

PROPERTY REPORT

151 DENISON RD

Oak Bay

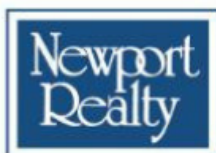
V8S 4K2

Canada

PID: 003-238-261

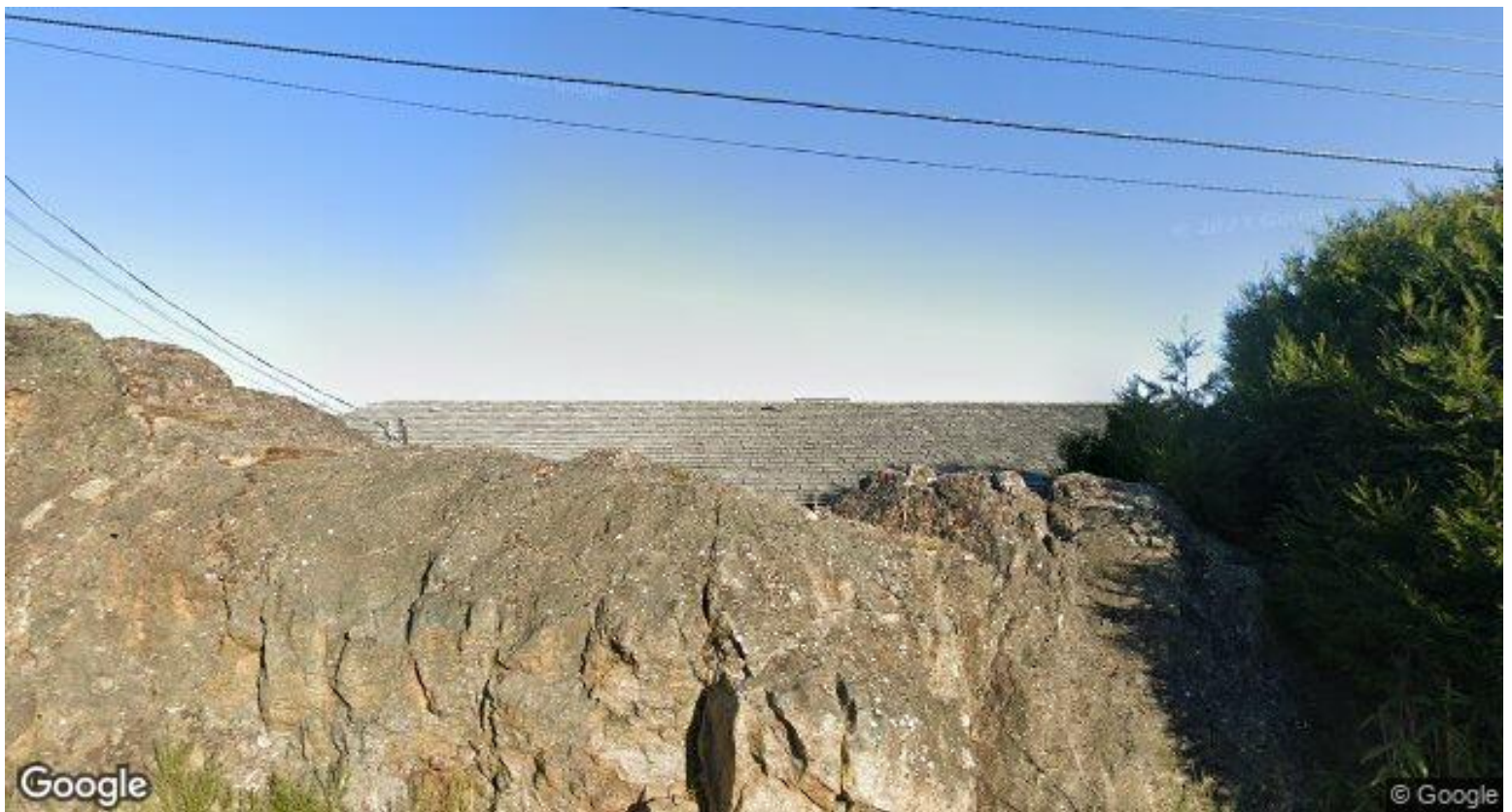
APRIL 4, 2023

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



CHRISTIE'S
INTERNATIONAL REAL ESTATE

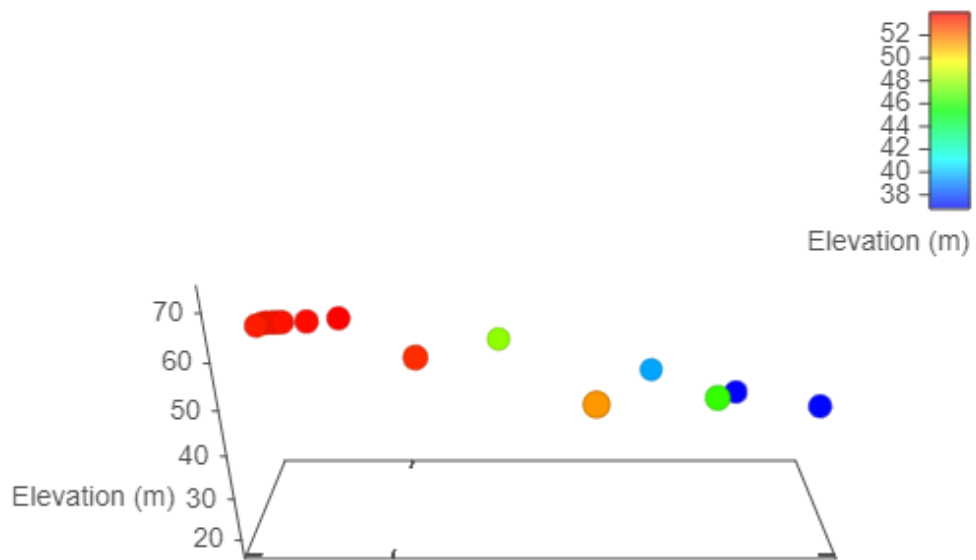
www.owen-flood.com
250-385-2033



Estimated Lot Dimensions and Topography



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



Max Elevation: 53.98 m | Min Elevation: 36.75 m | Difference: 17.23 m

Property Identification & Legal Description

Address: 151 DENISON RD VICTORIA BC V8S 4K2
Jurisdiction: District of Oak Bay
Roll No: 17651100 **Assessment Area:** 1
PID No: 003-238-261
Neighbourhood: South Oak Bay **MHR No:**
Legal Unique ID: A00000ZDAW
Legal Description: Lot 1, Plan VIP22317, Section 22, Victoria Land District, & SEC 46

2022 Municipal Taxes

Gross Taxes: \$12,358

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,983,000	\$893,000	\$2,876,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,983,000	\$893,000	\$2,876,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,983,000	\$893,000	\$2,876,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,983,000	\$893,000	\$2,876,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,983,000	\$893,000	\$2,876,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,983,000	\$893,000	\$2,876,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,983,000	\$893,000	\$2,876,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2014-04-01	\$1,380,000	CA3658226	Improved Single Property Transaction
2007-07-31	\$1,416,000	FB80881	Improved Single Property Transaction

Other Property Information

Lot SqFt:	11,550	Lot Width:	110
Lot Acres:	0.27	Lot Depth:	105
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	2 STY SFD - After 1990 - Custom
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

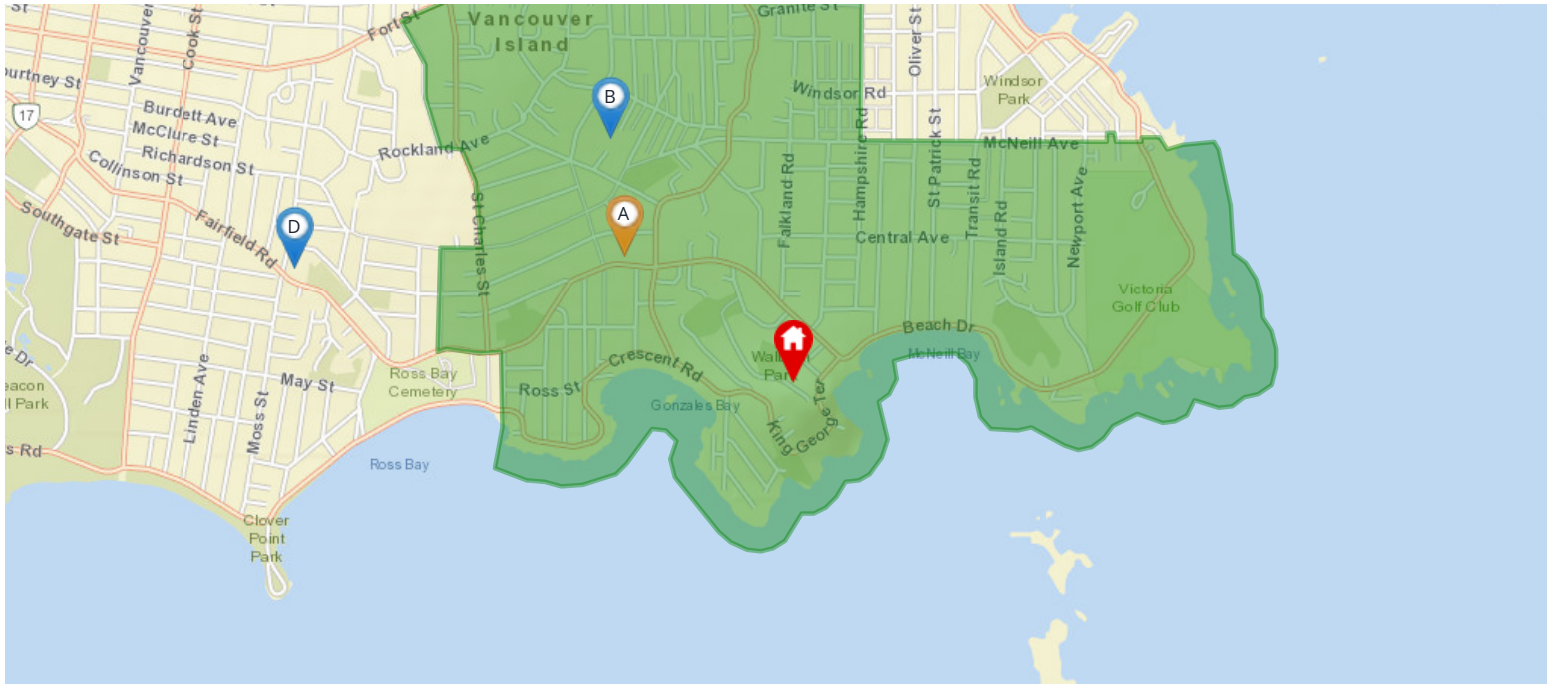
Year	Assessed Value	Gross Taxes
2021	\$2,451,000	\$12,165
2020	\$2,377,000	\$11,624
2019	\$2,451,000	\$11,288

2018	\$2,320,000	\$10,732
2017	\$2,106,000	\$10,609
2016	\$1,607,000	\$9,995
2015	\$1,598,000	\$10,291
2014	\$0	\$11,029
2013	\$1,775,000	\$10,783
2012	\$1,870,000	\$10,967
2011	\$1,717,000	\$9,903
2010	\$1,688,000	\$9,880
2009	\$1,406,000	\$7,965
2008	\$1,154,000	\$6,380
2007	\$1,018,000	\$5,907
2006	\$866,000	\$5,745
2005	\$754,000	\$5,632
2004	\$637,000	\$5,542
2003	\$495,000	\$4,850
2002	\$451,000	\$4,635
2001	\$445,000	\$4,536

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

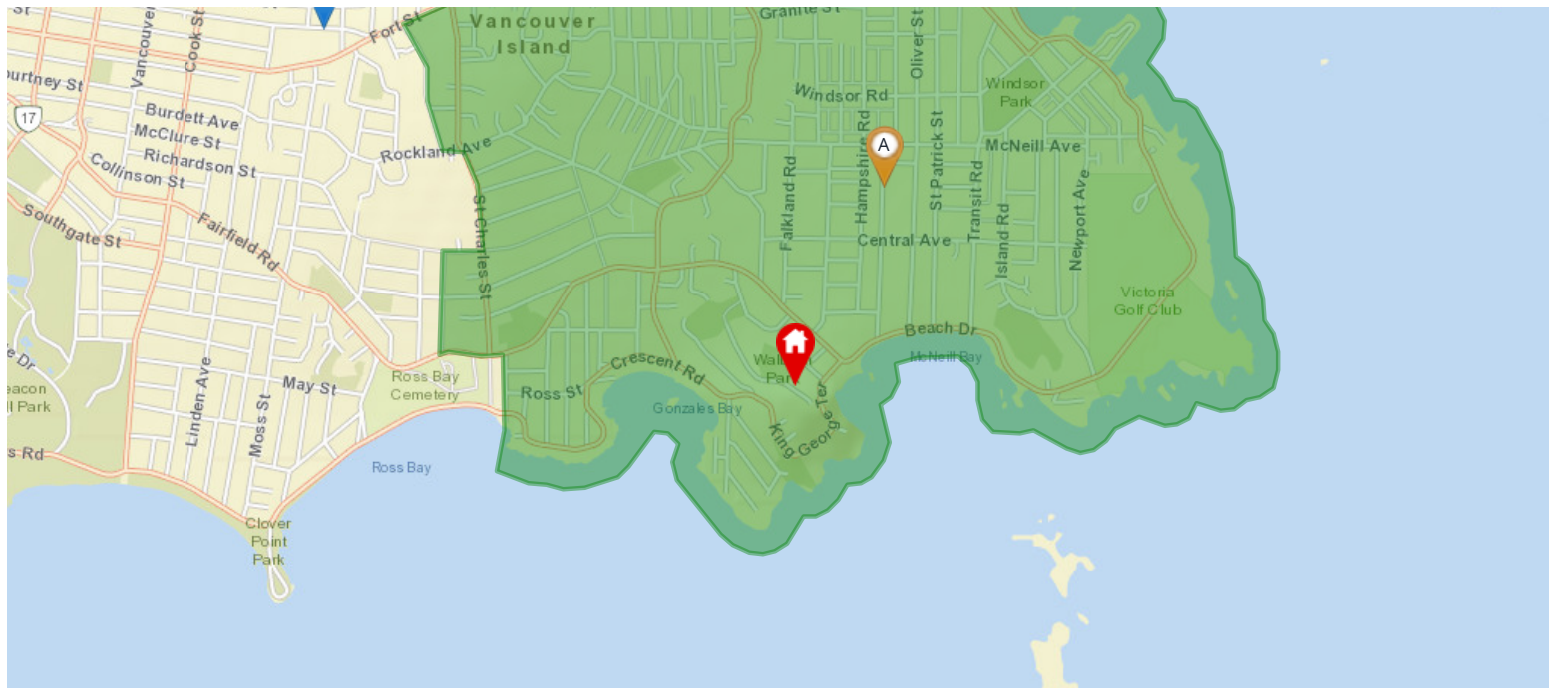


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Margaret Jenkins Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Margaret Jenkins	K - 5	SD 61	Victoria		14 mins	1.0 km	4 mins	14 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	25 mins	1.9 km	6 mins	23 mins
C Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	32 mins	2.5 km	7 mins	25 mins
D Sir James Douglas	K - 5	SD 61	Victoria		35 mins	2.8 km	7 mins	21 mins
E St Patrick's	K - 7	Independent	Victoria		38 mins	3.0 km	9 mins	23 mins
F Willows	K - 5	SD 61	Victoria		44 mins	3.5 km	11 mins	35 mins

Nearby Middle Schools

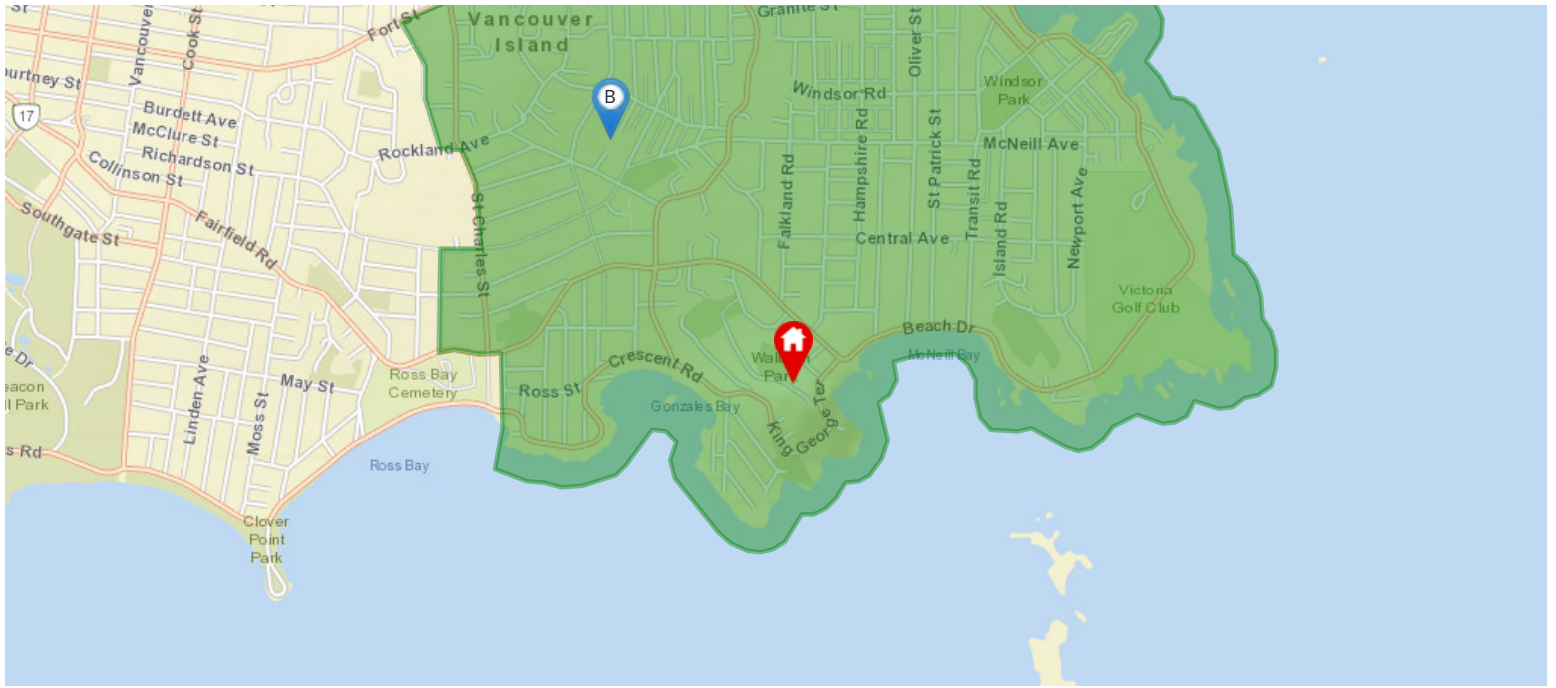


Legend: Subject Property Catchment School Other Schools

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		14 mins	1.0 km	5 mins	14 mins
B Central Middle School	6 - 8	SD 61	Victoria		40 mins	3.1 km	9 mins	34 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 0 mins	4.7 km	11 mins	30 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 34 mins	7.3 km	17 mins	45 mins
E Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 39 mins	7.8 km	17 mins	39 mins
F Rockheights	6 - 8	SD 61	Victoria		1 hour 50 mins	8.5 km	23 mins	1 hour 3 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	37 mins	2.9 km	9 mins	24 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	25 mins	1.9 km	6 mins	23 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	46 mins	3.6 km	10 mins	28 mins
D Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	55 mins	4.4 km	11 mins	26 mins
E St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 7 mins	5.2 km	12 mins	32 mins
F Esquimalt	9 - 12	SD 61	Victoria	AP Program	1 hour 39 mins	7.8 km	20 mins	50 mins