

## PROPERTY REPORT

103-920 PARK BV

Victoria

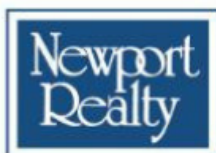
V8V 2T3

Canada

PID: 000-316-024

MAY 2, 2023

**Marc  
Owen-Flood**  
Personal Real Estate Corporation



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

[www.owen-flood.com](http://www.owen-flood.com)  
**250-385-2033**

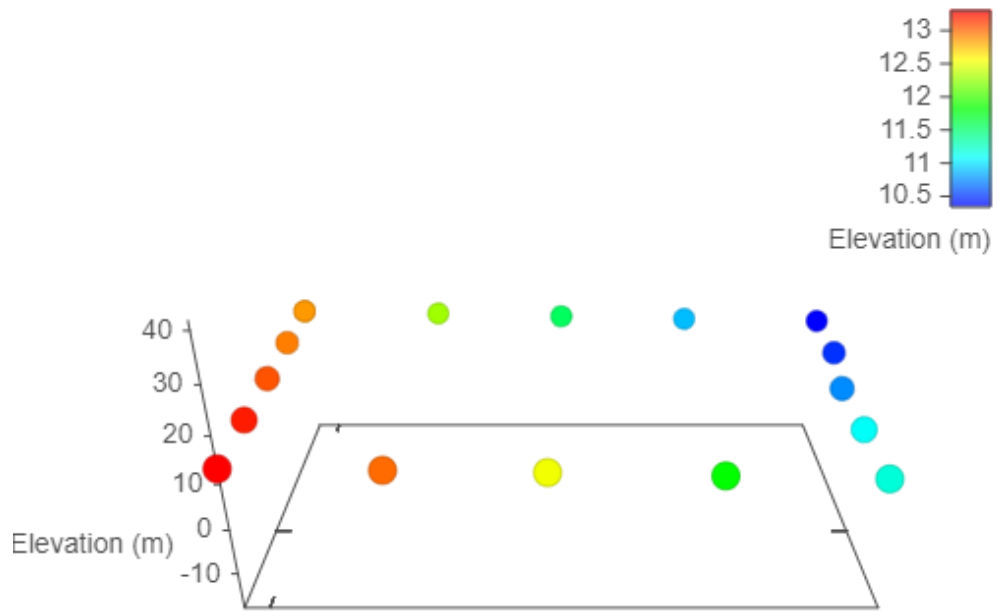








The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 13.30 m | Min Elevation: 10.34 m | Difference: 2.96 m

## Property Identification & Legal Description

**Address:** 103 920 PARK BLVD VICTORIA BC V8V 2T3  
**Jurisdiction:** City of Victoria  
**Roll No:** 3183021 **Assessment Area:** 1  
**PID No:** 000-316-024 **MHR No:**  
**Neighbourhood:** Fairfield  
**Legal Unique ID:** A00000XBEC  
**Legal Description:** Strata Lot 2, Plan VIS875, 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, Lot 1694

## 2022 Municipal Taxes

**Gross Taxes:** \$3,209

## 2022 Assessed Values

### VALUATION:

|               | Land      | Improve  | Total     |
|---------------|-----------|----------|-----------|
| <b>Value:</b> | \$622,000 | \$81,900 | \$703,900 |

### GENERAL:

|                      | Land      | Improve  | Total     |
|----------------------|-----------|----------|-----------|
| <b>Gross Value:</b>  | \$622,000 | \$81,900 | \$703,900 |
| <b>Exempt Value:</b> | \$0       | \$0      | \$0       |
| <b>Net Value:</b>    | \$622,000 | \$81,900 | \$703,900 |

### SCHOOL:

|                      | Land      | Improve  | Total     |
|----------------------|-----------|----------|-----------|
| <b>Gross Value:</b>  | \$622,000 | \$81,900 | \$703,900 |
| <b>Exempt Value:</b> | \$0       | \$0      | \$0       |
| <b>Net Value:</b>    | \$622,000 | \$81,900 | \$703,900 |

### BC TRANSIT:

|                      | Land      | Improve  | Total     |
|----------------------|-----------|----------|-----------|
| <b>Gross Value:</b>  | \$622,000 | \$81,900 | \$703,900 |
| <b>Exempt Value:</b> | \$0       | \$0      | \$0       |
| <b>Net Value:</b>    | \$622,000 | \$81,900 | \$703,900 |

## Last Three Sales Per BCA

| Conveyance Date | Price     | Document No | Conveyance Type                          |
|-----------------|-----------|-------------|--|
| 2016-07-08      | \$555,000 | CA5327533   | Improved Single Property Transaction     |
| 2000-03-22      | \$237,000 | EP22869     | Reject - Not Suitable for Sales Analysis |
| 1998-12-21      | \$245,000 | EM122003    | Improved Single Property Transaction     |

## Other Property Information


|                          |                  |                           |                                    |
|--------------------------|------------------|---------------------------|------------------------------------|
| <b>Lot SqFt:</b>         |                  | <b>Lot Width:</b>         |                                    |
| <b>Lot Acres:</b>        |                  | <b>Lot Depth:</b>         |                                    |
| <b>Tenure:</b>           | Crown-Granted    | <b>Actual Use:</b>        | Strata-Lot Residence (Condominium) |
| <b>School District:</b>  | Greater Victoria | <b>Manual Class:</b>      | Strata Apartment - Frame           |
| <b>Vacant Flag:</b>      | No               | <b>Reg District:</b>      | Capital                            |
| <b>BC Transit Flag:</b>  | Yes              | <b>Reg Hosp Dist:</b>     | Capital                            |
| <b>Farm No:</b>          |                  | <b>Mgd Forest No:</b>     |                                    |
| <b>DB Last Modified:</b> | 2022-03-21       | <b>Rec Last Modified:</b> | 2022-03-21                         |

## Assessment & Tax History

| Year | Assessed Value | Gross Taxes |
|------|----------------|-------------|
| 2021 | \$625,700      | \$3,237     |
| 2020 | \$695,800      | \$3,555     |
| 2019 | \$686,700      | \$3,480     |
| 2018 | \$706,100      | \$3,722     |
| 2017 | \$589,600      | \$3,467     |
| 2016 | \$495,600      | \$3,432     |

|      |           |         |
|------|-----------|---------|
| 2015 | \$491,000 | \$3,540 |
| 2014 | \$492,000 | \$3,584 |
| 2013 | \$497,000 | \$3,466 |
| 2012 | \$506,000 | \$3,336 |
| 2011 | \$507,000 | \$3,241 |
| 2010 | \$489,000 | \$3,130 |
| 2009 | \$515,000 | \$3,232 |
| 2008 | \$515,000 | \$3,105 |
| 2007 | \$501,000 | \$3,197 |
| 2006 | \$424,000 | \$3,048 |
| 2005 | \$361,000 | \$2,926 |
| 2004 | \$302,000 | \$2,822 |
| 2003 | \$256,000 | \$2,593 |
| 2002 | \$227,000 | \$2,421 |
| 2001 | \$227,000 | \$2,365 |

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.



**City of Victoria**  
City Hall: 1 Centennial Square  
Victoria, BC V8W 1P6  
www.Victoria.ca

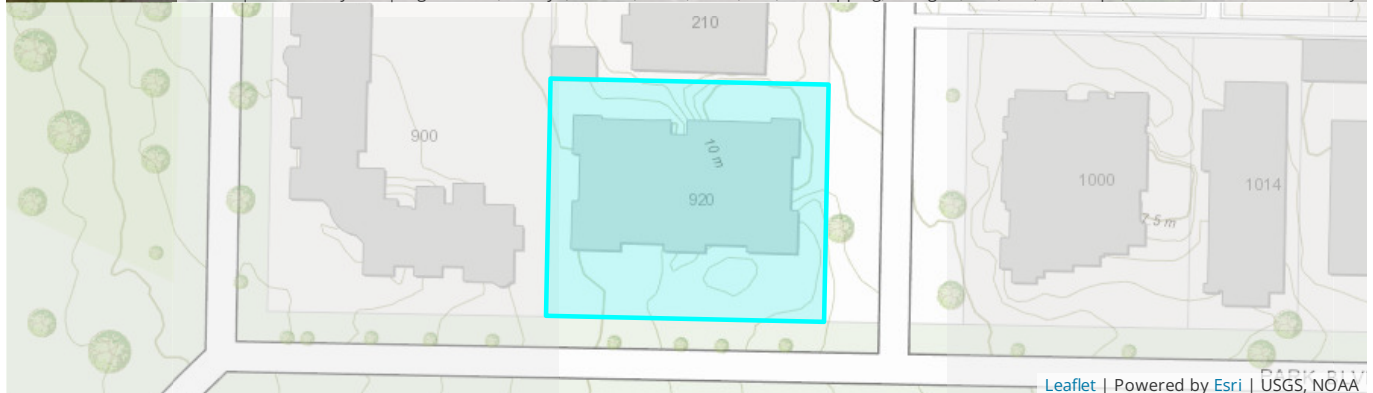
**Property Report**  
Produced by the City of Victoria  
VicMap: Victoria.ca/map

103-920 PARK BLVD

5/2/2023



Leaflet | Powered by Esri | DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Leaflet | Powered by Esri | USGS, NOAA

PID: 000-316-024

Legal Type: STRATA

Plan Number: VIS875

Folio: 03183021

Lot Number: 2

Legal Description: LOT 2 PLAN VIS875 VICTORIA OF LOT 1694 .

BC Assessment Actual Use: 030 STRATA LOT - RESIDENCE (CONDOMINIUM)

Extra PIDs listed on this parcel: None

**ASSESSMENT AND TAX INFORMATION**

| Year | Assess Type | Land Value | Improvement Value | Total (Land + Improvement) | Exempt Amount | Tax Levy |
|------|-------------|------------|-------------------|----------------------------|---------------|----------|
| 2023 | GENERAL     | \$850,000  | \$87,300          | \$937,300                  | \$0           | None     |
| 2022 | GENERAL     | \$622,000  | \$81,900          | \$703,900                  | \$0           | \$3,209  |
| 2021 | GENERAL     | \$553,000  | \$72,700          | \$625,700                  | \$0           | \$3,237  |

**PLANNING INFORMATION**

Neighbourhood: FAIRFIELD

Area Planner: MANASVINI THIAGARAJAN 778.746.6836

Councillor Liaison: [MATT DELL](#) 250.361.0219

Development Permit Area: DPA 16 - GENERAL FORM AND CHARACTER

Heritage Status: None

Land Use Contract: None

Special Restrictions: None

Zoning: R3-AM-2: [Mid-Rise Multiple Dwelling District.pdf](#)

Garbage Zone: [2 A](#)

School District: GREATER VICTORIA SCHOOL DISTRICT #61

**Storm and/or Sewer Lateral Connections:**

| Type                | Address | Location | ID  |
|---------------------|---------|----------|-----|
| See Common Property | N/A     | N/A      | N/A |

**Water Services:**

| Acct No             | Serial No | Size (inch) | Type | Description | Notes |
|---------------------|-----------|-------------|------|-------------|-------|
| See Common Property | N/A       | N/A         | N/A  | N/A         | N/A   |

**Building/Electrical/Plumbing Permits (Active or On Hold):**

| Issued Date | Folder No | Type | Status | Subject | Purpose |
|-------------|-----------|------|--------|---------|---------|
|             | None      | None | None   | None    | None    |

**Historical Permit Cards:**

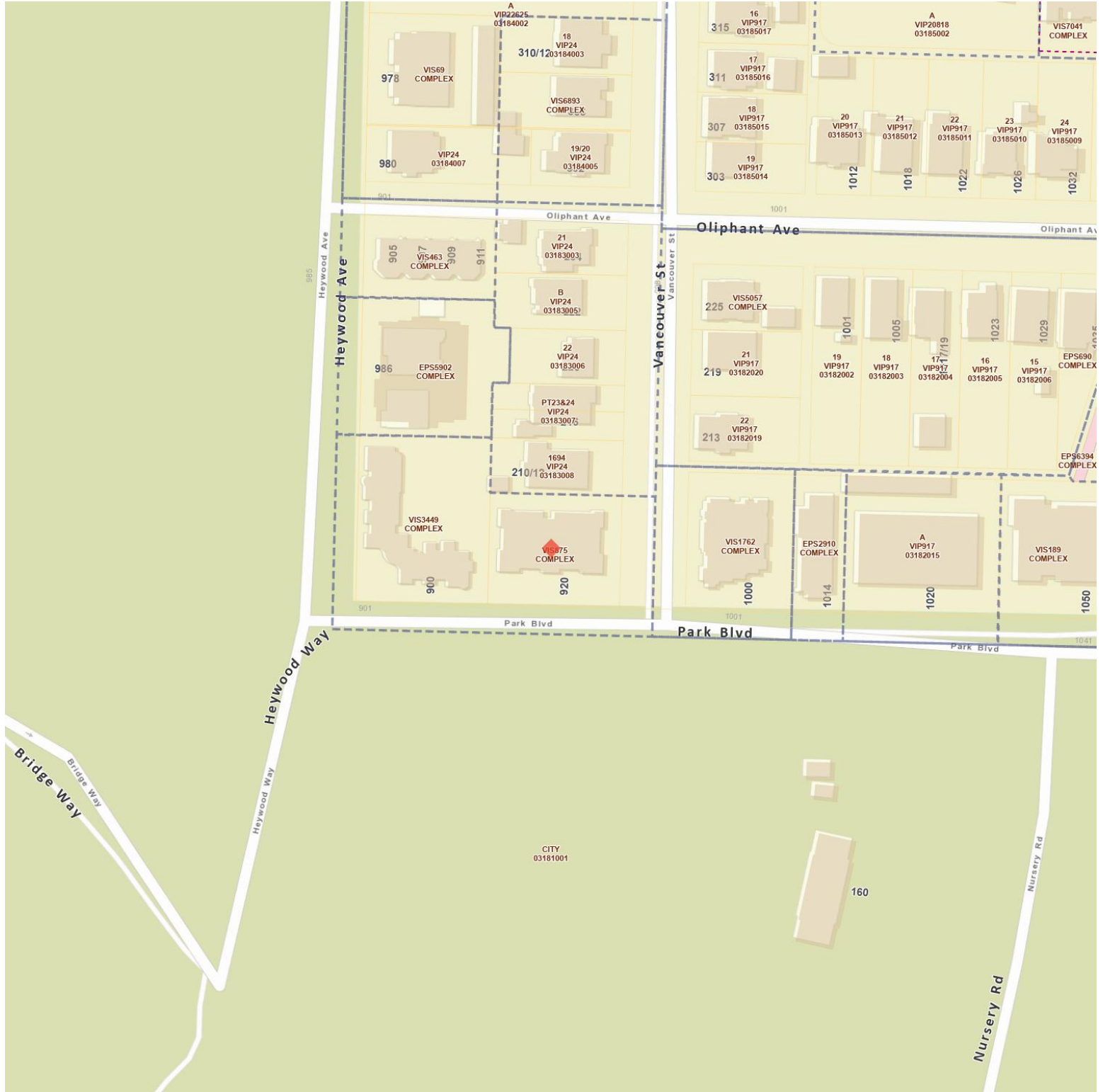
| Card Type | LINK |
|-----------|------|
| None      |      |

**Planning and Development Applications/Permits (Active or On Hold):**

| Date | Status | Folder No | Type | Purpose |
|------|--------|-----------|------|---------|
| None | N/A    | N/A       | N/A  | N/A     |

These data are derived from a variety of sources, historic and current. Accuracy, completeness, correctness, and currency are not guaranteed. Persons accessing the map agree to and accept that their use of any information contained therein is entirely at their own risk. The City of Victoria assumes no obligation or liability for the use of the map data. Distribution of this data is for information purposes and should not be considered authoritative for construction, geotechnical, engineering, navigational, legal or other site-specific uses. Consulting the map service should not be considered a replacement for on-site inspections and appropriate investigations. [Please click here to read the full disclaimer.](#)

# Legal

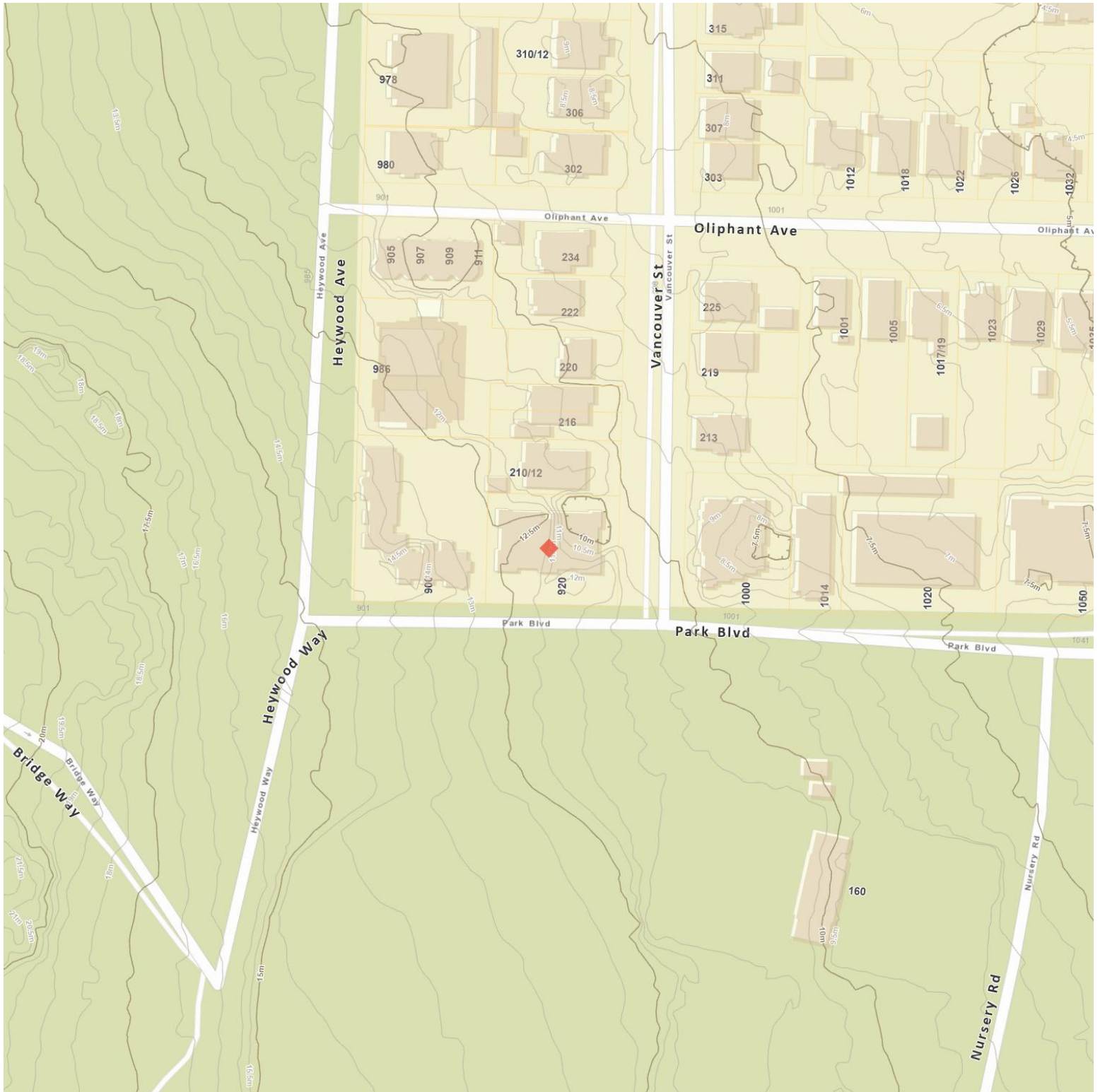


## Legend

- |                                    |   |  |                      |
|------------------------------------|---|--|----------------------|
| World Street Map<br>Address Labels | Main Victoria Streets<br>Address Labels - Esquimalt | All Victoria Streets<br>Legal Descriptions | Surrounding Streets  |
| Parcels (PID based)                | Esquimalt Parcels                                   | Buildings                                  | Easements            |
| Zoning Polygons                    | Comprehensive Development Area<br>Boundary          | Land Use Contract                          | Special Polygons     |
|                                    |   |  | Special Restrictions |



# Contours



## Legend

World Street Map  
 Address Labels  
 Interim (0.5m)  
 Buildings

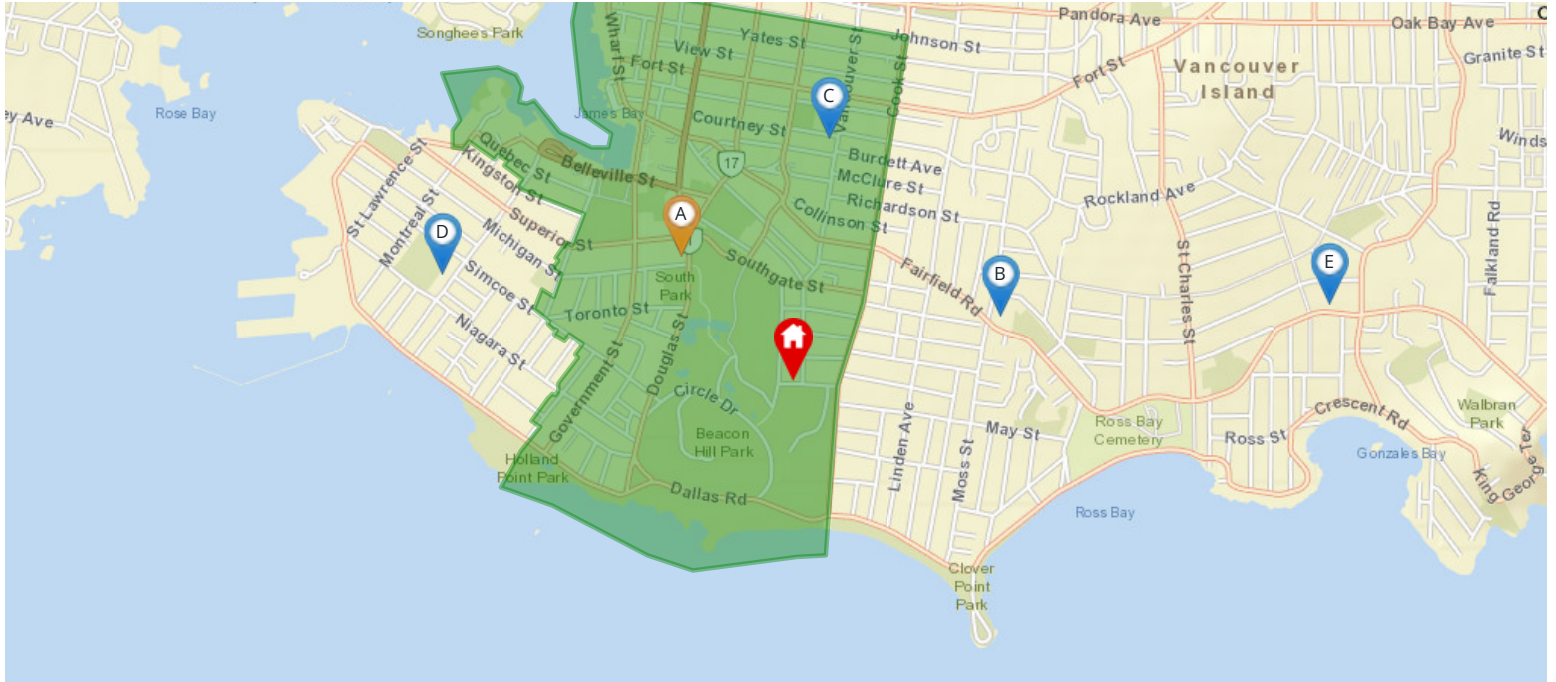
Main Victoria Streets  
 Address Labels - Esquimalt  
 Dep Interim (0.5m)

All Victoria Streets  
 Index (2.5m)  
 Parcels (PID based)

Surrounding Streets  
 Dep Index (2.5m)  
 Esquimalt Parcels

Nearest Schools

Nearby Elementary Schools

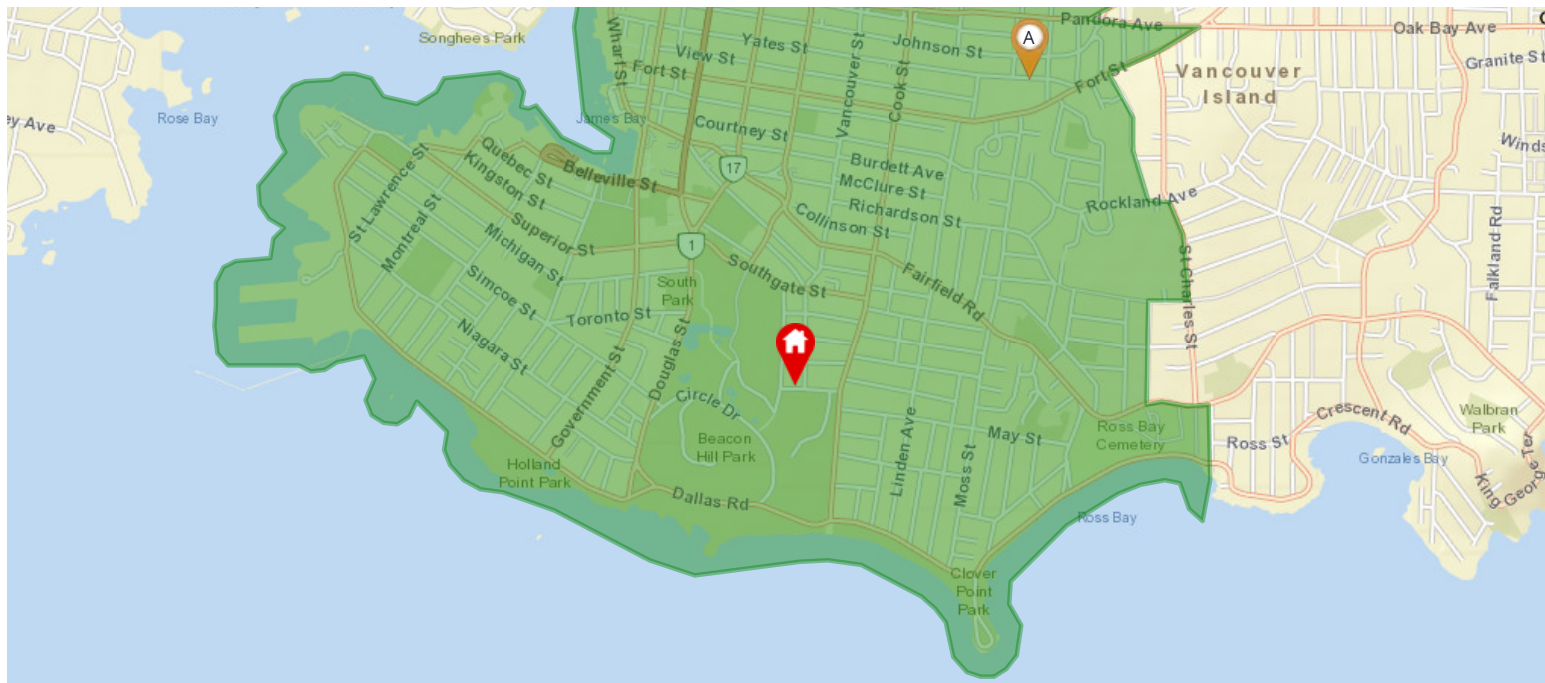


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: South Park Elementary -

| School's Name                             | Grades Covered | School District       | City     | Special Notes/Programs | Walking Time | Distance | Driving Time | Transit Time |
|---|----------------|-----------------------|----------|------------------------|--------------|----------|--------------|--------------|
| A <a href="#">South Park</a>              | K - 5          | <a href="#">SD 61</a> | Victoria |                        | 10 mins      | 0.8 km   | 3 mins       | 10 mins      |
| B <a href="#">Sir James Douglas</a>       | K - 5          | <a href="#">SD 61</a> | Victoria |                        | 14 mins      | 1.1 km   | 3 mins       | 14 mins      |
| C <a href="#">Christ Church Cathedral</a> | K - 8          | Independent           | Victoria |                        | 15 mins      | 1.2 km   | 4 mins       | 15 mins      |
| D <a href="#">James Bay</a>               | K - 5          | <a href="#">SD 61</a> | Victoria |                        | 22 mins      | 1.8 km   | 5 mins       | 22 mins      |
| E <a href="#">Margaret Jenkins</a>        | K - 5          | <a href="#">SD 61</a> | Victoria |                        | 32 mins      | 2.6 km   | 5 mins       | 19 mins      |
| F <a href="#">George Jay</a>              | K - 5          | <a href="#">SD 61</a> | Victoria |                        | 32 mins      | 2.5 km   | 7 mins       | 32 mins      |

## Nearby Middle Schools



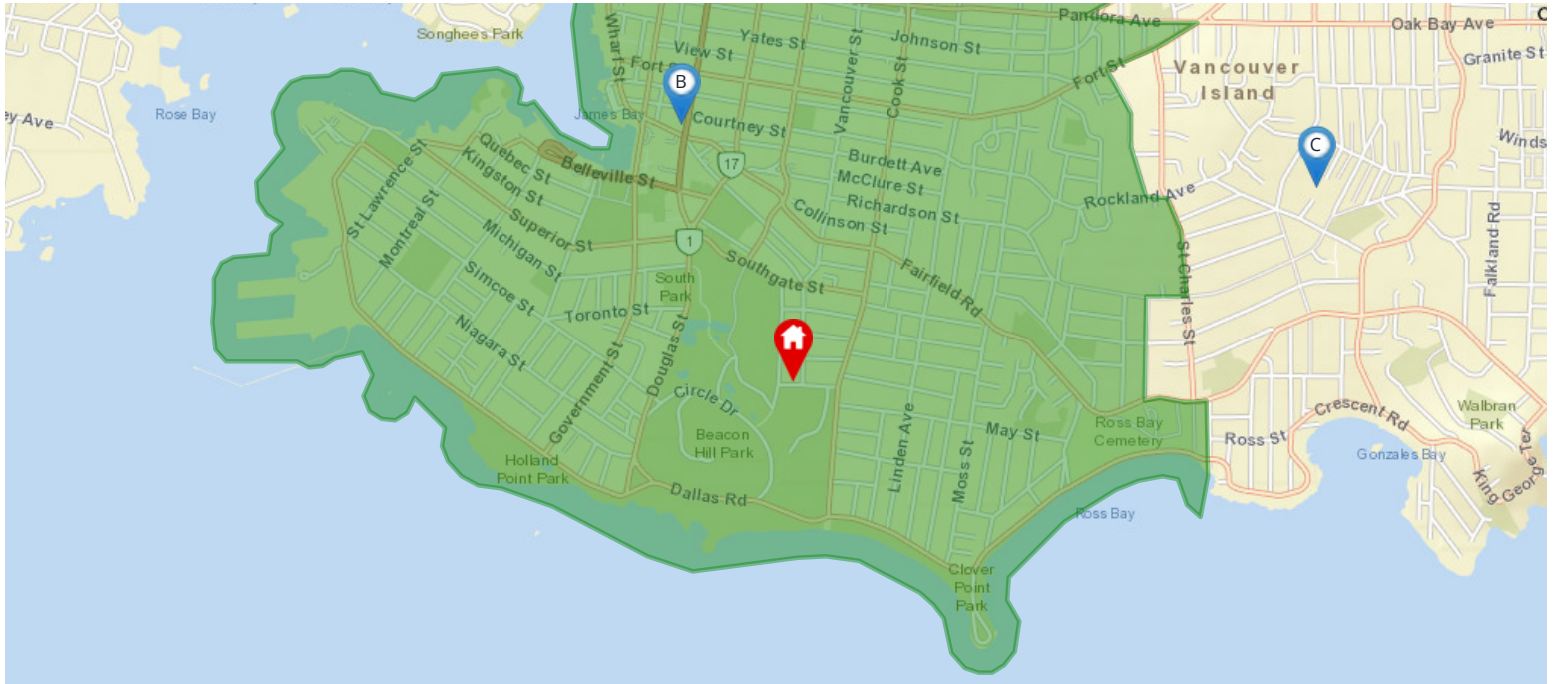
Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Central Middle -

| School's Name                              | Grades Covered | School District       | City     | Special Notes/Programs | Walking Time   | Distance | Driving Time | Transit Time |
|--|----------------|-----------------------|----------|------------------------|----------------|----------|--------------|--------------|
| A <a href="#">Central Middle School</a>    | 6 - 8          | <a href="#">SD 61</a> | Victoria |                        | 28 mins        | 2.1 km   | 6 mins       | 28 mins      |
| B <a href="#">Monterey Middle School</a>   | 6 - 8          | <a href="#">SD 61</a> | Victoria |                        | 50 mins        | 4.0 km   | 9 mins       | 29 mins      |
| C <a href="#">Lansdowne Middle School</a>  | 6 - 8          | <a href="#">SD 61</a> | Victoria |                        | 1 hour 5 mins  | 5.1 km   | 11 mins      | 39 mins      |
| D <a href="#">Rockheights</a>              | 6 - 8          | <a href="#">SD 61</a> | Victoria |                        | 1 hour 14 mins | 5.7 km   | 15 mins      | 51 mins      |
| E <a href="#">Colquitz Middle School</a>   | 6 - 8          | <a href="#">SD 61</a> | Victoria |                        | 1 hour 26 mins | 6.7 km   | 18 mins      | 37 mins      |
| F <a href="#">Cedar Hill Middle School</a> | 6 - 8          | <a href="#">SD 61</a> | Victoria |                        | 1 hour 26 mins | 6.7 km   | 15 mins      | 46 mins      |



## Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: **Victoria High** -

| School's Name  | Grades Covered | School District             | City     | Special Notes/Programs | Walking Time  | Distance | Driving Time | Transit Time |
|--|----------------|-----------------------------|----------|------------------------|---------------|----------|--------------|--------------|
| A <a href="#">Victoria High</a>                            | 9 - 12         | <a href="#">SD 61</a>       | Victoria | AP Program             | 32 mins       | 2.5 km   | 8 mins       | 32 mins      |
| B <a href="#">Pacific School of Innovation and Inquiry</a> | 8 - 12         | Independent                 | Victoria | Independent School     | 17 mins       | 1.4 km   | 4 mins       | 17 mins      |
| C <a href="#">Glenlyon Norfolk</a>                         | K - 12         | Independent                 | Victoria | IB Program (DP)        | 41 mins       | 3.3 km   | 8 mins       | 27 mins      |
| D <a href="#">Victor Brodeur</a>                           | K - 12         | <a href="#">Independent</a> | Victoria | IB Program (DP)        | 59 mins       | 4.7 km   | 12 mins      | 37 mins      |
| E <a href="#">Oak Bay</a>                                  | 9 - 12         | <a href="#">SD 61</a>       | Victoria | AP Program             | 55 mins       | 4.4 km   | 10 mins      | 29 mins      |
| F <a href="#">Esquimalt</a>                                | 9 - 12         | <a href="#">SD 61</a>       | Victoria | AP Program             | 1 hour 2 mins | 4.9 km   | 13 mins      | 34 mins      |

# Walkscore

103 920 PARK BV Victoria, V8V 2T3



Very Walkable

Most errands can be accomplished on foot



Excellent Transit

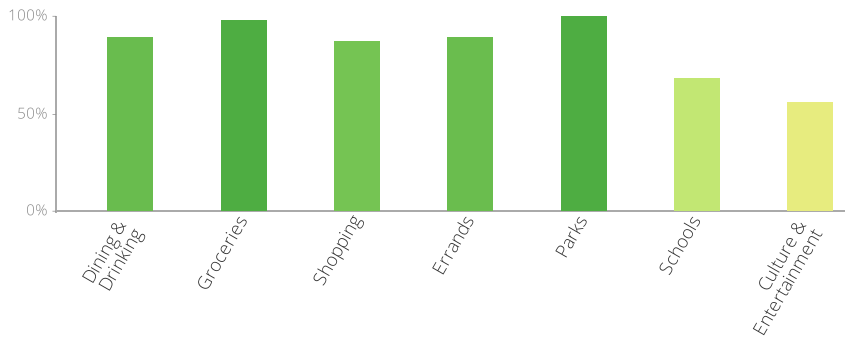
Transit is convenient for most trips



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 87 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

