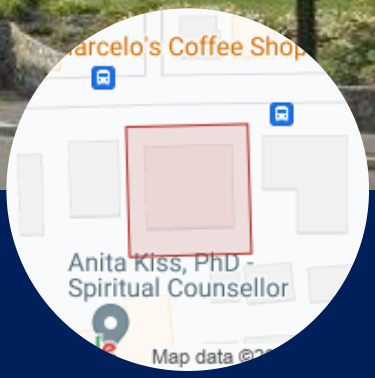


PROPERTY REPORT

102-2119 OAK BAY AV
Oak Bay
V8R 1E8
Canada

PID: 000-123-366

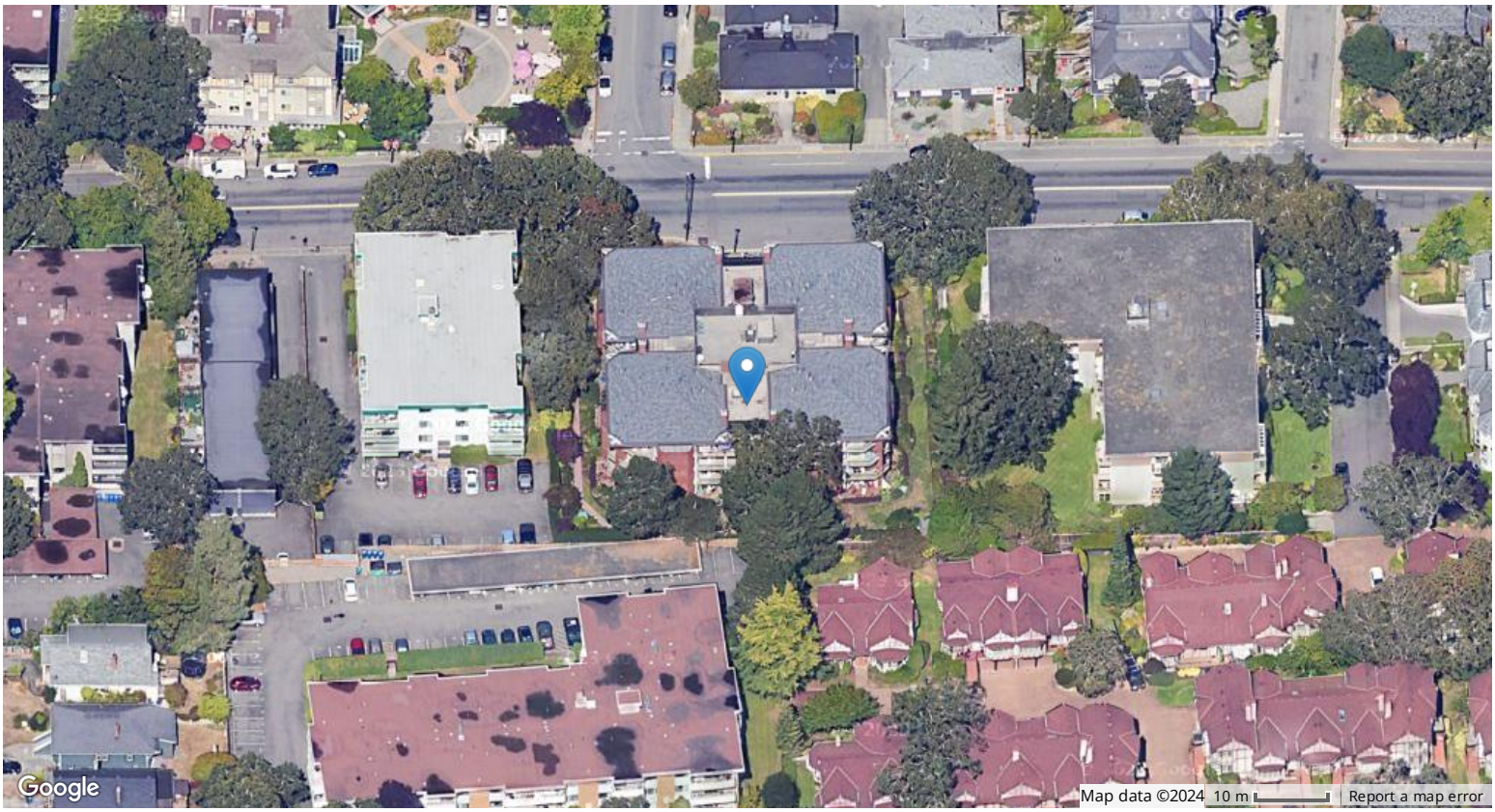
JANUARY 18, 2024

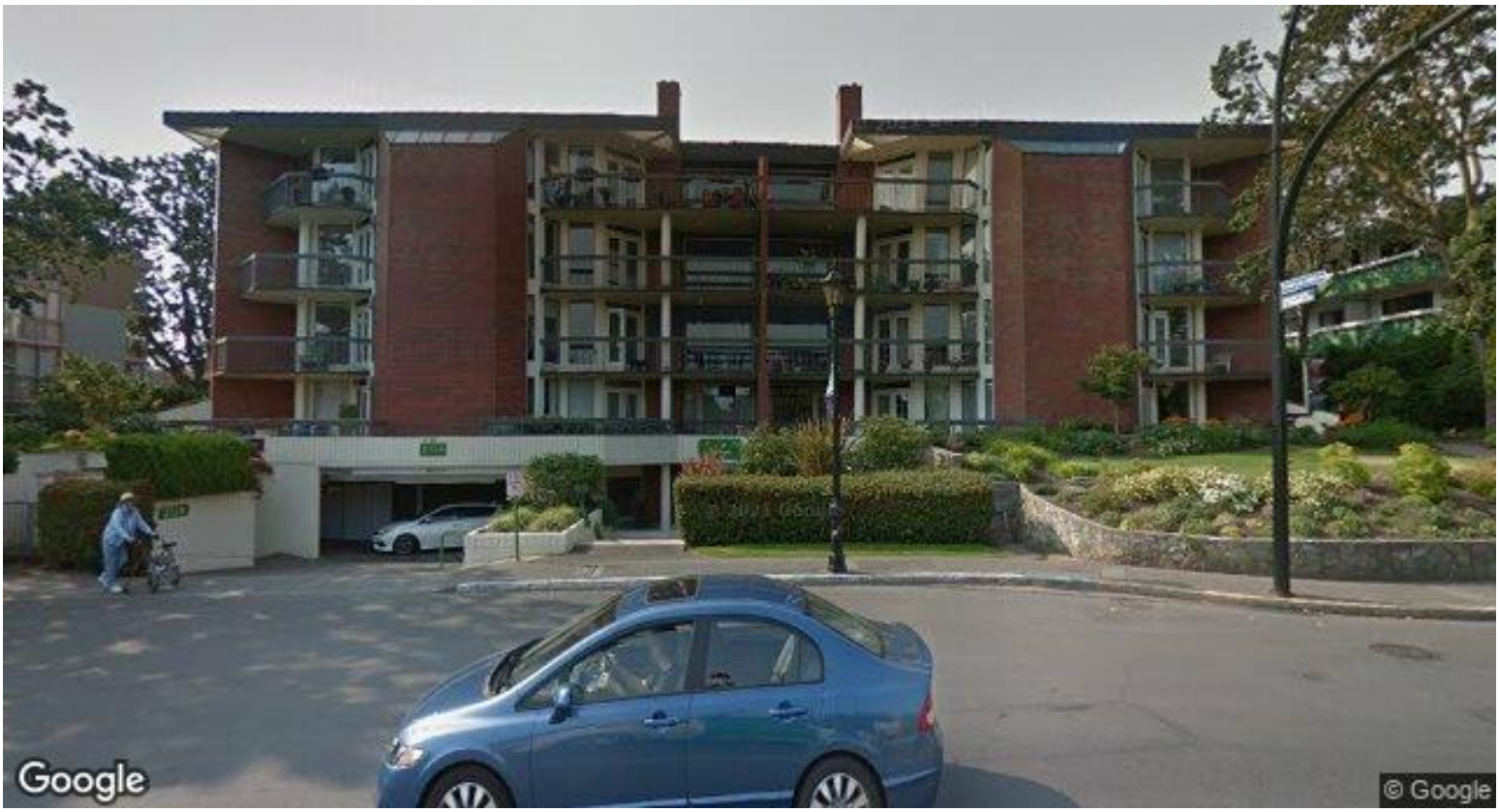
Newport Realty

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

BOARD of REGENTS LUXURY REAL ESTATE

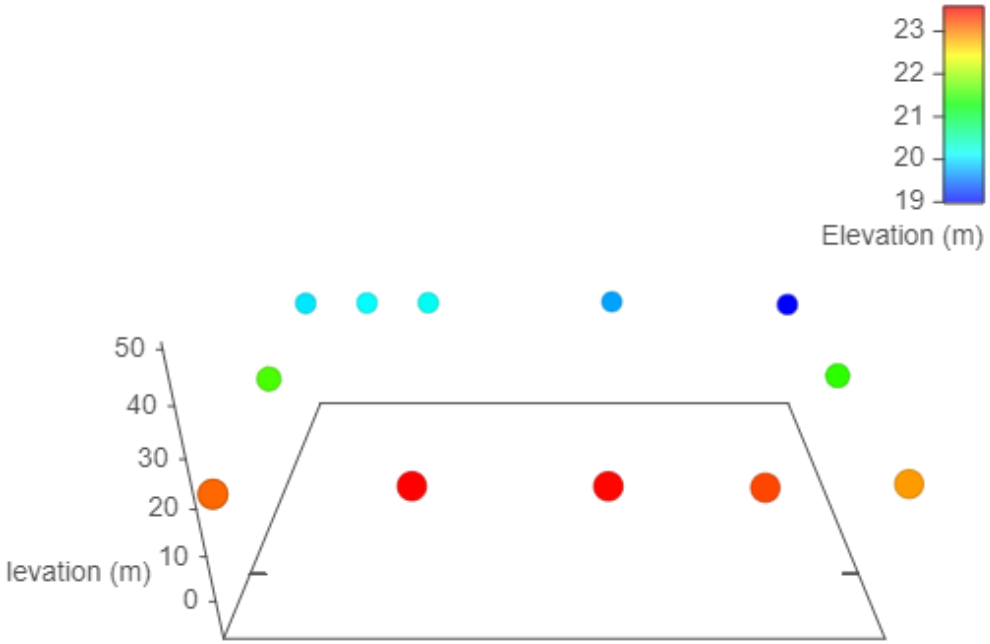
Google Views





Estimated Lot Dimensions and Topography

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



Max Elevation: 23.58 m | Min Elevation: 18.97 m | Difference: 4.61 m

VIVA Public Records

Property Identification & Legal Description

Address: 102 2119 OAK BAY AVE VICTORIA BC V8R 1E8
Jurisdiction: District of Oak Bay
Roll No: 80064100 **Assessment Area:** 1
PID No: 000-123-366
Neighbourhood: North Oak Bay **MHR No:**

Legal Unique ID: A00000ZE7H
Legal Description: STRATA LOT 1, PLAN VIS1308, SECTION 23, VICTORIA LAND DISTRICT, & SEC 69, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2023 Municipal Taxes

Gross Taxes: $3,837

2023 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	$778,000	$128,000	$906,000

GENERAL:

	Land	Improve	Total
Gross Value:	$778,000	$128,000	$906,000
Exempt Value:	$0	$0	$0
Net Value:	$778,000	$128,000	$906,000

SCHOOL:

	Land	Improve	Total
Gross Value:	$778,000	$128,000	$906,000
Exempt Value:	$0	$0	$0
Net Value:	$778,000	$128,000	$906,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	$778,000	$128,000	$906,000
Exempt Value:	$0	$0	$0
Net Value:	$778,000	$128,000	$906,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2016-03-01	$465,000	CA5017159	Improved Single Property Transaction
2013-05-17	$405,000	CA3133856	Reject - Not Suitable for Sales Analysis
2000-10-25	$225,500	EP90715	Reject - Not Suitable for Sales Analysis

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 - Brick/Block
Vacant Flag: No **Reg District:** Capital
BC Transit Flag: Yes **Reg Hosp Dist:** Capital
Farm No: **Mgd Forest No:**

DB Last Modified: 2023-03-23 **Rec Last Modified:** 2023-03-23

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	$801,000	$3,442
2021	$629,000	$3,122
2020	$633,000	$3,095

2018	$544,000	$2,454
2017	$476,000	$2,338
2016	$371,000	$2,248
2015	$357,000	$2,243
2014	$358,000	$2,235
2013	$418,000	$2,489
2012	$441,000	$2,536
2011	$461,000	$2,602
2010	$425,000	$2,436
2009	$426,000	$2,354
2008	$426,000	$2,284
2007	$407,000	$2,291
2006	$345,000	$2,222
2005	$286,000	$2,075
2004	$266,000	$2,251
2003	$229,000	$2,174
2002	$230,300	$2,291
2001	$216,100	$2,130

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.

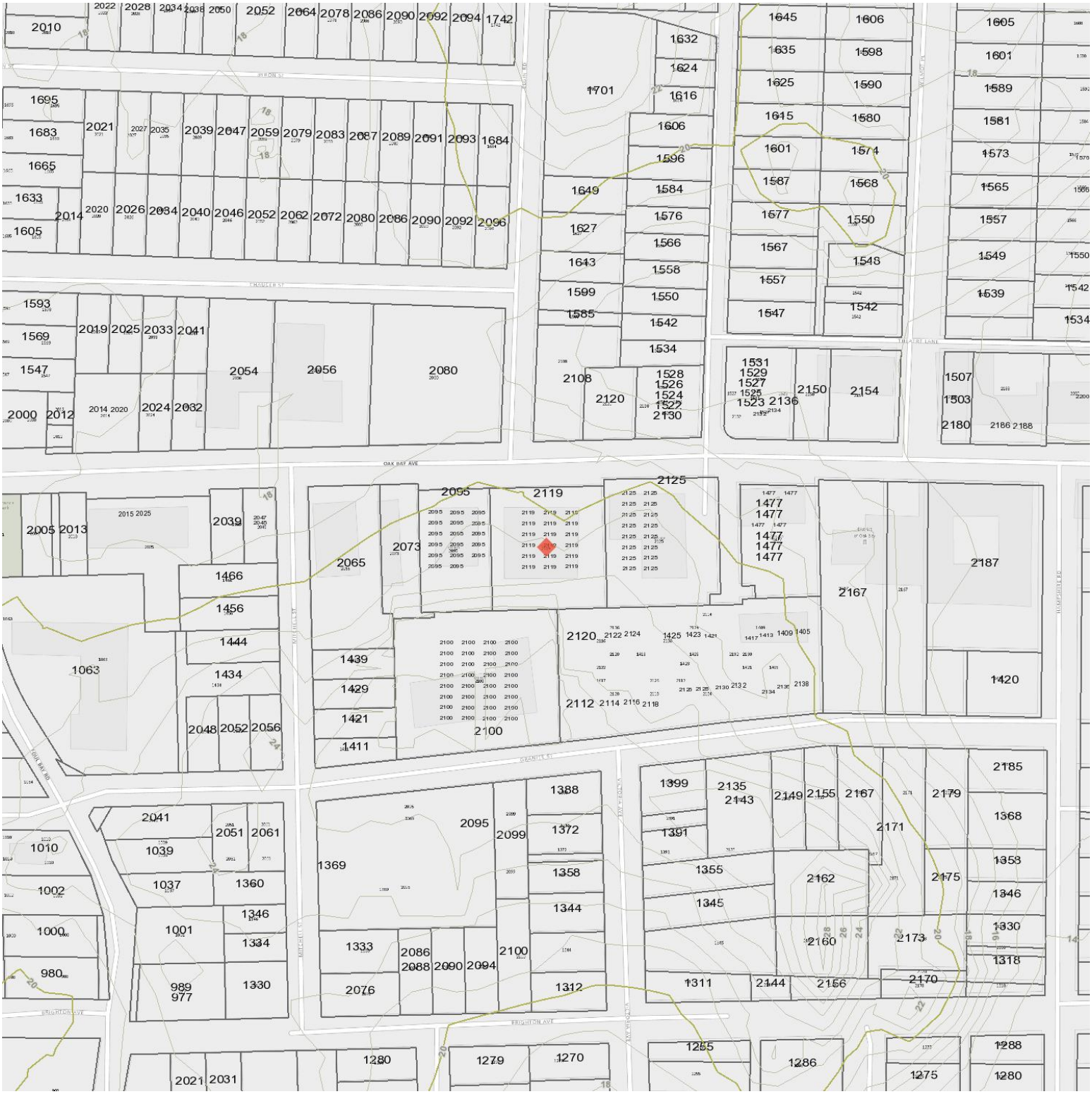
Capital Regional District GIS

Legal

Legend

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

Contours



Legend

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

Walk Score

102 2119 OAK BAY AV Oak Bay, V8R 1E8

Walk Score 92

Walker's Paradise

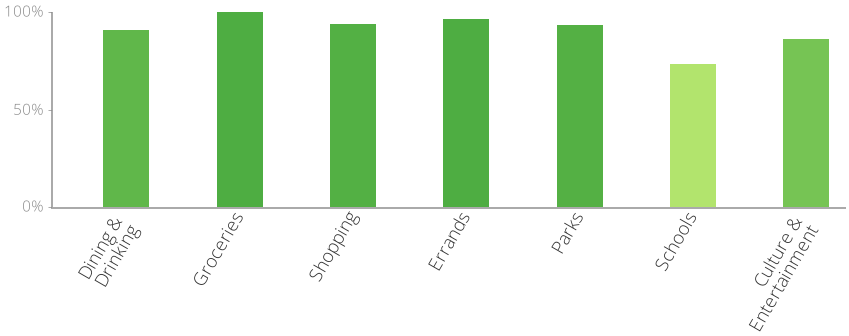
Daily errands do not require a car

Bike Score 75

Very Bikeable

Biking is convenient for most trips

The Walk Score here is 92 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address