)</div>
<div><div></div> Refer to Community Plan</div> <div><div></div> Legal Parcels</div>	<div><div></div> Address</div>	<div><div></div> Legal Address Alias</div>	<div><div></div> Strata Address</div>



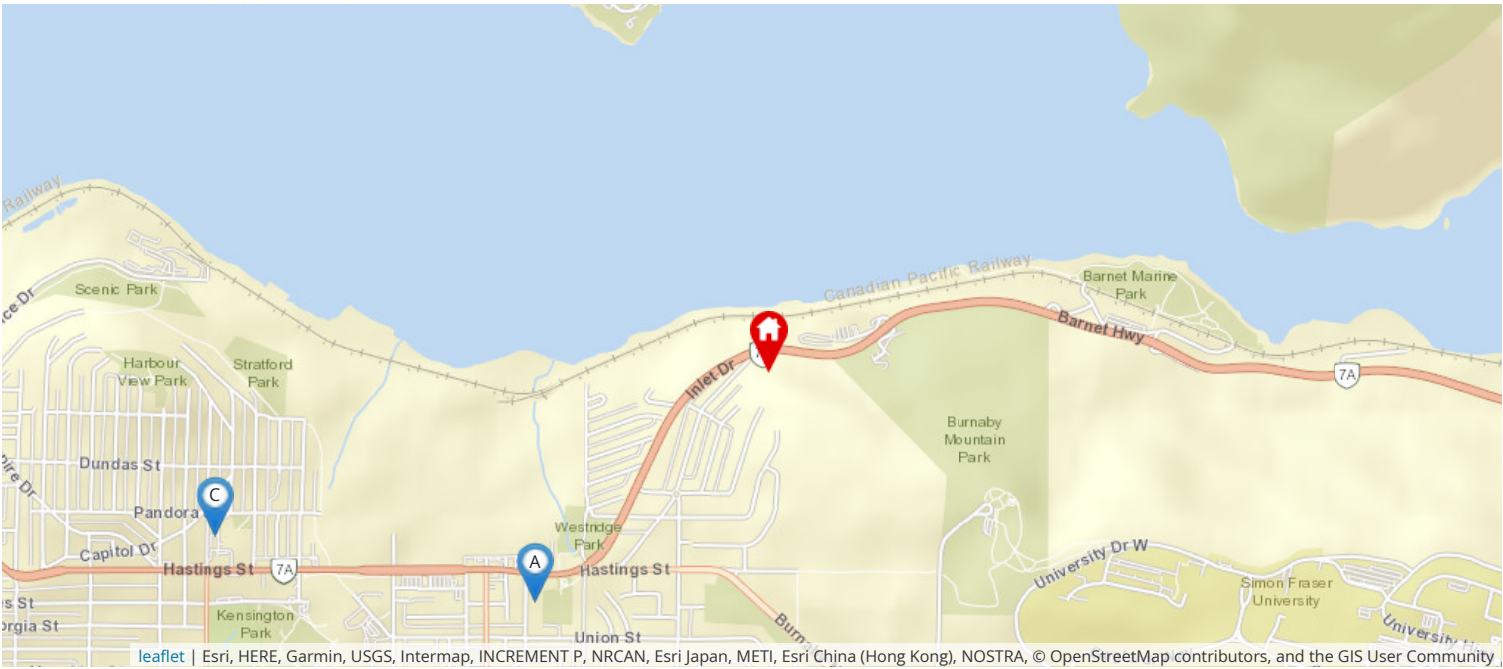
Legend

 Street	 Lane	 Street Names	 Drinking Water Fountains
 Drinking Water Quality Data Stations	 Standpipes	 Private Hydrants	 Hydrants
	 Hydrant	 Watermain	 GVWD
 Water Service Line	 Other	 Abandoned	 Manhole
 Cleanout	 Sanitary	 Abandoned Sanitary Main	 Force Main
 GVSD	 Sanitary Service Line	 Other	 San/Com Manhole
 Cleanout	 Combined Manhole	 Abandoned	 Combined Main
 Combined Service Line	 MH	 Miscellaneous	 Inlet/Outlet
 Cleanout	 CB MH	 Storm Main	 Culvert
 Catchbasin	 Storm Service Line	 Ditch	Address
Legal Address Alias	 Strata Address	 Legal Parcels	



Nearest Schools

Nearby Elementary Schools



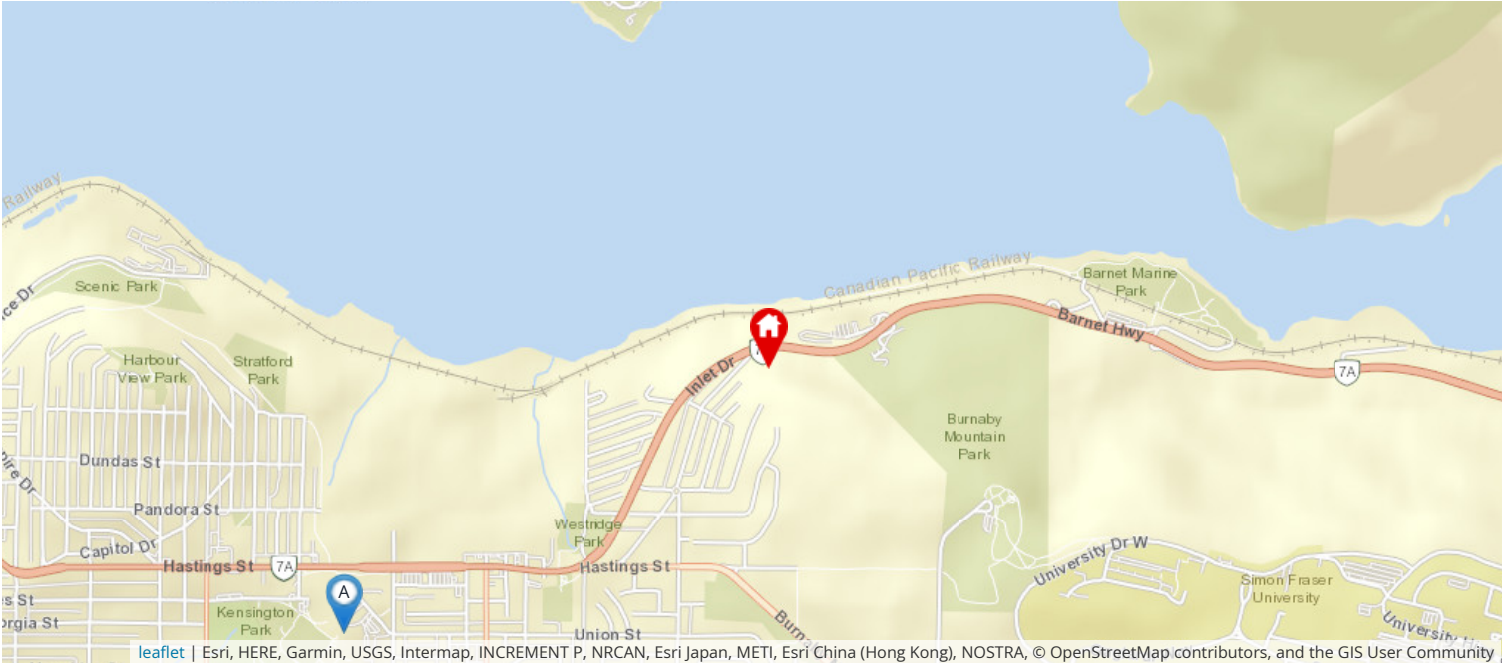
Legend: Subject Property Catchment School Other Schools

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="#">Westridge</a>	K - 7	<a href="#">SD 41</a>	Burnaby	Early French Immersion	24 mins	1.7 km	4 mins	16 mins
B <a href="#">Lochdale</a>	K - 7	<a href="#">SD 41</a>	Burnaby	StrongStart	32 mins	2.2 km	6 mins	26 mins
C <a href="#">Capitol Hill</a>	K - 7	<a href="#">SD 41</a>	Burnaby	Late French Immersion; MACC Program	44 mins	3.0 km	6 mins	20 mins
D <a href="#">Montecito</a>	K - 7	<a href="#">SD 41</a>	Burnaby		40 mins	2.8 km	6 mins	24 mins
E <a href="#">Aubrey</a>	K - 7	<a href="#">SD 41</a>	Burnaby	Early French Immersion	48 mins	3.3 km	7 mins	28 mins
F <a href="#">Sperling</a>	K - 7	<a href="#">SD 41</a>	Burnaby	Early French Immersion	49 mins	3.6 km	7 mins	34 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 North</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	AP Program; Hockey Academy; Soccer Academy	37 mins	2.6 km	7 mins	20 mins
B <a href="#">Alpha</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	French Immersion; AP Program	1 hour 6 mins	4.7 km	9 mins	29 mins
C <a href="#">Burnaby Mountain</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	AP Program	1 hour 30 mins	6.6 km	12 mins	50 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 39 mins	7.2 km	13 mins	42 mins
E <a href="#">Deer Lake SDA</a>	K - 12	Independent	Burnaby	Independent Seventh-day Adventist School	1 hour 49 mins	8.0 km	15 mins	51 mins
F <a href="#">Moscrop</a>	8 - 12	<a href="#">SD 41</a>	Burnaby	French Immersion; AP Program	2 hours 4 mins	8.7 km	17 mins	54 mins

## Sub Areas



## Subject Property Designations:

Area: Burnaby North

Sub-Area: Westridge BN

Area Code: BN

Sub-Area Code: WR

## Layer Legend:

● Westridge BN

● Simon Fraser Univer.

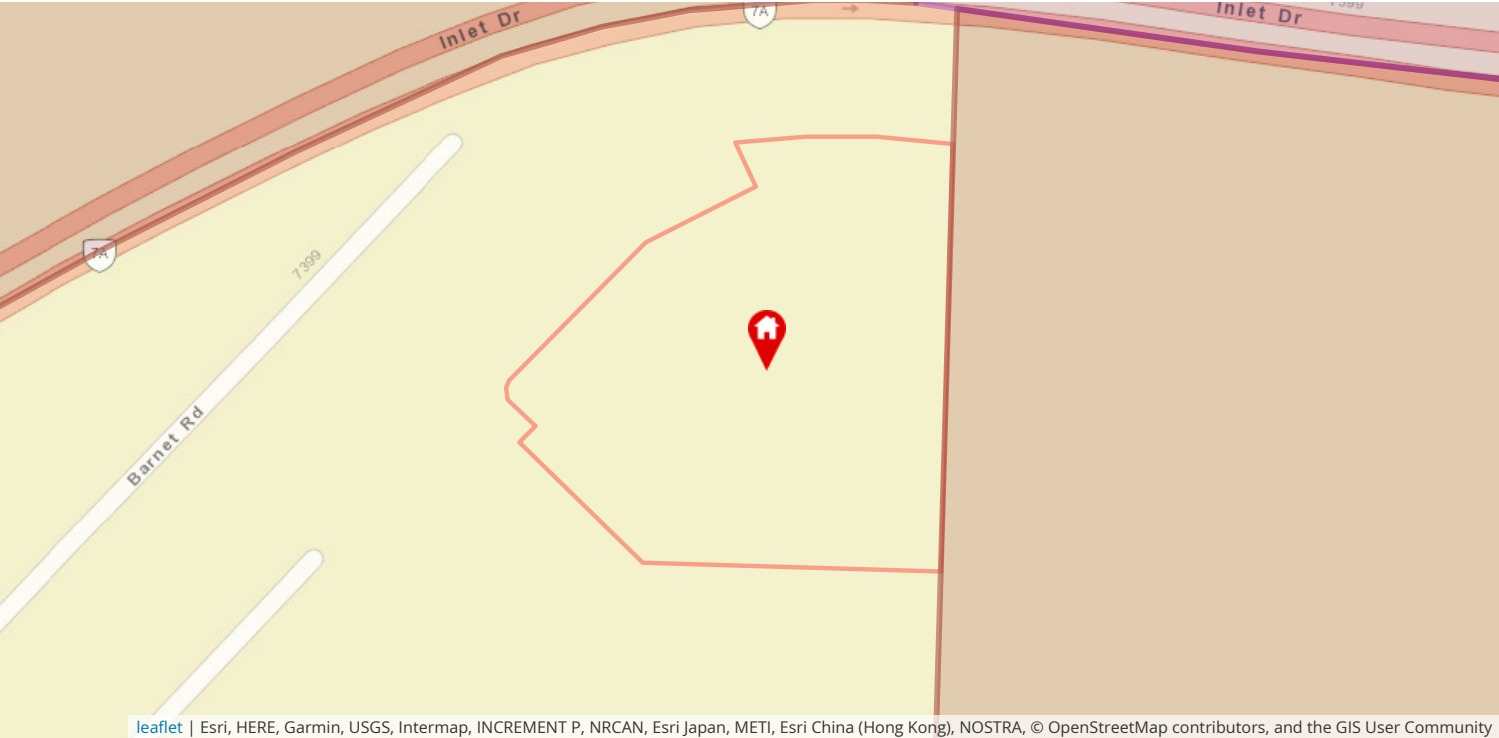


Land Use
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## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <span>R1</span> Description: Residential - Low-Density Suburban
Neighbourhood Community Plan	Not Applicable

## Zoning



### Subject Property Designations:

Code: R1  
Description: Residential - Low-Density Suburban

### Layer Legend:

	Code	Description
<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	<span>R1</span>	Residential - Low-Density Suburban
<span style="display:inline-block; width:10px; height:10px; background-color:darkred; border:1px solid black;"></span>	<span>P3</span>	Park and Public Use District
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span>	<span>M3</span>	Heavy Industrial District

## Neighbourhood Community Plan





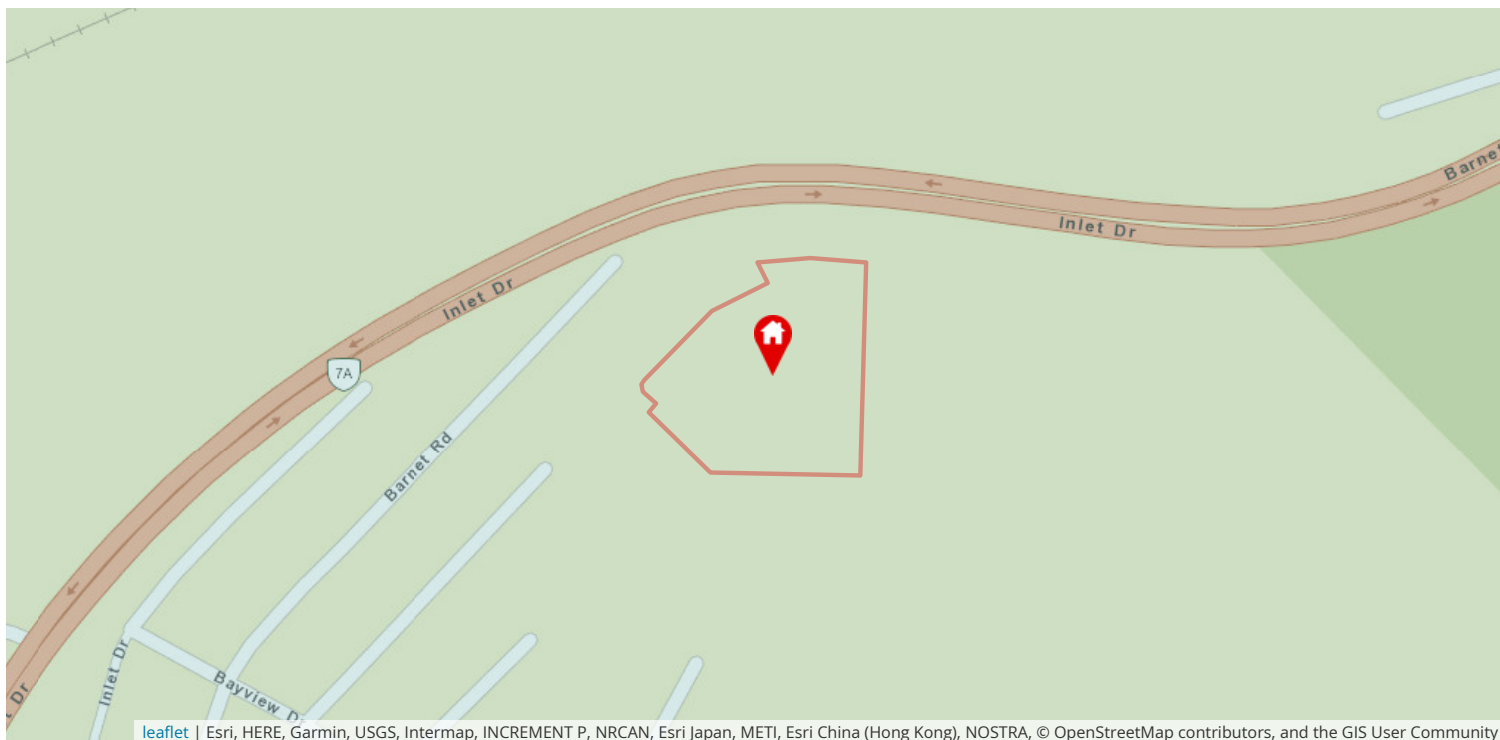
**Subject Property Designations:**

Not Applicable

**Layer Legend:**

● Burnaby Mtn Conservation Area: Park and Public Use/Public School

## Municipal Boundaries



## Subject Property Designations:

Name: City of Burnaby

## Layer Legend:

● City of Burnaby



Development

## Active Development



**Subject Property Designations:**

## No Development Applications