

PROPERTY REPORT

1494 BEACH DR

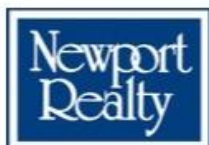
Oak Bay

V8S 2N9

Canada

PID: 009-143-726

JANUARY 16, 2025



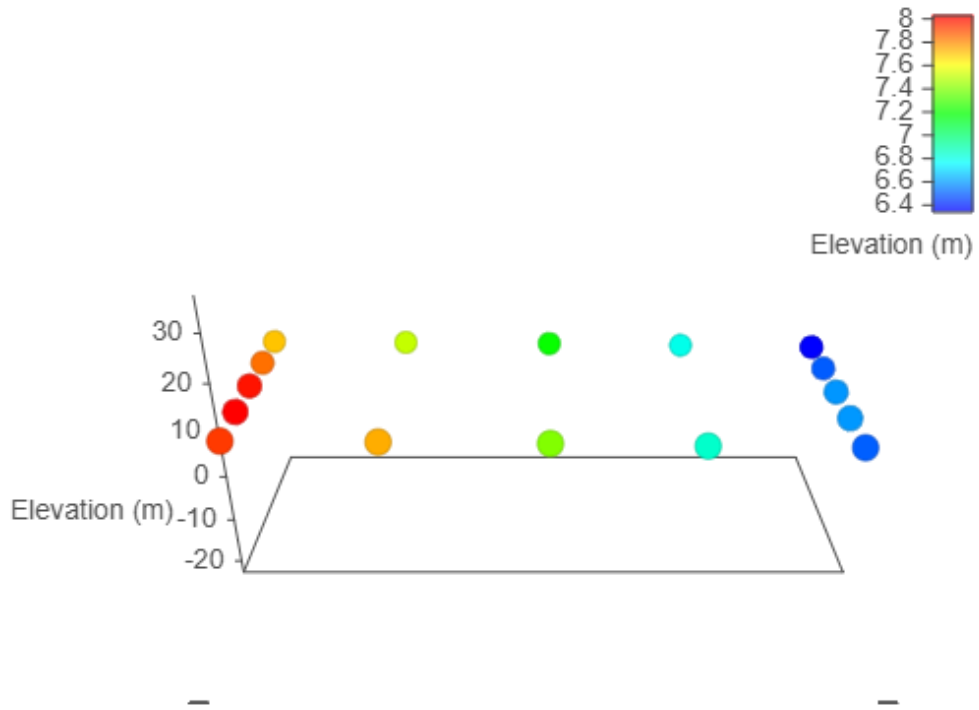
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography



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



Max Elevation: 8.03 m | Min Elevation: 6.34 m | Difference: 1.69 m



Property Identification & Legal Description

Address: 1494 BEACH DR VICTORIA BC V8S 2N9
Jurisdiction: District of Oak Bay
Roll No: 1031600 **Assessment Area:** 1
PID No: 009-143-726
Neighbourhood: North Oak Bay **MHR No:**
Legal Unique ID: A00000Z8EV
Legal Description: LOT 7, PLAN VIP368, SECTION 23 & 69, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$10,172

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,944,000	\$267,000	\$2,211,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,944,000	\$267,000	\$2,211,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,944,000	\$267,000	\$2,211,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,944,000	\$267,000	\$2,211,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,944,000	\$267,000	\$2,211,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,944,000	\$267,000	\$2,211,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,944,000	\$267,000	\$2,211,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2012-07-30	\$1,120,000	CA2687493	Improved Single Property Transaction
2009-10-23	\$1,070,000	FB308414	Improved Single Property Transaction
2003-07-07	\$188,400	EV72956	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	6,600	Lot Width:	60
Lot Acres:	0.15	Lot Depth:	110
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	1 STY SFD - After 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

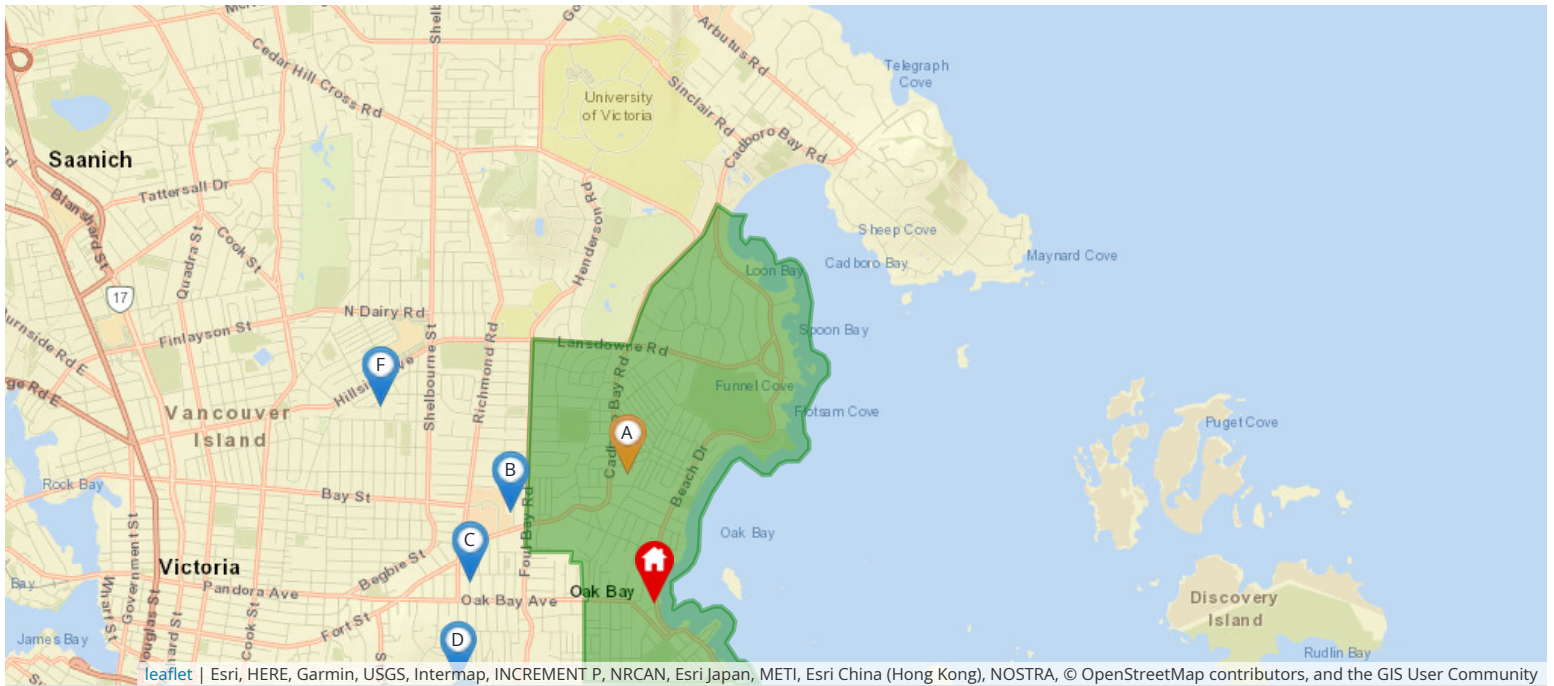
Year	Assessed Value	Gross Taxes
2023	\$2,402,000	\$10,172
2022	\$2,202,000	\$9,462
2021	\$1,680,000	\$8,338
2020	\$1,485,000	\$7,262

2019	\$1,603,000	\$7,474
2018	\$1,492,000	\$6,996
2017	\$1,331,000	\$6,802
2016	\$1,047,000	\$6,601
2015	\$1,001,000	\$6,540
2014	\$1,016,000	\$6,591
2013	\$1,051,000	\$6,469
2012	\$1,079,000	\$6,415
2011	\$1,088,000	\$6,350
2010	\$1,054,000	\$6,244
2009	\$1,314,000	\$7,454
2008	\$1,314,000	\$7,238
2007	\$1,222,000	\$7,055
2006	\$1,019,000	\$6,731
2005	\$897,000	\$6,669
2004	\$494,300	\$4,334
2003	\$376,800	\$3,728
2002	\$376,200	\$3,891
2001	\$376,900	\$3,864

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.

Nearest Schools

Nearby Elementary Schools

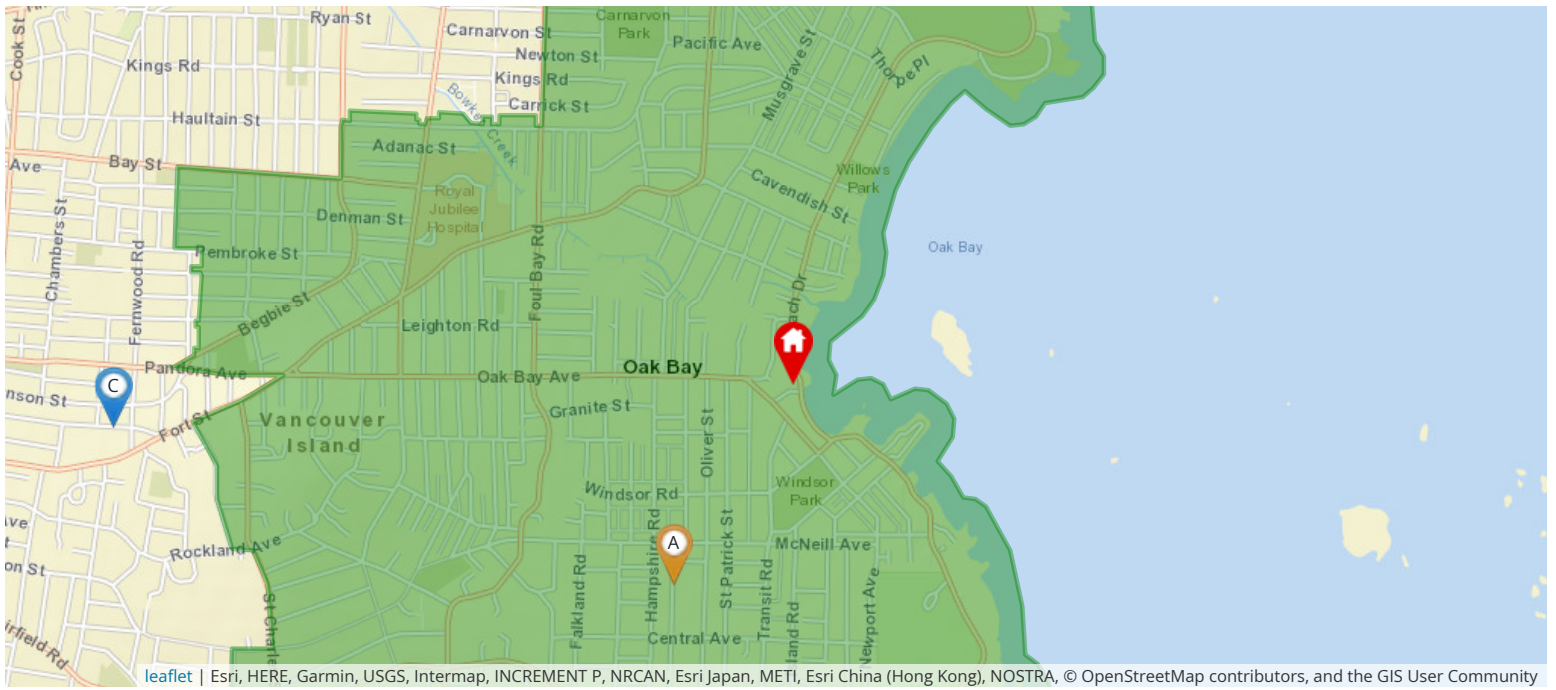


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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		20 mins	1.4 km	3 mins	20 mins
B St Patrick's	K - 7	Independent	Victoria		26 mins	1.9 km	5 mins	23 mins
C Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	24 mins	1.7 km	5 mins	15 mins
D Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	31 mins	2.2 km	6 mins	22 mins
E Margaret Jenkins	K - 5	SD 61	Victoria		36 mins	2.6 km	5 mins	41 mins
F Oaklands	K - 5	SD 61	Victoria		51 mins	3.6 km	10 mins	37 mins

Nearby Middle Schools

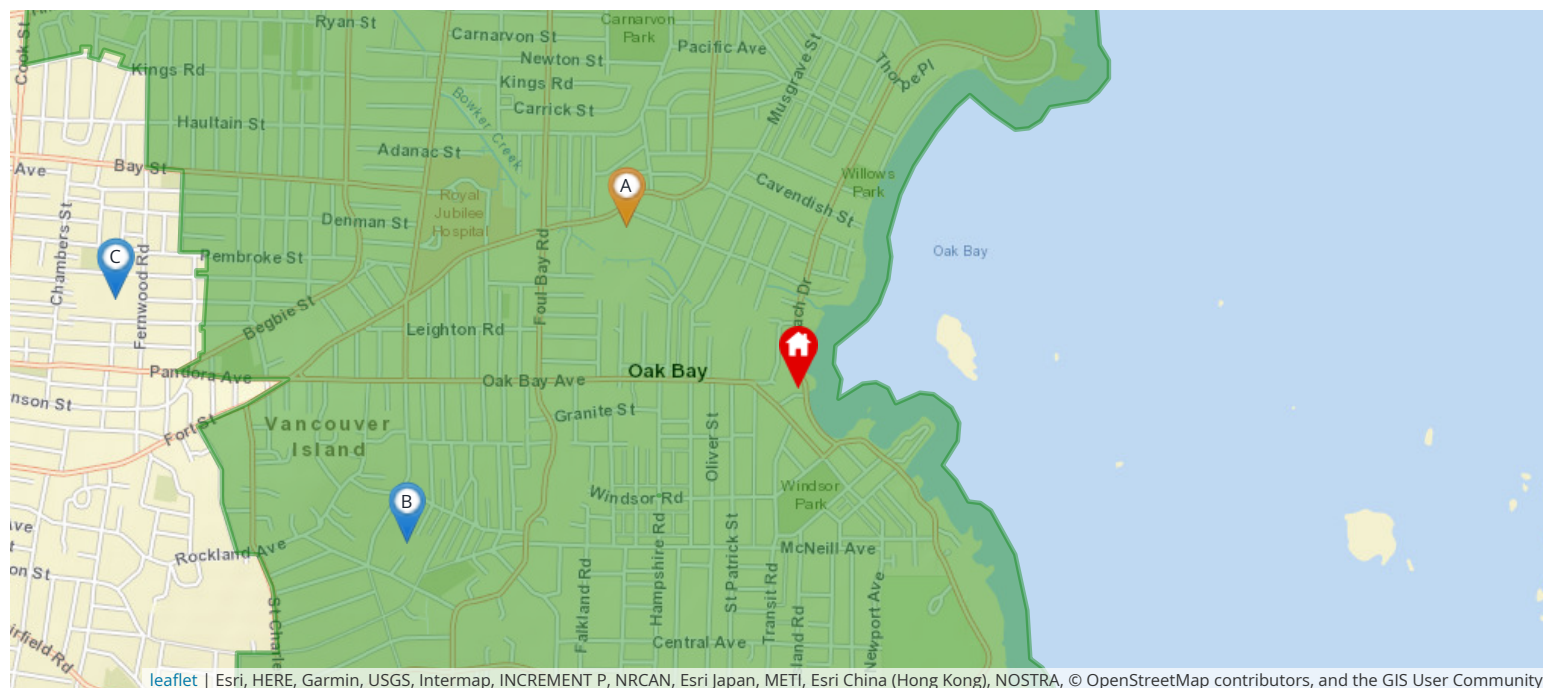


Legend: Subject Property Catchment School Other Schools

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		19 mins	1.4 km	3 mins	17 mins
B Lansdowne Middle School	6 - 8	SD 61	Victoria		50 mins	3.6 km	7 mins	33 mins
C Central Middle School	6 - 8	SD 61	Victoria		42 mins	2.9 km	7 mins	20 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 28 mins	6.2 km	13 mins	46 mins
E Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 23 mins	5.9 km	12 mins	40 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 50 mins	7.9 km	15 mins	1 hour 2 mins

Nearby Secondary Schools



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	18 mins	1.2 km	3 mins	18 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	31 mins	2.2 km	6 mins	22 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	48 mins	3.4 km	11 mins	24 mins
D St Michaels	K - 12	Independent	Victoria	AP Program	57 mins	4.0 km	8 mins	32 mins
E Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 4 mins	4.6 km	12 mins	21 mins
F Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 26 mins	6.1 km	12 mins	44 mins

Walk Score

1494 BEACH DR Oak Bay, V8S 2N9



Very Walkable

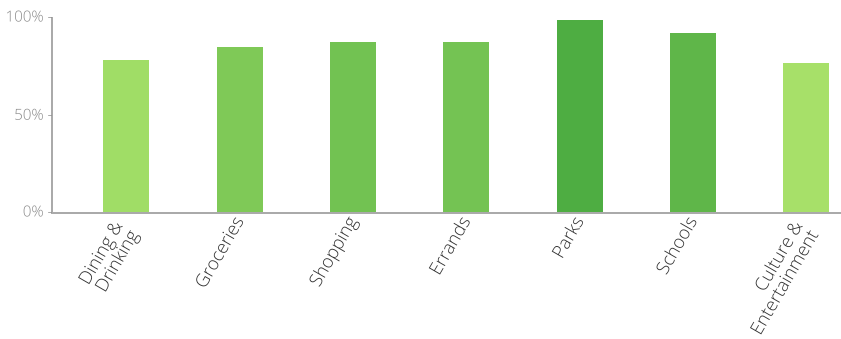
Most errands can be accomplished on foot



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

