



PROPERTY REPORT

7356 BRAESIDE DR
Burnaby
V5A 1G1
Canada

PID: 009-438-408

OCTOBER 28, 2025



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RE/MAX
CITY REALTY

Summary Sheet

7356 BRAESIDE DR Burnaby BC V5A 1G1



PID	009-438-408
Legal Description	LOT 58 DISTRICT LOT 216 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 10936
Plan	NWP10936
Zoning	R1 - Residential - Low-Density Suburban
Community Plan(s)	not in ALR

Year Built	1951	Structure	SINGLE FAMILY DWELLING
Lot Size	1.08 acres	Floor Area	1396 Ft²
Bathrooms	1	Bedrooms	2
Max Elev.	113.69 m	Min Elev.	93.52 m
Walk Score	36 / Car-Dependent	Transit Score	47 / Some Transit
Tax Year	2025	Annual Taxes	\$10,283.21

ASSESSMENT

	2024	%	2025
Building	\$38,200	↓ -6.02	\$35,900
Land	\$2,988,000	↑ 3.31	\$3,087,000
Total	\$3,026,200	↑ 3.20	\$3,122,900

APPRECIATION

	Date	(\$)	% Growth
List Price	27/10/2025	\$3,210,000	↑ 39.57
Sales History	10/02/2015	\$2,300,000	↑ 934
	25/03/1997	\$222,400	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
R3062668	Active 27/10/2025	1	\$3,210,000 /	RE/MAX City Realty
R2865847	Expired 30/09/2024	181	\$5,498,000 /	RE/MAX City Realty
R2755785	Expired 27/02/2024	366	\$2,940,000 /	Dracco Pacific Realty

DEVELOPMENT APPLICATIONS

-

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

Detailed Tax Report

Property Information

Prop Address	7356 BRAESIDE DR	Jurisdiction	CITY OF BURNABY
Municipality	CITY OF BURNABY	Neighborhood	WESTRIDGE - LOCHDALE - MONTECITO
Area	BURNABY NORTH	SubAreaCode	VBNWR
PropertyID	009-438-408	BoardCode	V
PostalCode	V5A 1G1		

Property Tax Information

TaxRoll Number	058073560000	Gross Taxes	\$10,283.21
Tax Year	2025	Tax Amount Updated	08/22/2025

More PIDS

009-438-408

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP10936	58		216	36				

Legal FullDescription

LOT 58, PLAN NWP10936, DISTRICT LOT 216, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	46815 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1951		
BCA Description	1 STY SFD - AFTER 1930 - STANDARD	Zoning	R1 SMALL-SCALE MULTI-UNIT HOUS
WaterConn			
BCADate Update	04/16/2025		

Supplementary Property Info

BedRooms	2	Foundation	CRAWL
Full Bath	1	Half Bath2	0
Half Bath3	0	Stories	1.00
Pool Flg		Carport	1
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$3,087,000.00	\$35,900.00	\$3,122,900.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$3,087,000.00	\$35,900.00	\$0.00	\$0.00	\$3,122,900.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$3,087,000.00	\$35,900.00	\$0.00	\$0.00	\$3,122,900.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/9/2015	\$2,300,000.00	CA4226114	IMPROVED SINGLE PROPERTY TRANSACTION
3/10/2013	\$1,449,800.00	CA3027743	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/24/1997	\$222,400.00	BL102437	IMPROVED SINGLE PROPERTY TRANSACTION

Walk Score

7356 BRAESIDE DR Burnaby, V5A 1G1



Car-Dependent

Most errands require a car



Some Transit

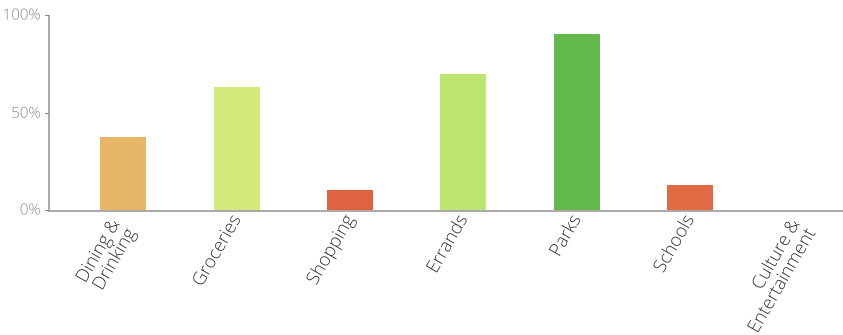
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 36 out of 100 based on these categories. [View a map](#) of what's nearby.



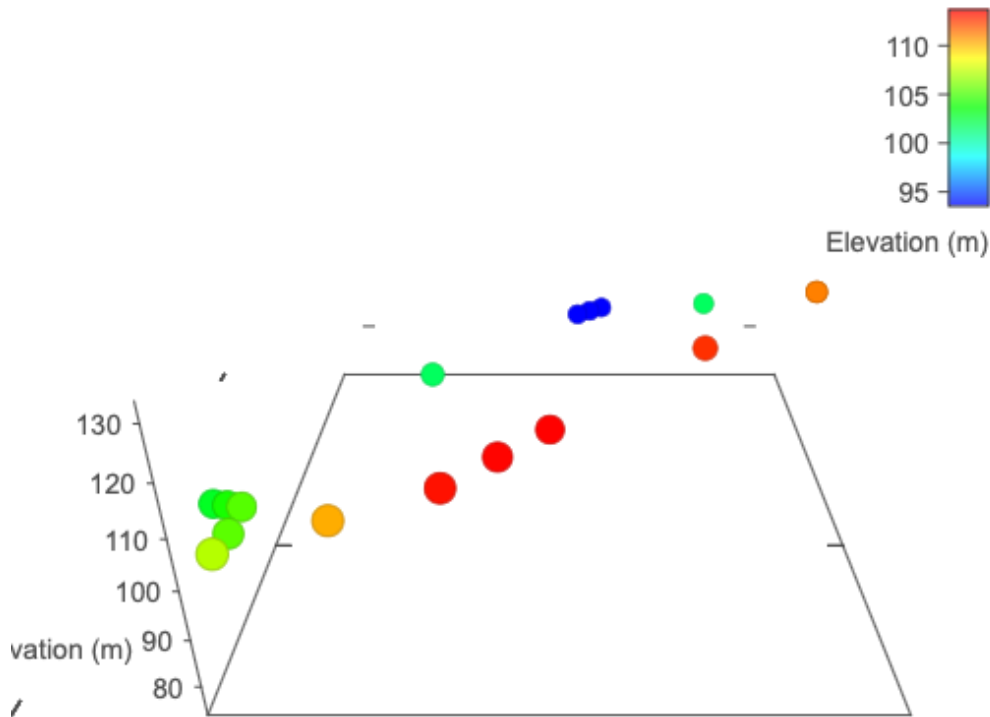
Get scores for your address



Estimated Lot Dimensions and Topography



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



Max Elevation: 113.69 m | Min Elevation: 93.51 m | Difference: 20.18 m

Assessment Report

General Property Information

Civic Address:	7356 BRAESIDE DR
Folio:	0580-7356-0000
LTO Number:	CA4226114
PID:	009-438-408
MHR Number:	
Status:	Active
Property No:	182156
Legal:	Group 1.

Actual Assessment Summary

Year	Exempt Code	Land Class	Land	Improvement Class	Improvements
2025	00-FULLY TAXABLE PROPERTY	1-Res	3,087,000	1-Res	35,900
2024	00-FULLY TAXABLE PROPERTY	1-Res	2,988,000	1-Res	38,200
2023	00-FULLY TAXABLE PROPERTY	1-Res	2,891,000	1-Res	39,300

2025 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	3,122,900.00	0.00003600	1.00000000	111.49
GENERAL COMM SAFE	1	3,122,900.00	0.00063900	1.00000000	1,995.85
GENERAL ENGINEERING	1	3,122,900.00	0.00021000	1.00000000	656.68
GENERAL PRC	1	3,122,900.00	0.00035900	1.00000000	1,122.34
GENERAL SERVICES	1	3,122,900.00	0.00032000	1.00000000	999.86
INFRASTRUCTURE INVESTMENT	1	3,122,900.00	0.00002800	1.00000000	86.04
MFA	1	3,122,900.00	0.00000000	1.00000000	0.62
REGIONAL DISTRICT	1	3,122,900.00	0.00005800	1.00000000	181.13

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
SCHOOL	1	3,122,900.00	0.00101300	1.00000000	3,163.50
SCHOOL TAXES TIER 1	1	3,000,000.00	0.00000000	1.00000000	0.00
SCHOOL TAXES TIER 2	1	122,900.00	0.00200000	1.00000000	245.80
SEWER PARCEL TAX		1.00	739.00000000		739.00
TRANSIT	1	3,122,900.00	0.00031400	1.00000000	980.90
Notice Total:					10,283.21

2024 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	3,026,200.00	0.00003500	1.00000000	105.01
GENERAL	1	3,026,200.00	0.00149000	1.00000000	4,509.34
MFA	1	3,026,200.00	0.00000000	1.00000000	0.61
REGIONAL DISTRICT	1	3,026,200.00	0.00005600	1.00000000	169.47
SCHOOL	1	3,026,200.00	0.00098300	1.00000000	2,975.97
SCHOOL TAXES TIER 1	1	3,000,000.00	0.00000000	1.00000000	0.00
SCHOOL TAXES TIER 2	1	26,200.00	0.00200000	1.00000000	52.40
SEWER PARCEL TAX		1.00	615.50000000		615.50
TRANSIT	1	3,026,200.00	0.00027000	1.00000000	817.98
Notice Total:					9,246.28

2023 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCA	1	2,930,300.00	0.00003400	1.00000000	98.46
GENERAL	1	2,930,300.00	0.00146300	1.00000000	4,287.61
MFA	1	2,930,300.00	0.00000000	1.00000000	0.59
REGIONAL DISTRICT	1	2,930,300.00	0.00005200	1.00000000	151.20
SCHOOL	1	2,930,300.00	0.00095600	1.00000000	2,801.37
SEWER PARCEL TAX		1.00	586.00000000		586.00
TRANSIT	1	2,930,300.00	0.00021900	1.00000000	641.15

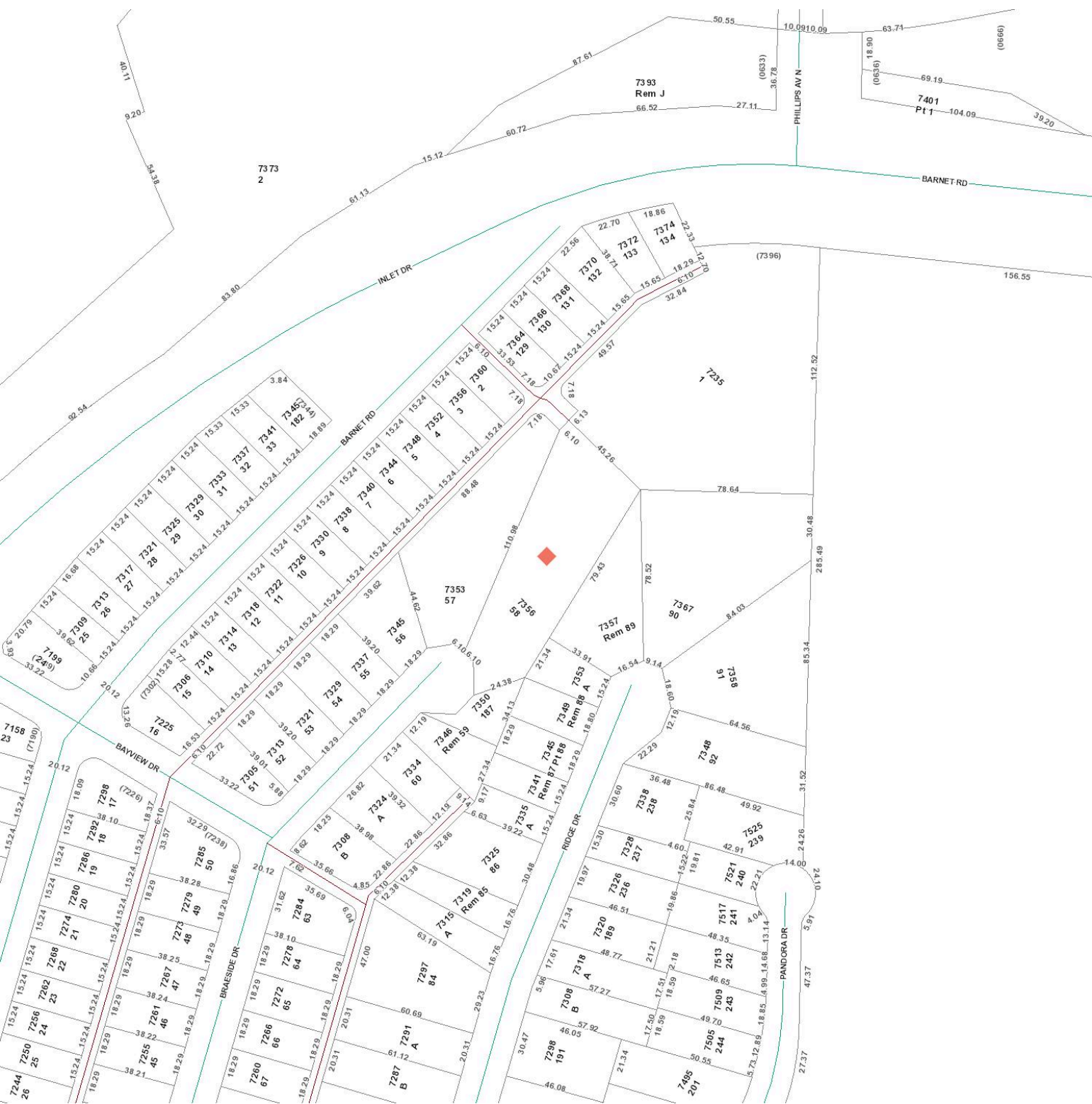
Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
				Notice Total:	8,566.38

Utility Account 2001976

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, 2025	
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			801.33
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.

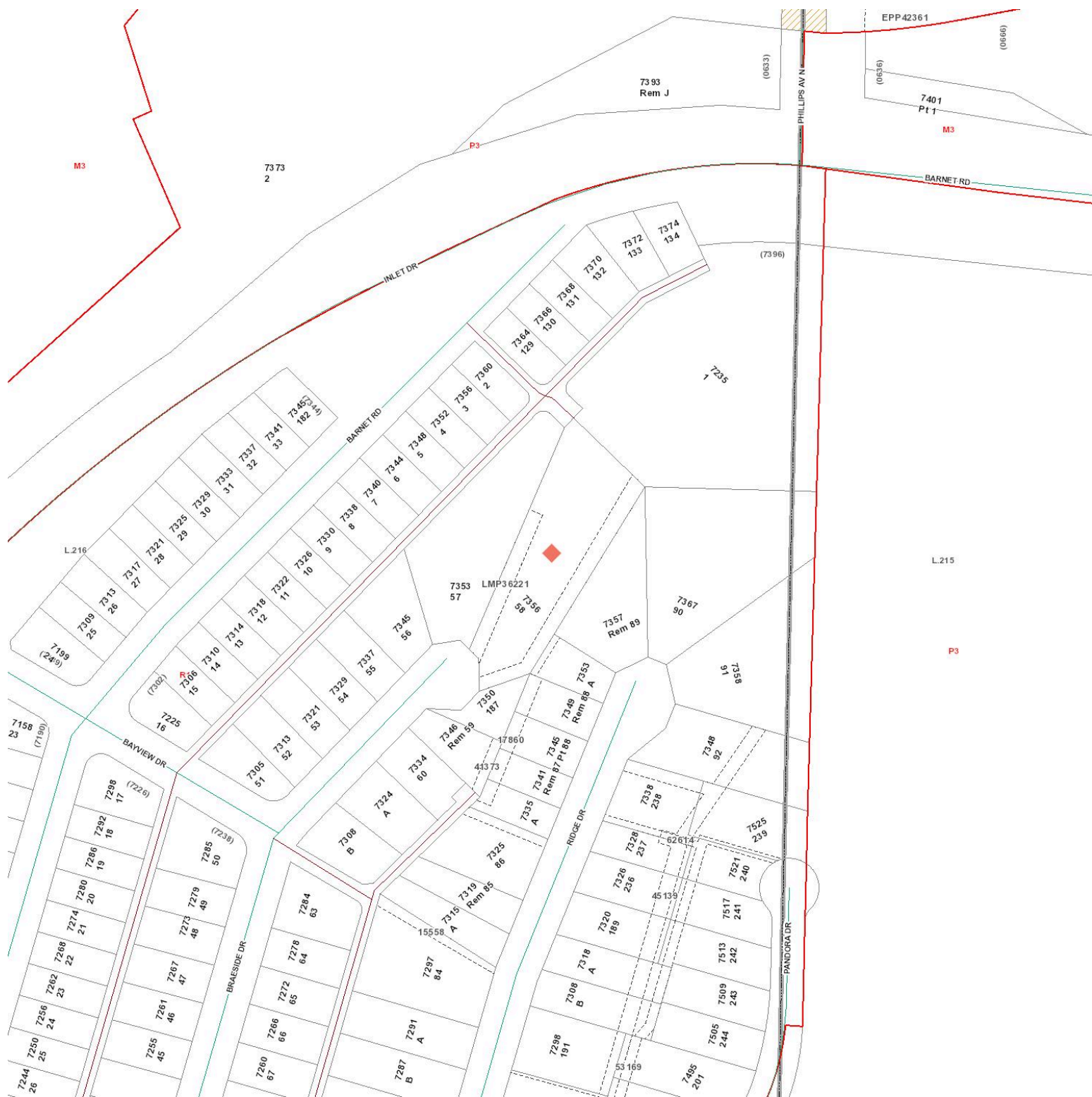
Lot Dimensions



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

Legend

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

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.

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Residential - Low-Density Suburban
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Proposed Plans	Not Applicable
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

Code: R1
Description: Residential - Low-Density Suburban

Layer Legend:

	Code	Description
	R1	Residential - Low-Density Suburban
	P3	Park and Public Use District

Official Community Plan



Subject Property Designations:

Not Applicable

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Layer Legend:

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

Proposed Plans



Subject Property Designations:

Not Applicable

Floodplain Data





Subject Property Designations:

Status: Not in Floodplain

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: City of Burnaby

Layer Legend:

- City of Burnaby

Active Development



Subject Property Designations:
No Development Applications