

PROPERTY REPORT

105-2277 OAK BAY AV

Oak Bay

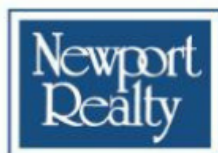
V8R 1G6

Canada

PID: 023-864-460

JULY 13, 2023

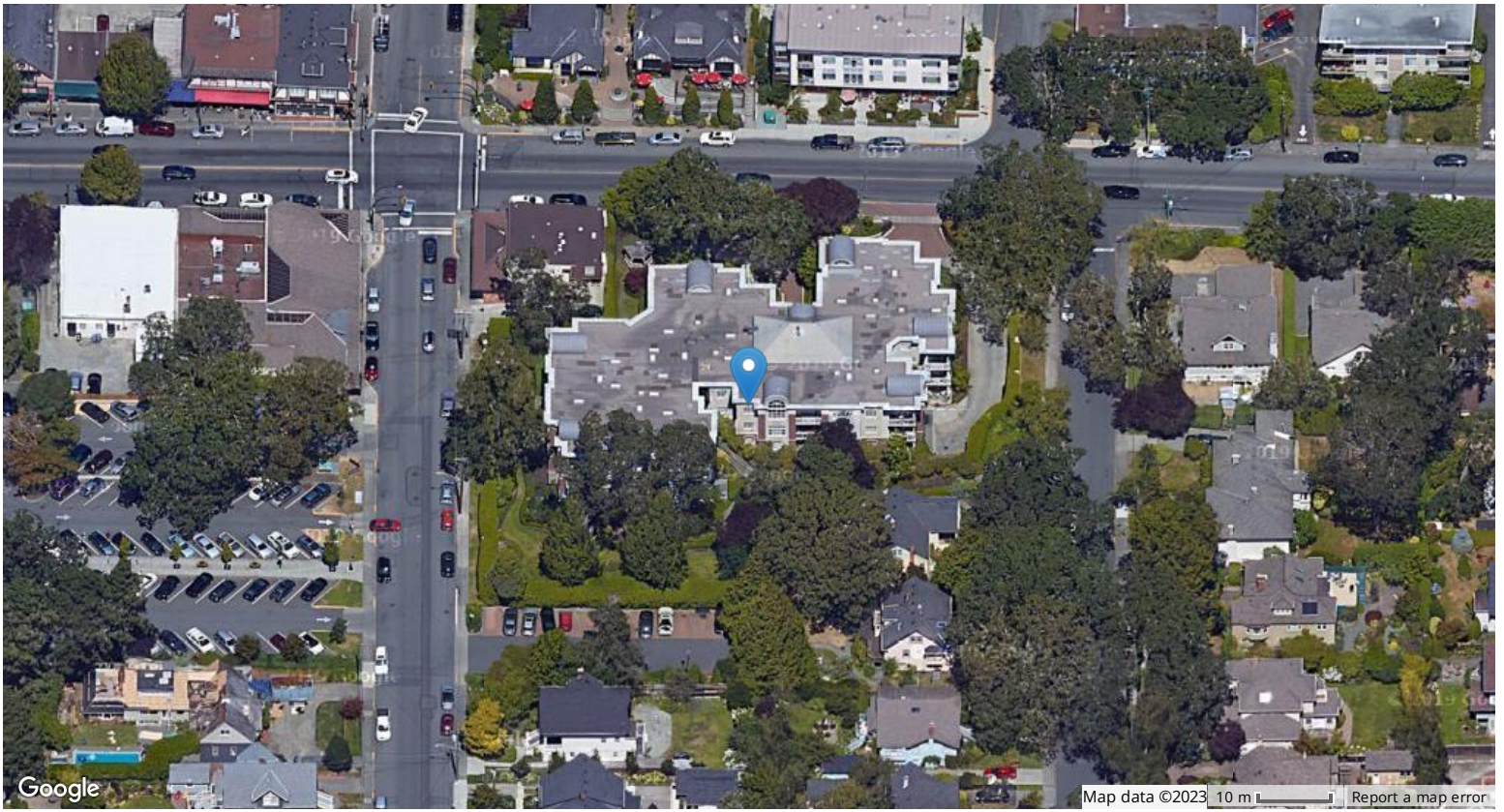
**Marc
Owen-Flood**
Personal Real Estate Corporation



CHRISTIE'S
INTERNATIONAL REAL ESTATE

www.owen-flood.com
250-385-2033

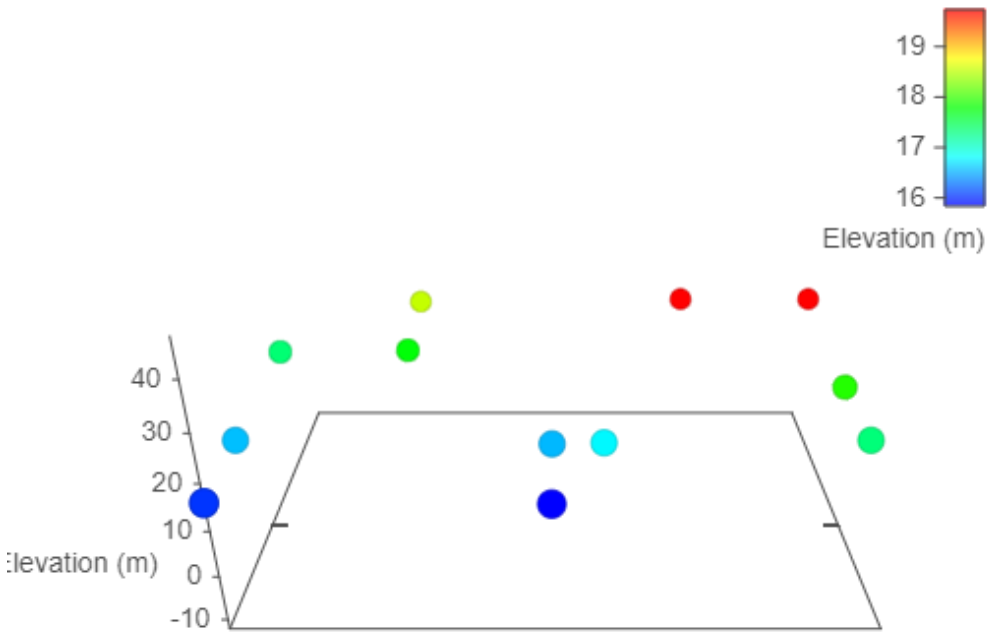
Google Views



Estimated Lot Dimensions and Topography



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



Max Elevation: 19.73 m | Min Elevation: 15.83 m | Difference: 3.90 m

Property Identification & Legal Description

| | | | |
|---------------------------|---|-------------------------|---|
| Address: | 105 2277 OAK BAY AVE VICTORIA BC V8R 1G6 | | |
| Jurisdiction: | District of Oak Bay | | |
| Roll No: | 80077200 | Assessment Area: | 1 |
| PID No: | 023-864-460 | MHR No: | |
| Neighbourhood: | South Oak Bay | | |
| Legal Unique ID: | A00000ZEB6 | | |
| Legal Description: | Strata Lot 5, Plan VIS4377, Section 23/69, 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 | | |

2022 Municipal Taxes

Gross Taxes: \$4,105

2022 Assessed Values

VALUATION:

| | Land | Improve | Total |
|---------------|-----------|-----------|-----------|
| Value: | \$640,000 | \$310,000 | \$950,000 |

GENERAL:

| | Land | Improve | Total |
|----------------------|-----------|-----------|-----------|
| Gross Value: | \$640,000 | \$310,000 | \$950,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$640,000 | \$310,000 | \$950,000 |

SCHOOL:

| | Land | Improve | Total |
|----------------------|-----------|-----------|-----------|
| Gross Value: | \$640,000 | \$310,000 | \$950,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$640,000 | \$310,000 | \$950,000 |

BC TRANSIT:

| | Land | Improve | Total |
|----------------------|-----------|-----------|-----------|
| Gross Value: | \$640,000 | \$310,000 | \$950,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$640,000 | \$310,000 | \$950,000 |

Last Three Sales Per BCA

| Conveyance Date | Price | Document No | Conveyance Type |
|-----------------|-----------|-------------|--------------------------------------|
| 2005-06-29 | \$510,000 | EX77795 | Improved Single Property Transaction |
| 1999-11-23 | \$353,500 | EN106561 | 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: | 2022-03-21 | Rec Last Modified: | 2022-03-21 |

Assessment & Tax History

| Year | Assessed Value | Gross Taxes |
|------|----------------|-------------|
| 2021 | \$892,000 | \$4,449 |
| 2020 | \$871,000 | \$4,281 |
| 2019 | \$1,027,000 | \$4,639 |

| | | |
|------|-----------|---------|
| 2017 | \$851,000 | \$4,199 |
| 2016 | \$693,000 | \$4,218 |
| 2015 | \$666,000 | \$4,202 |
| 2014 | \$640,000 | \$4,011 |
| 2013 | \$677,000 | \$4,048 |
| 2012 | \$699,000 | \$4,037 |
| 2011 | \$744,000 | \$4,216 |
| 2010 | \$686,000 | \$3,947 |
| 2009 | \$672,000 | \$3,729 |
| 2008 | \$672,000 | \$3,617 |
| 2007 | \$617,000 | \$3,487 |
| 2006 | \$523,000 | \$3,382 |
| 2005 | \$503,000 | \$3,661 |
| 2004 | \$421,000 | \$3,575 |
| 2003 | \$376,000 | \$3,581 |
| 2002 | \$351,000 | \$3,503 |
| 2001 | \$329,000 | \$3,253 |

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.

Contours



Legend

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

Walk Score

105 2277 OAK BAY AV Oak Bay, V8R 1G6



Very Walkable

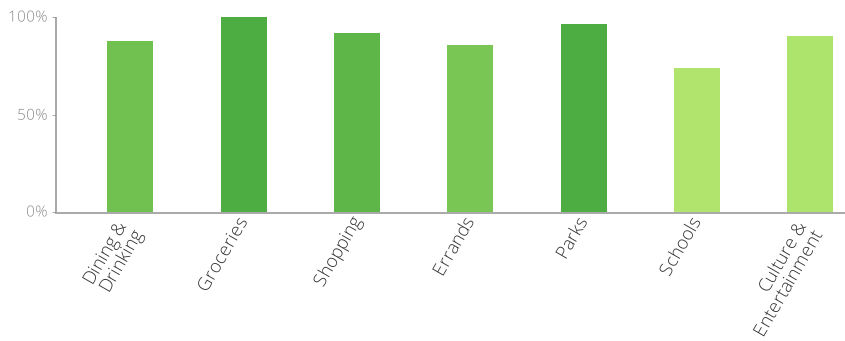
Most errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 88 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

