



PROPERTY REPORT

1185 ST. DAVID ST

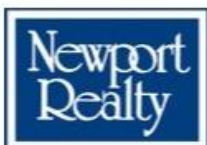
Oak Bay

V8S 4Z1

Canada

PID: 005-787-467

SEPTEMBER 6, 2024



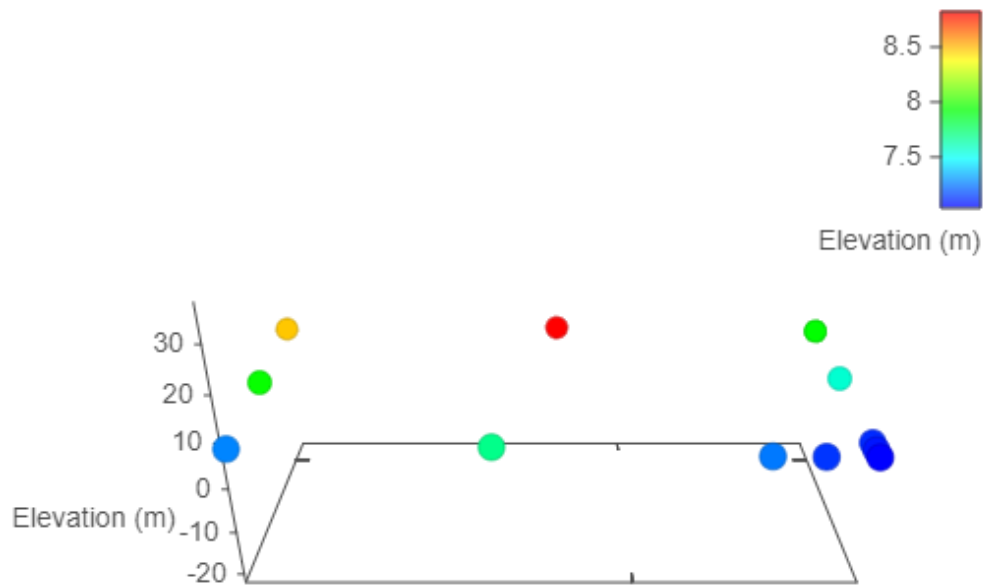
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography

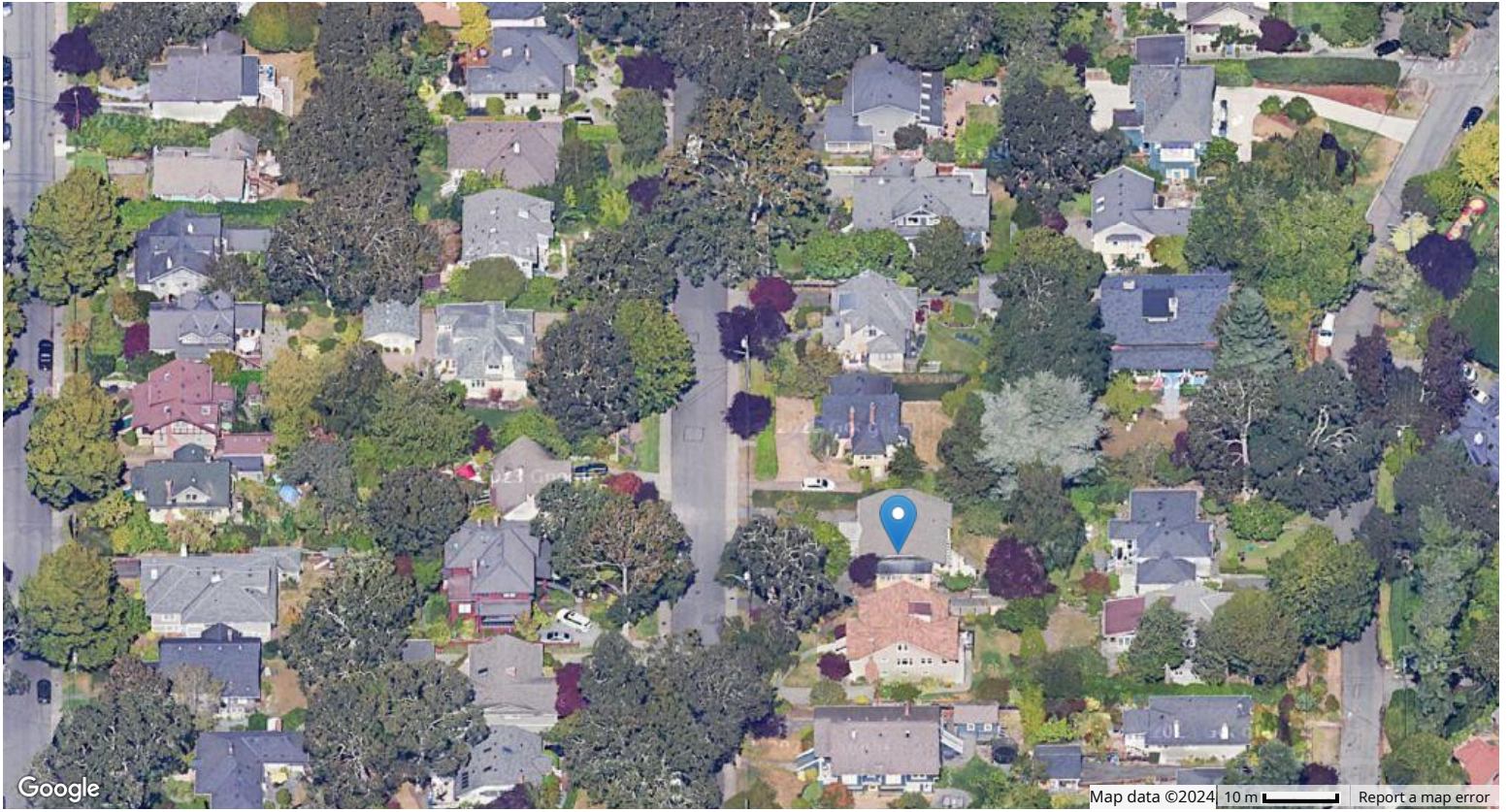


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 8.82 m | Min Elevation: 7.03 m | Difference: 1.79 m

Google Views



Property Identification & Legal Description

Address: 1185 ST. DAVID ST VICTORIA BC V8S 4Z1
Jurisdiction: District of Oak Bay
Roll No: 11426000 **Assessment Area:** 1
PID No: 005-787-467
Neighbourhood: South Oak Bay **MHR No:**
Legal Unique ID: A00000ZBJS
Legal Description: LOT 2, PLAN VIP3612, SECTION 23, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$7,548

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,552,000	\$183,000	\$1,735,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,552,000	\$183,000	\$1,735,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,552,000	\$183,000	\$1,735,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,552,000	\$183,000	\$1,735,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,552,000	\$183,000	\$1,735,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,552,000	\$183,000	\$1,735,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,552,000	\$183,000	\$1,735,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
1997-02-28	\$344,000	EL26426	Improved Single Property Transaction
1978-11-15	\$74,000	G92205	Improved Single Property Transaction

Other Property Information

Lot SqFt:	8,424	Lot Width:	72
Lot Acres:	0.19	Lot Depth:	117
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	1 STY SFD - Before 1930 - Standard
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

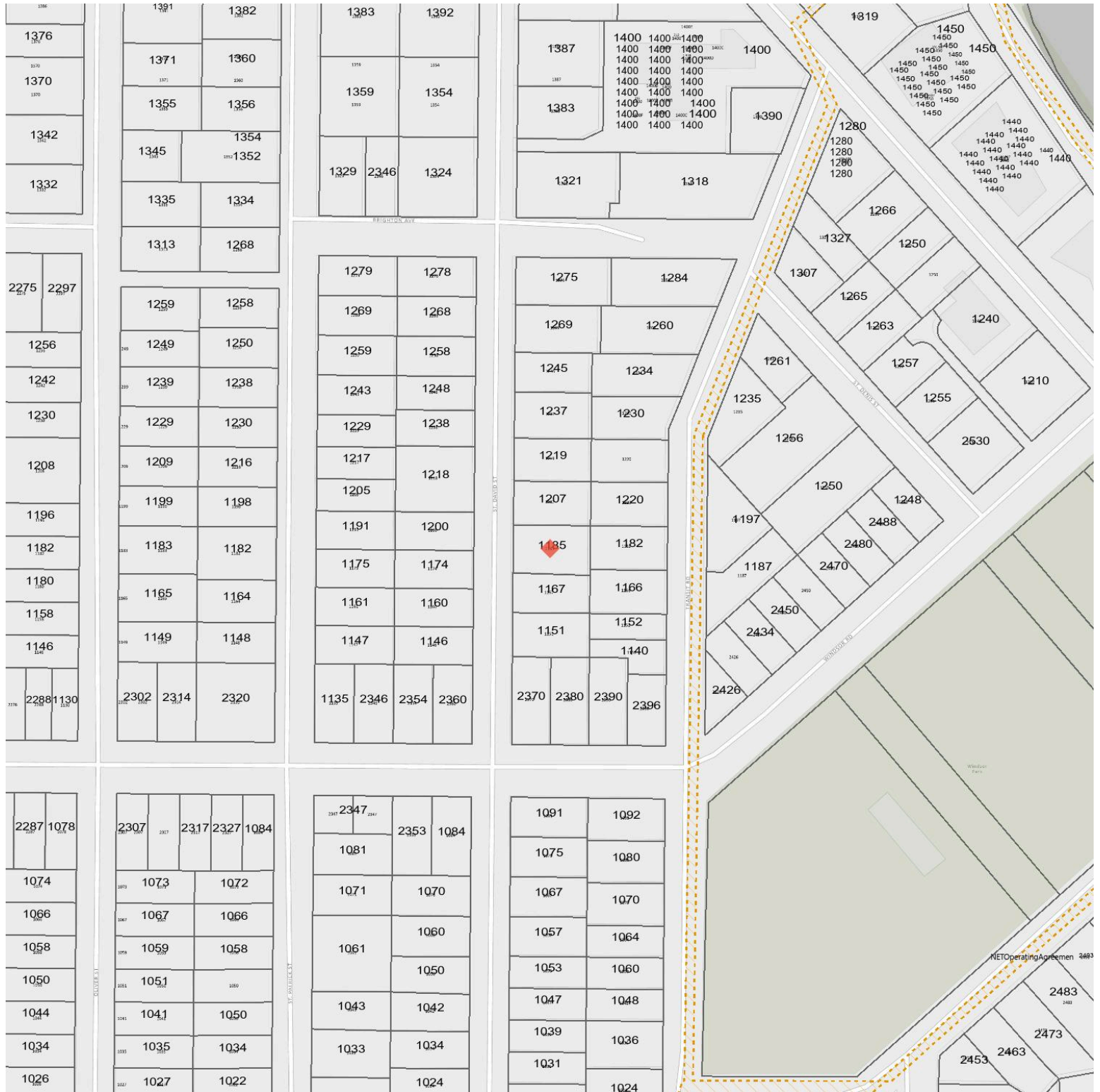
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,722,000	\$7,548
2022	\$1,586,000	\$7,047
2021	\$1,309,000	\$6,718
2020	\$1,246,000	\$6,308
2019	\$1,339,000	\$6,495

2018	\$1,255,000	\$6,126
2017	\$1,108,300	\$5,901
2016	\$877,000	\$5,755
2015	\$836,000	\$5,679
2014	\$838,000	\$5,647
2013	\$834,000	\$5,343
2012	\$823,000	\$5,109
2011	\$794,000	\$4,854
2010	\$773,000	\$4,794
2009	\$777,000	\$4,647
2008	\$777,000	\$4,498
2007	\$751,000	\$4,543
2006	\$644,000	\$4,449
2005	\$540,000	\$4,206
2004	\$467,000	\$4,230
2003	\$386,000	\$3,935
2002	\$362,000	\$3,864
2001	\$357,000	\$3,766

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.

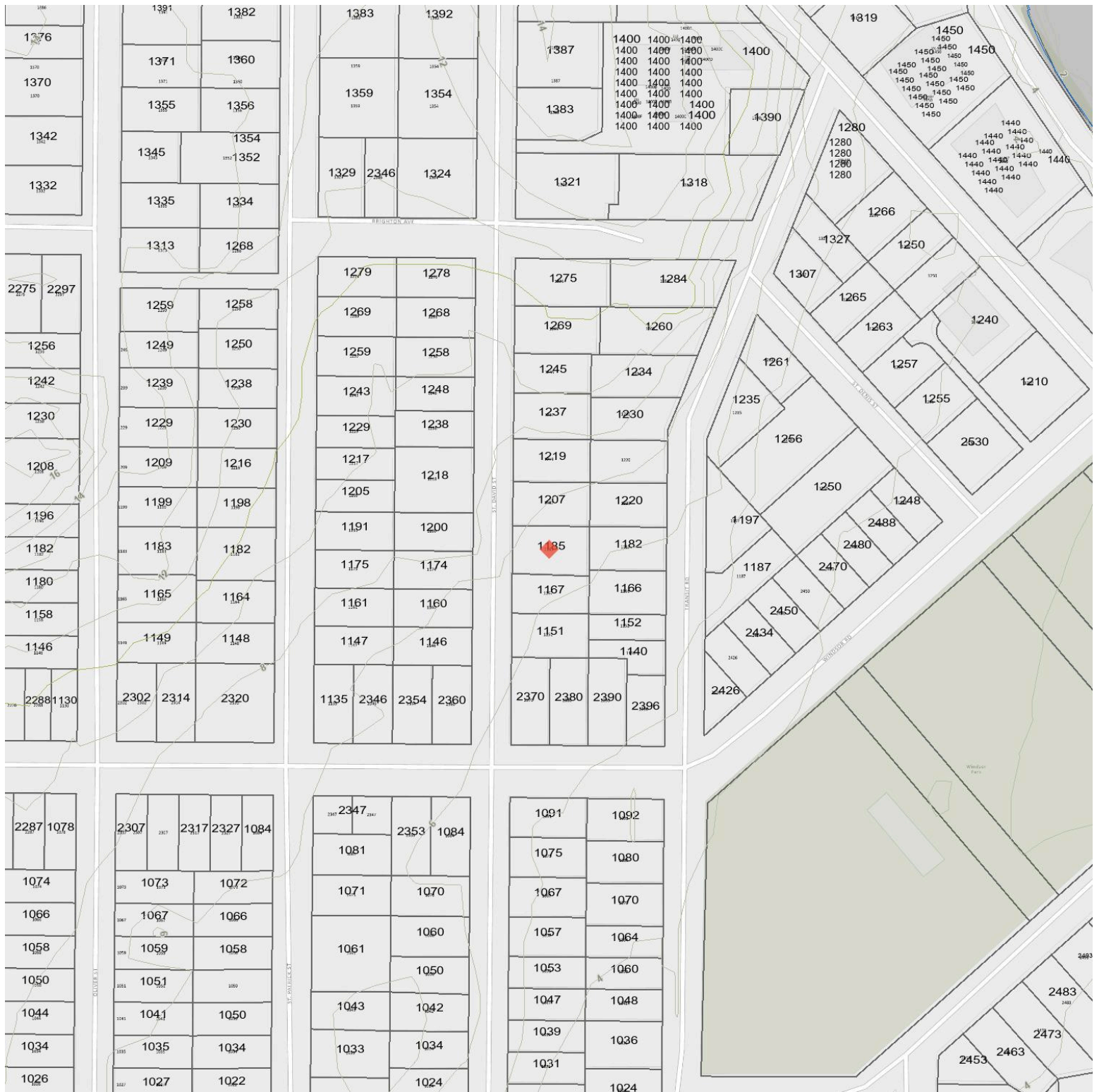
Legal



Legend

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

Contours

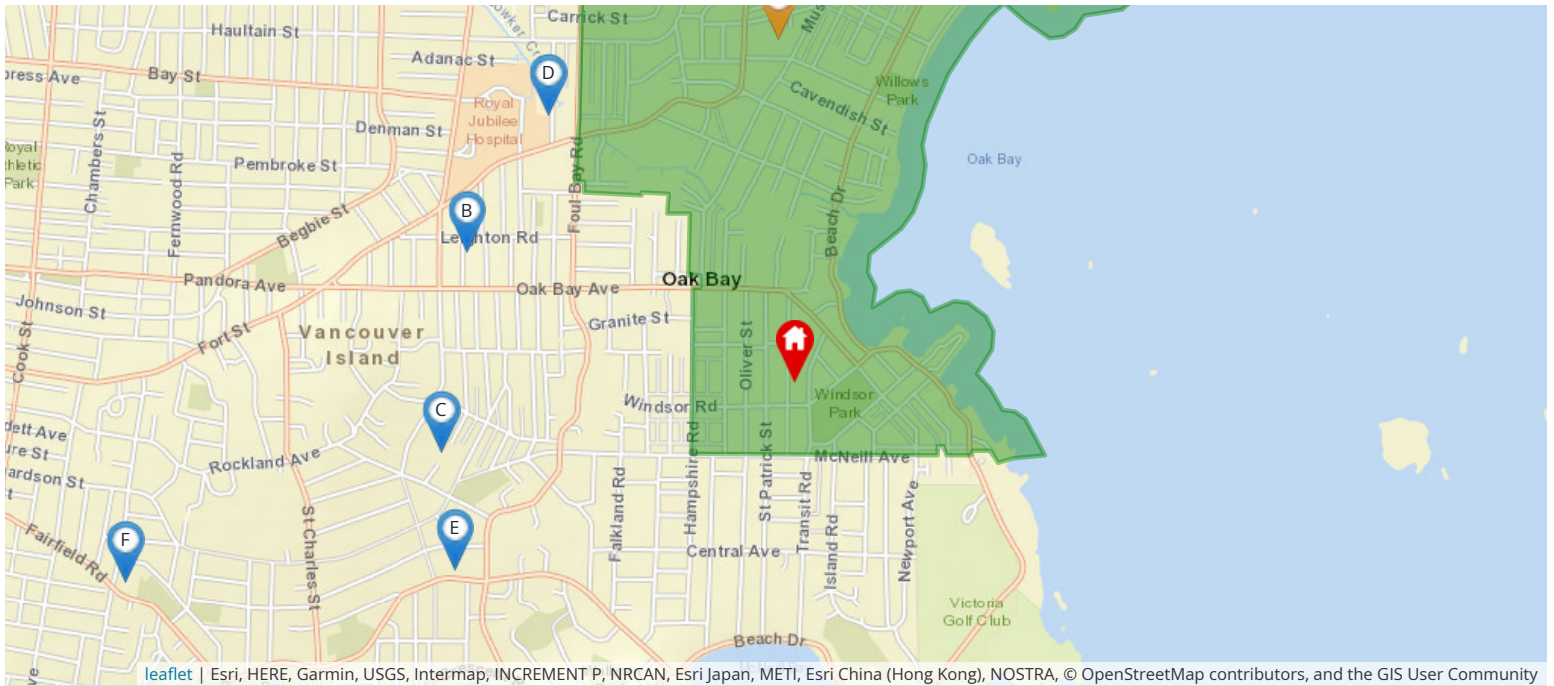


Legend

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

Nearest Schools

Nearby Elementary Schools



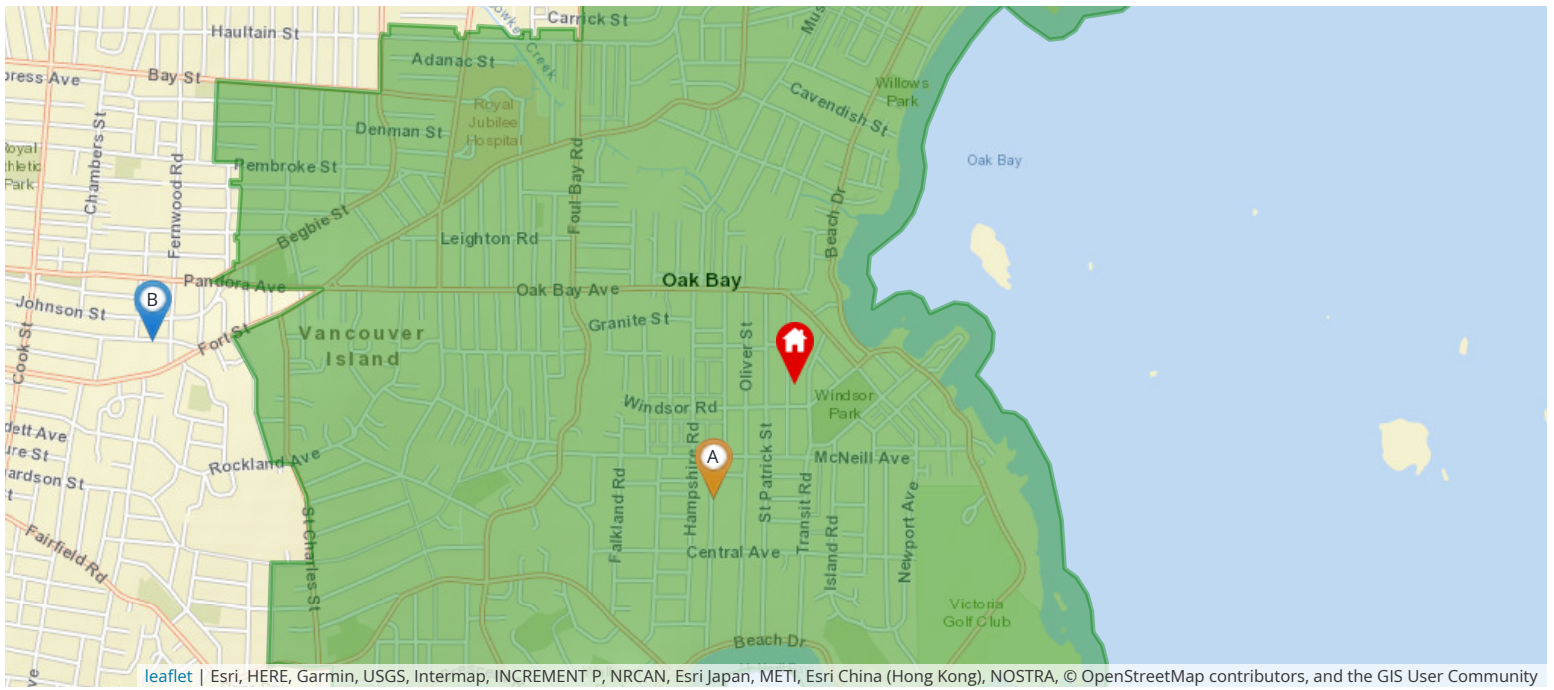
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Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Willows Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Willows	K - 5	SD 61	Victoria		26 mins	1.9 km	5 mins	20 mins
B Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	27 mins	1.9 km	5 mins	13 mins
C Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	26 mins	1.9 km	5 mins	19 mins
D St Patrick's	K - 7	Independent	Victoria		30 mins	2.2 km	7 mins	20 mins
E Margaret Jenkins	K - 5	SD 61	Victoria		29 mins	2.1 km	5 mins	19 mins
F Sir James Douglas	K - 5	SD 61	Victoria		48 mins	3.5 km	8 mins	24 mins

Nearby Middle Schools



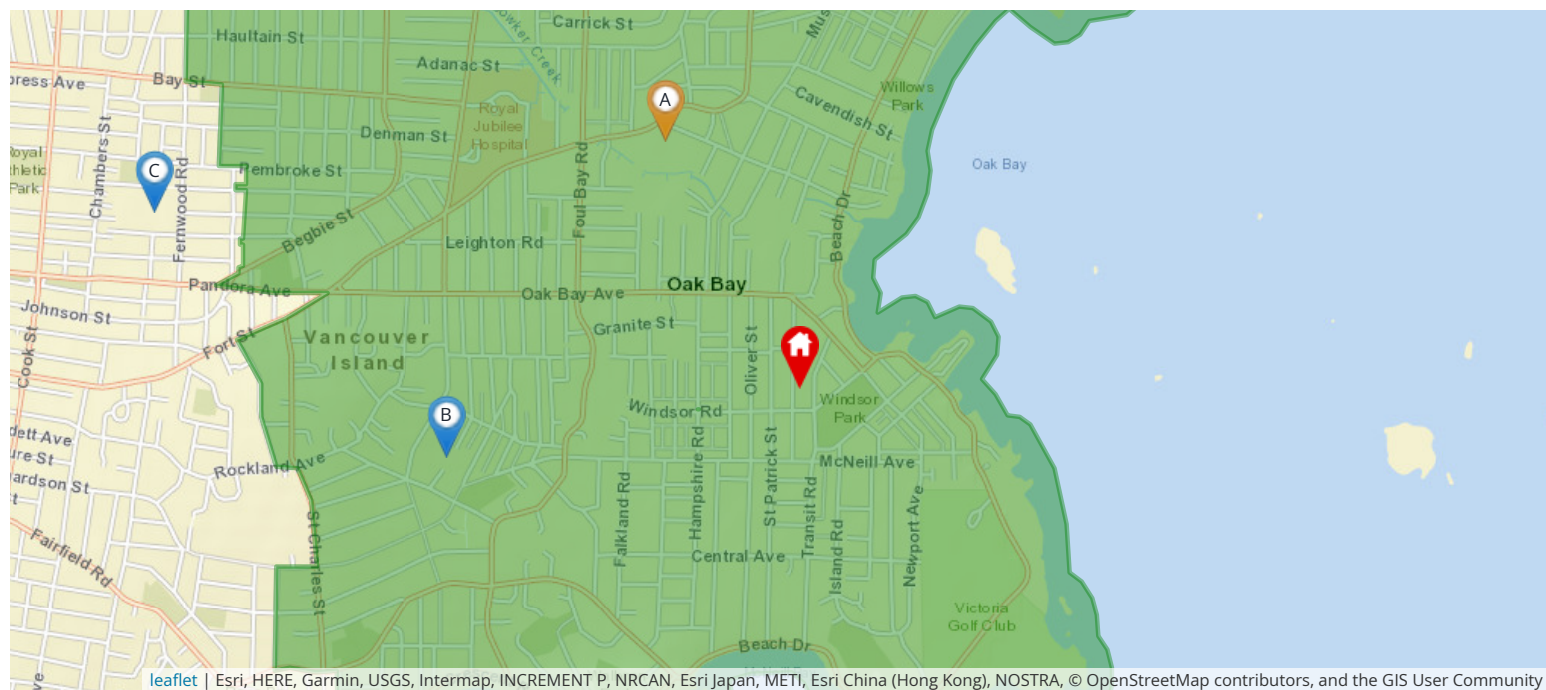
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Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Monterey Middle** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Monterey Middle School	6 - 8	SD 61	Victoria		11 mins	0.8 km	2 mins	11 mins
B Central Middle School	6 - 8	SD 61	Victoria		44 mins	3.1 km	8 mins	18 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		55 mins	3.9 km	9 mins	33 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 32 mins	6.5 km	15 mins	47 mins
E Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 30 mins	6.4 km	12 mins	37 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 56 mins	8.3 km	16 mins	1 hour 3 mins

Nearby Secondary Schools



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Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Oak Bay High** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Oak Bay	9 - 12	SD 61	Victoria	AP Program	22 mins	1.6 km	4 mins	22 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	26 mins	1.9 km	5 mins	19 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	50 mins	3.5 km	11 mins	22 mins
D St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 2 mins	4.3 km	9 mins	32 mins
E Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 6 mins	4.8 km	13 mins	19 mins
F Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 31 mins	6.4 km	13 mins	51 mins

Walk Score

1185 ST. DAVID ST Oak Bay, V8S 4Z1



Very Walkable

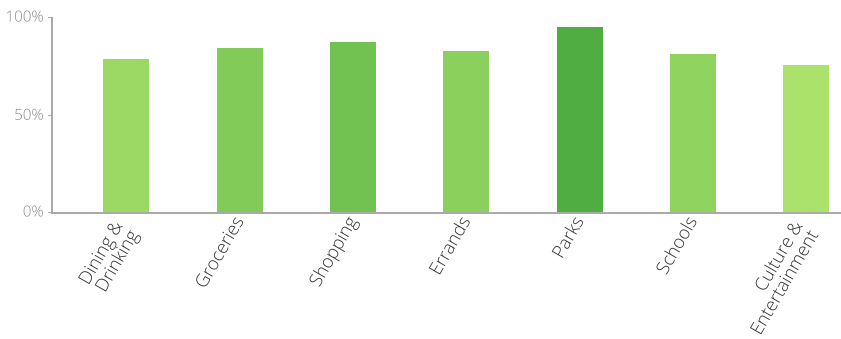
Most errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 82 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

