



12845 SYLVESTER RD Rural BC V2V 0B1

PID	008-392-676	Legal Description	LOT 9, PLAN NWP36951, SECTION 30, TOWNSHIP 21, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 37358		
Zoning	R-1, Rural 1	Community Plans(s)	OCP: Rural, not in ALR		
Registered Owner	ER*, S*				
Floor Area	2158 Ft ²	Max Elevation	125.67 m	Year Built	1976
Lot Size	10.14 acres	Min Elevation	97.81 m	Bedrooms	4
Dimensions	-	Annual Taxes	\$2,564.57	Bathrooms	3
		Transit Score	-		
		WalkScore	-		
		Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2509887	Sold 26/02/2021	130	\$1,330,000 / \$1,317,500	Sutton Group-West Coast Realty (Abbotsford)
R2437750	Terminated 05/07/2020	76	\$1,328,000 / -	Sutton Group-West Coast Realty (Abbotsford)
R2400731	Terminated 20/02/2020	176	\$1,399,000 / -	Sutton Group-West Coast Realty (Abbotsford)

APPRECIATION

	Date	(\$)	% Change
Assessment	2022	\$1,362,000	3.38 %
Sales History	23/06/2021	\$1,317,500	380.84 %
	07/11/2017	\$274,000	88.97 %
	30/06/2000	\$145,000	

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Hatzic	Mission
District	SD 75	SD 75
Grades	K - 6	10 - 12

ASSESSMENT

	2021	2022	% Change
Building	\$147,000	\$341,000	131.97 %
Land	\$633,000	\$1,021,000	61.30 %
Total	\$780,000	\$1,362,000	74.62 %

DEVELOPMENT APPLICATIONS

No records found for this parcel

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