



PROPERTY REPORT

409-1370 BEACH DR

Oak Bay

V8S 2N6

Canada

PID: 000-928-577

JULY 31, 2024



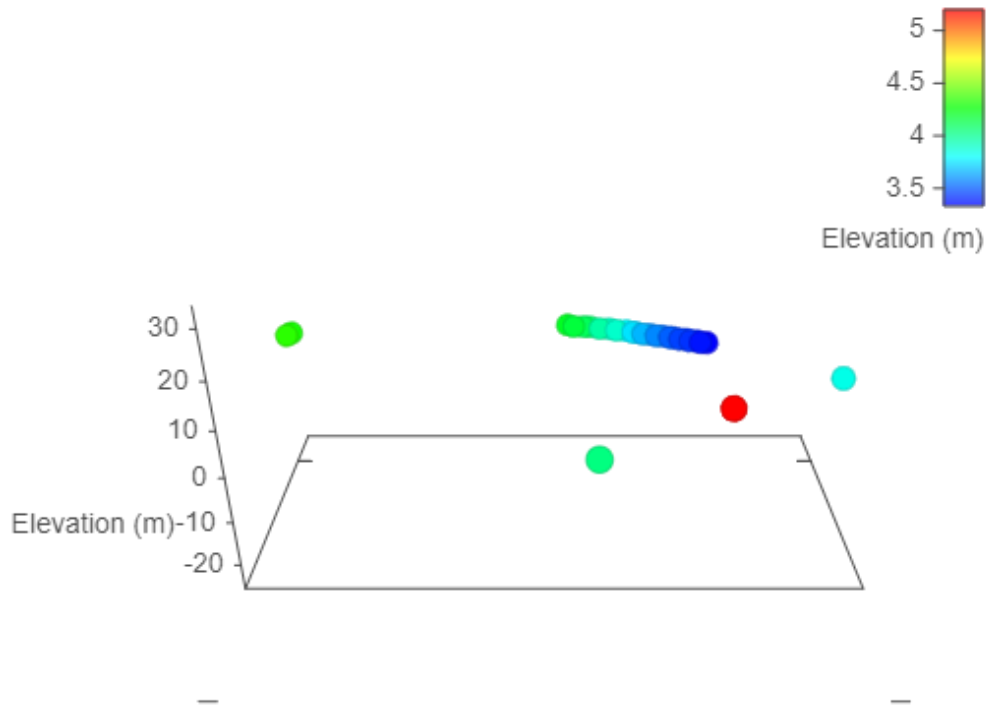
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography

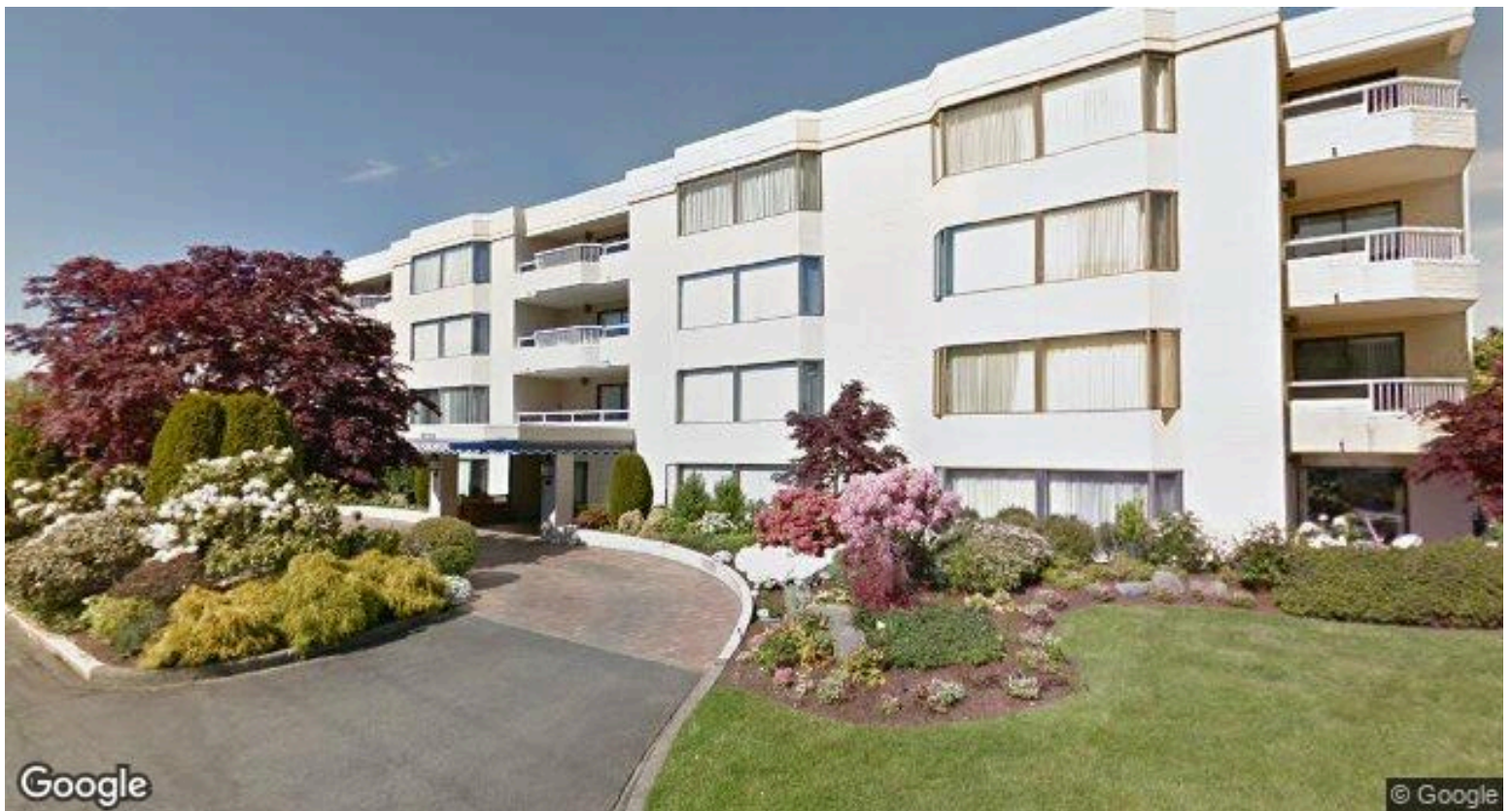


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 5.20 m | Min Elevation: 3.33 m | Difference: 1.87 m

Google Views



Property Identification & Legal Description

Address: 409 1370 BEACH DR VICTORIA BC V8S 2N6
Jurisdiction: District of Oak Bay
Roll No: 80063400 **Assessment Area:** 1
PID No: 000-928-577
Neighbourhood: North Oak Bay **MHR No:**
Legal Unique ID: A00000ZE7A
Legal Description: STRATA LOT 37, PLAN VIS1193, SECTION 23, VICTORIA LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2023 Municipal Taxes

Gross Taxes: \$4,400

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$876,000	\$157,000	\$1,033,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$876,000	\$157,000	\$1,033,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$876,000	\$157,000	\$1,033,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$876,000	\$157,000	\$1,033,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$876,000	\$157,000	\$1,033,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$876,000	\$157,000	\$1,033,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$876,000	\$157,000	\$1,033,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2016-12-07	\$675,000	CA5700550	Improved Single Property Transaction
2007-02-13	\$497,000	FB13054	Reject - Not Suitable for Sales Analysis
2005-05-24	\$508,000	EX58270	Improved Single Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Strata-Lot Residence (Condominium)
School District:	Greater Victoria	Manual Class:	Strata Apartment - Concrete
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2024-01-01	Rec Last Modified:	2024-01-01

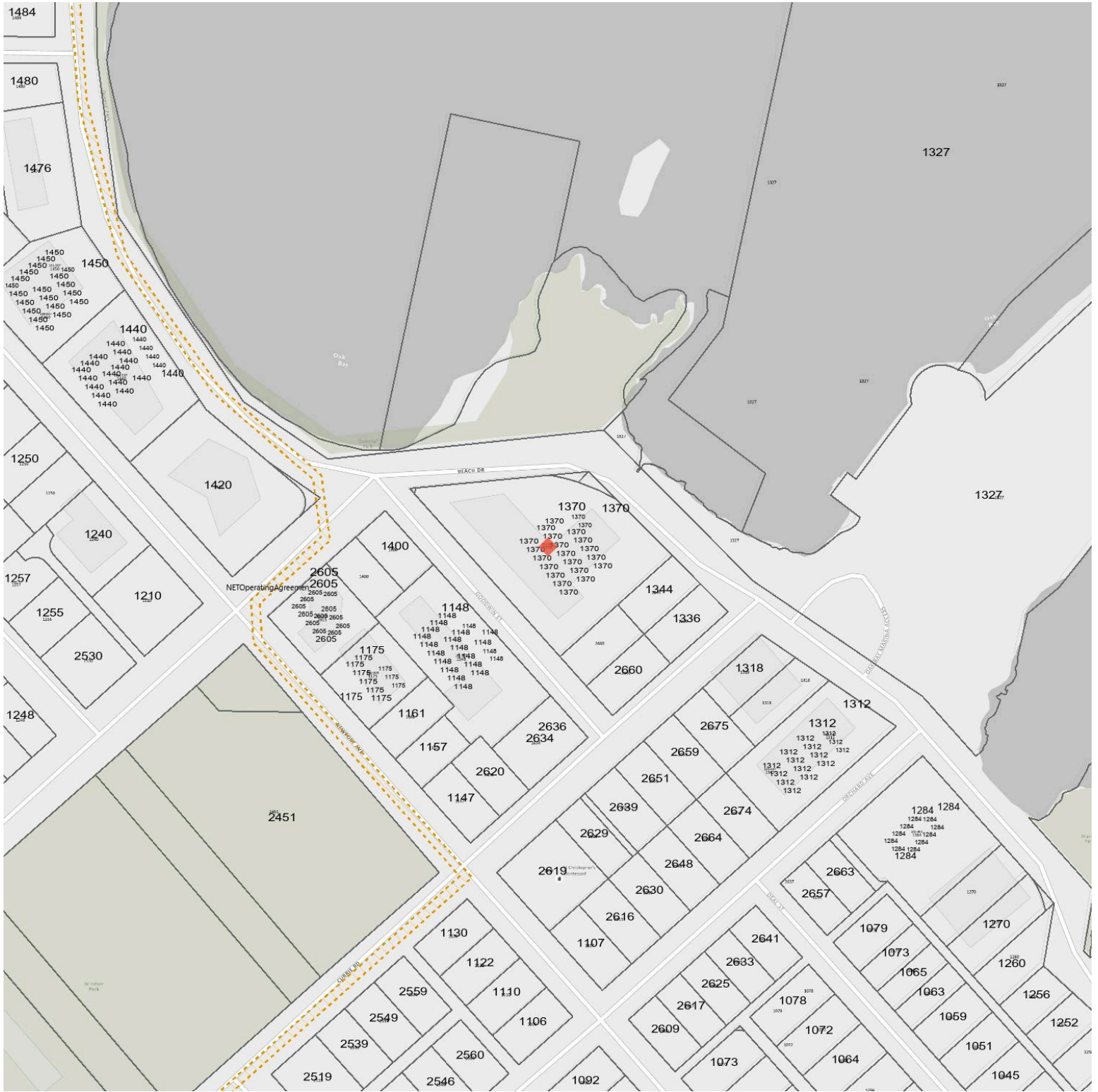
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,039,000	\$4,400
2022	\$903,000	\$3,880

2021	\$806,000	\$4,000
2020	\$787,000	\$3,848
2019	\$768,000	\$3,454
2018	\$732,000	\$3,303
2017	\$625,000	\$3,070
2016	\$604,000	\$3,660
2015	\$574,000	\$3,606
2014	\$552,000	\$3,446
2013	\$600,000	\$3,573
2012	\$619,000	\$3,560
2011	\$565,000	\$3,189
2010	\$519,000	\$2,974
2009	\$447,000	\$2,470
2008	\$447,000	\$2,397
2007	\$497,000	\$2,798
2006	\$450,000	\$2,898
2005	\$416,000	\$3,018
2004	\$341,000	\$2,886
2003	\$297,000	\$2,819
2002	\$287,000	\$2,855
2001	\$297,000	\$2,928

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

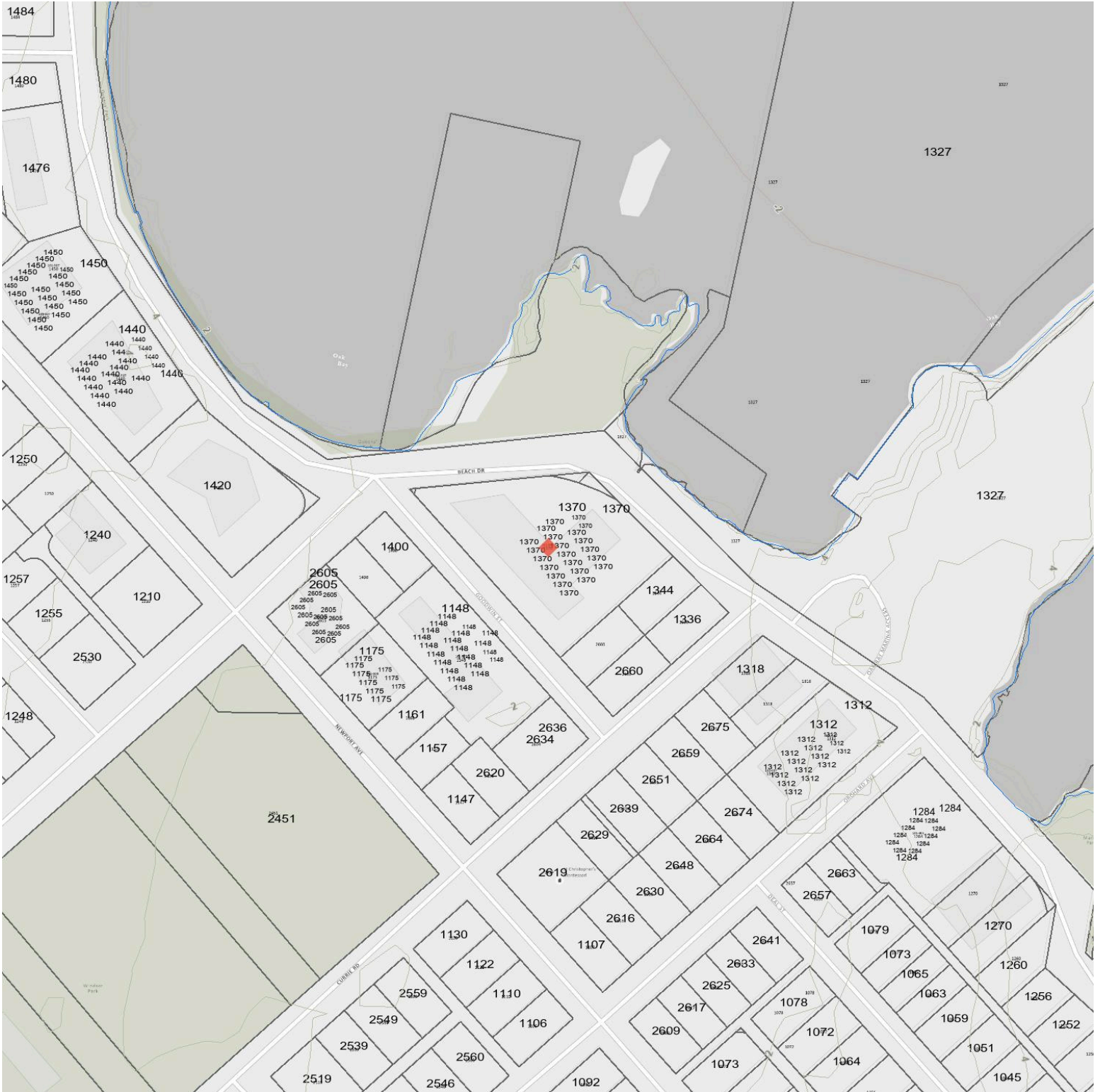
Legal




Legend

- Right of Way
- Covenant
- Lease or License
- Other
- Not Active
- Right of Way
- Covenant
- Lease or License
- Other
- Not Active
- Service Code

Contours



Legend

- | | | | |
|--|---|--|--|
|  Shoreline 1.6m |  Hundred |  Twenty |  Twenty |
|  Ten |  Five |  Metre |  2 |
|  5 |  10 |  20 |  30 |
|  50 |  100 |  200 | |

Walk Score

409 1370 BEACH DR Oak Bay, V8S 2N6



Very Walkable

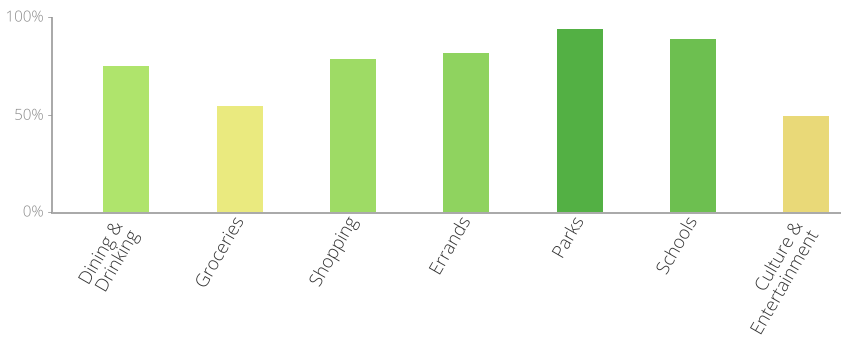
Most errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 70 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

