



PROPERTY REPORT

1923 QUIXOTE LN

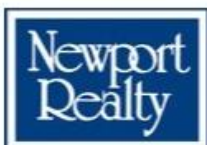
Victoria

V8S 5L5

Canada

PID: 023-446-676

SEPTEMBER 4, 2024



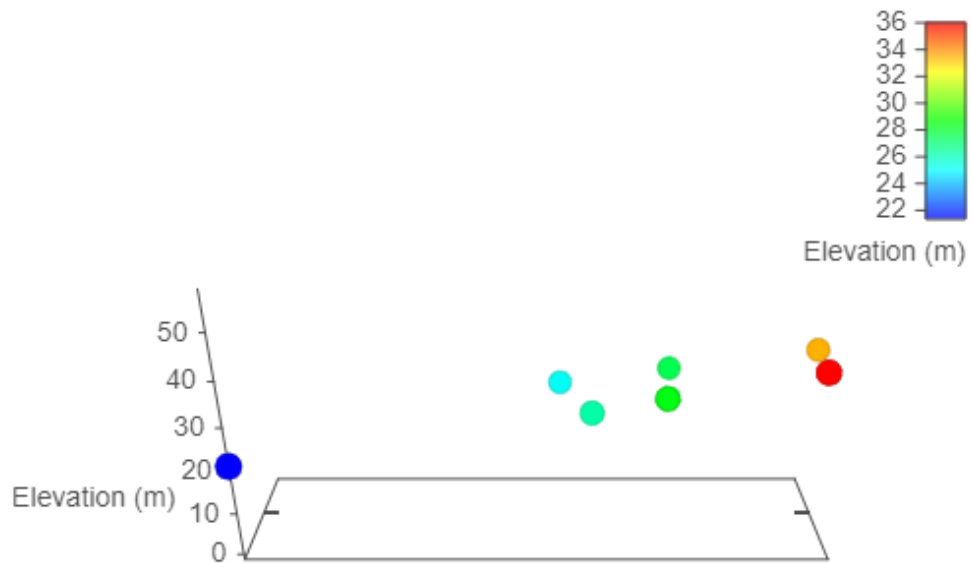
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography

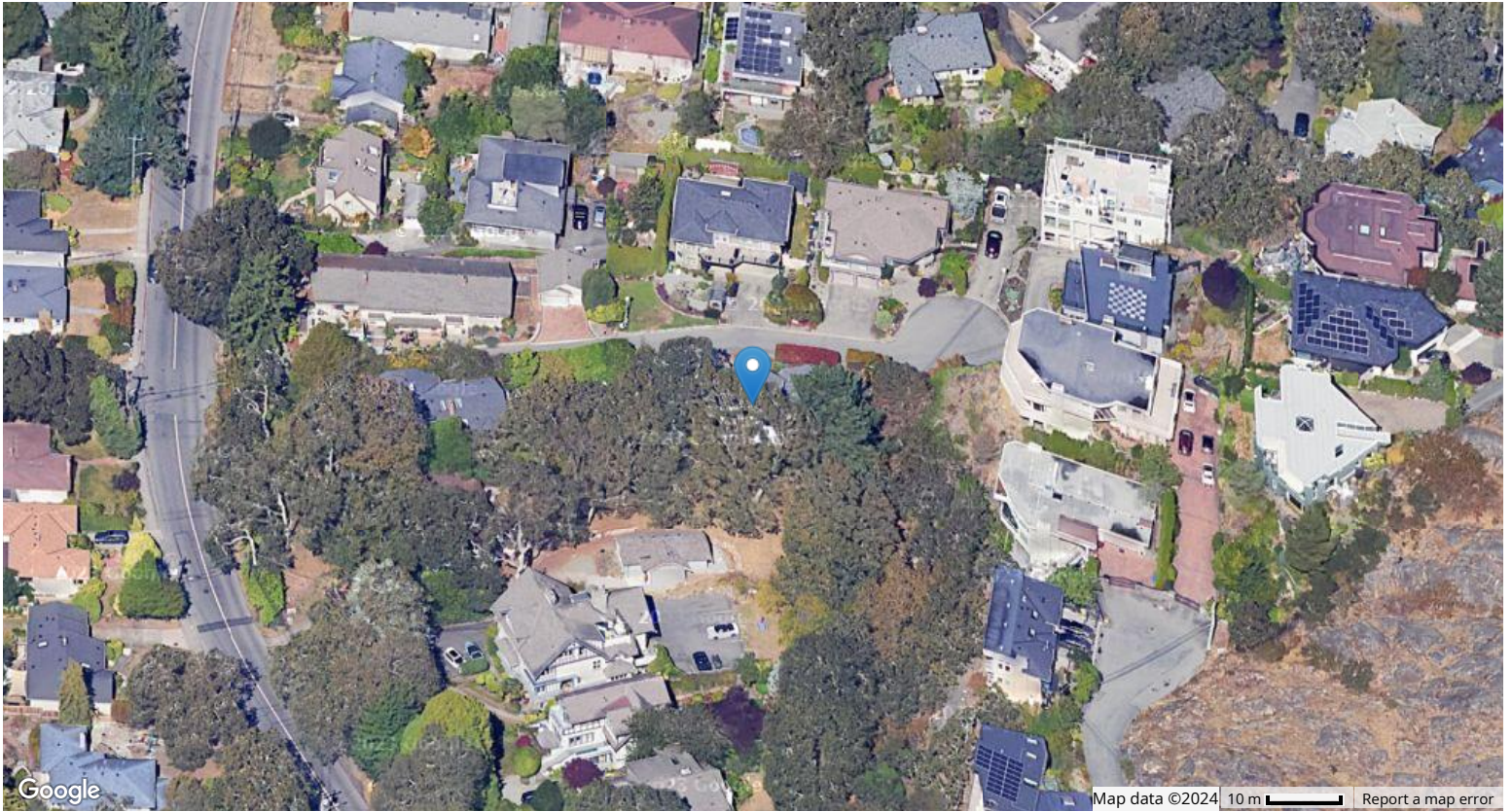


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 36.01 m | Min Elevation: 21.32 m | Difference: 14.69 m

Google Views



Property Identification & Legal Description

Address: 1923 QUIXOTE LANE VICTORIA BC V8S 5L5
Jurisdiction: City of Victoria
Roll No: 5340085 **Assessment Area:** 1
PID No: 023-446-676
Neighbourhood: Gonzales Bay - East Ross Bay **MHR No:**
Legal Unique ID: A00000XGEO
Legal Description: LOT B, PLAN VIP63397, SECTION 68, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$7,216

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,160,000	\$465,000	\$1,625,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,160,000	\$465,000	\$1,625,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,160,000	\$465,000	\$1,625,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,160,000	\$465,000	\$1,625,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,160,000	\$465,000	\$1,625,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,160,000	\$465,000	\$1,625,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,160,000	\$465,000	\$1,625,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2010-03-01	\$788,888	FB333246	Improved Single Property Transaction
2009-05-29	\$851,000	FB269863	Reject - Not Suitable for Sales Analysis
2009-04-14	\$851,000	CA1082545	Reject - Not Suitable for Sales Analysis

Other Property Information


Lot SqFt:	6,719	Lot Width:	
Lot Acres:	0.15	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	2 STY SFD - After 1990 Semi-Custom
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	\$1,654,000	\$7,216
2022	\$1,565,000	\$7,030
2021	\$1,283,000	\$6,541
2020	\$1,260,000	\$6,354

2019	\$1,318,000	\$6,589
2018	\$1,236,000	\$6,433
2017	\$1,027,000	\$5,959
2016	\$820,000	\$5,602
2015	\$796,000	\$5,664
2014	\$764,000	\$5,494
2013	\$800,000	\$5,504
2012	\$805,000	\$5,234
2011	\$0	\$5,041
2010	\$869,000	\$5,481
2009	\$851,000	\$5,265
2008	\$851,000	\$5,056
2007	\$745,000	\$4,686
2006	\$620,000	\$4,393
2005	\$517,000	\$4,129
2004	\$464,000	\$4,272
2003	\$396,000	\$3,949
2002	\$380,000	\$3,986
2001	\$371,000	\$3,801

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 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

1923 QUIXOTE LANE

9/4/2024



PID: 023-446-676 Legal Type: LAND Plan Number: VIP63397
 Folio: 05340085 Lot Number: B
 Legal Description: LOT B, SECTION 68, VICTORIA, VIP63397
 BC Assessment Actual Use: 000 SINGLE FAMILY DWELLING
 Extra PIDs on this parcel: None
 Additional Addresses on this parcel: None

ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2024	GENERAL	\$1,160,000	\$465,000	\$1,625,000	\$0	\$7,706
2023	GENERAL	\$1,201,000	\$453,000	\$1,654,000	\$0	\$7,216
2022	GENERAL	\$1,157,000	\$408,000	\$1,565,000	\$0	\$7,030

PLANNING INFORMATION

Neighbourhood: GONZALES
 Area Planner: PATRICK CARROLL 250.361.0343
 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: R1-G: [Gonzales Single Family Dwelling District.pdf](#)

Garbage Zone: 4 C

School District: GREATER VICTORIA SCHOOL DISTRICT #61

Storm and/or Sewer Lateral Connections:

Type	Address	Location	ID
Storm Drain	1923 QUIXOTE LANE	3.95M.S OF N.	DLL005265

Water Services:

Acct No	Serial No	Size (inch)	Type	Description	Notes
303704	49777892	0.62	RES-SGLE FAMILY	1923 QUIXOTE LANE	FOUL B L CNR 357 LWN

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

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

Historical Permit Cards:

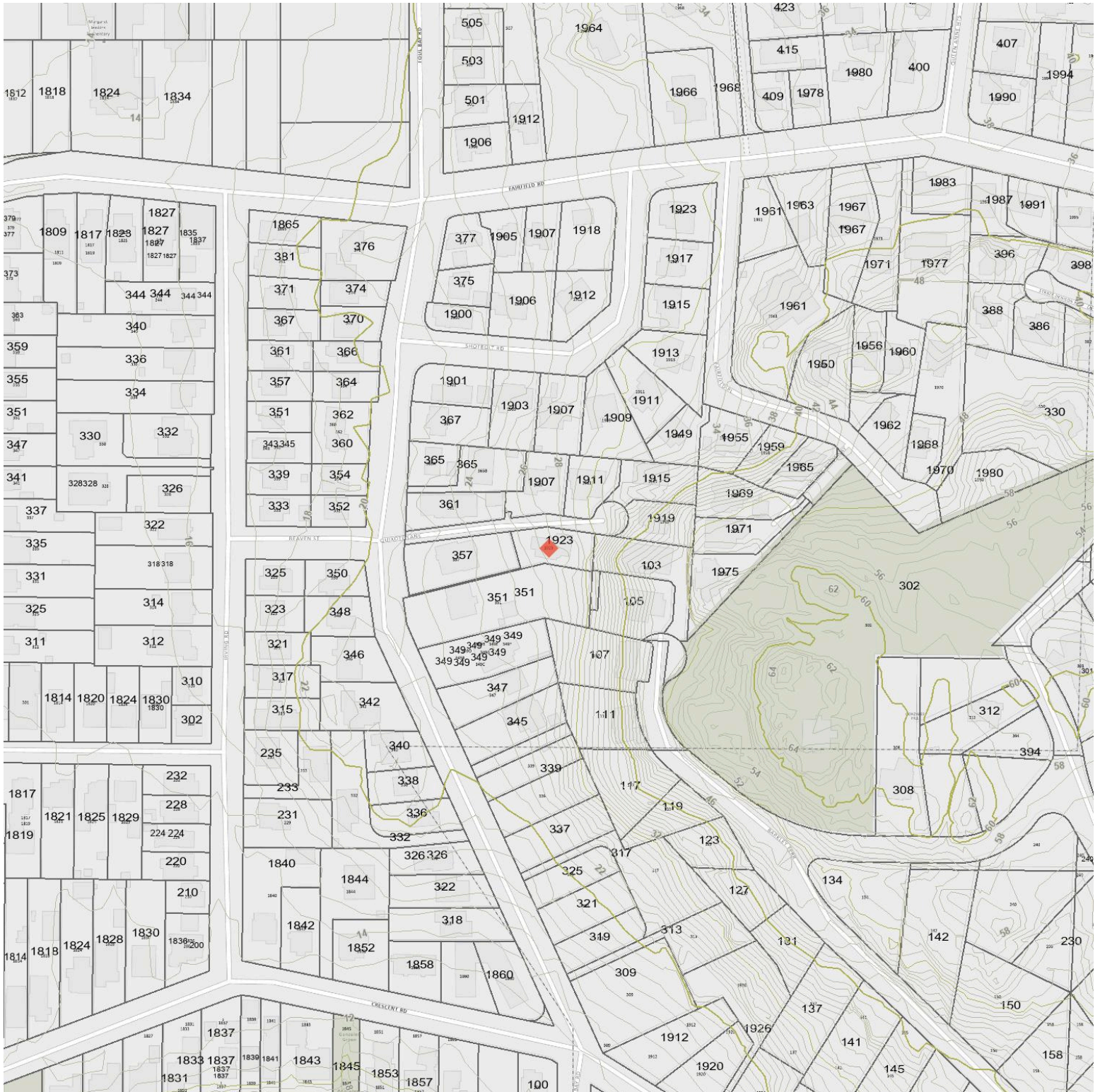
Card Type	LINK
HISTORICAL PLUMBING CARD	None

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.](#)

Contours

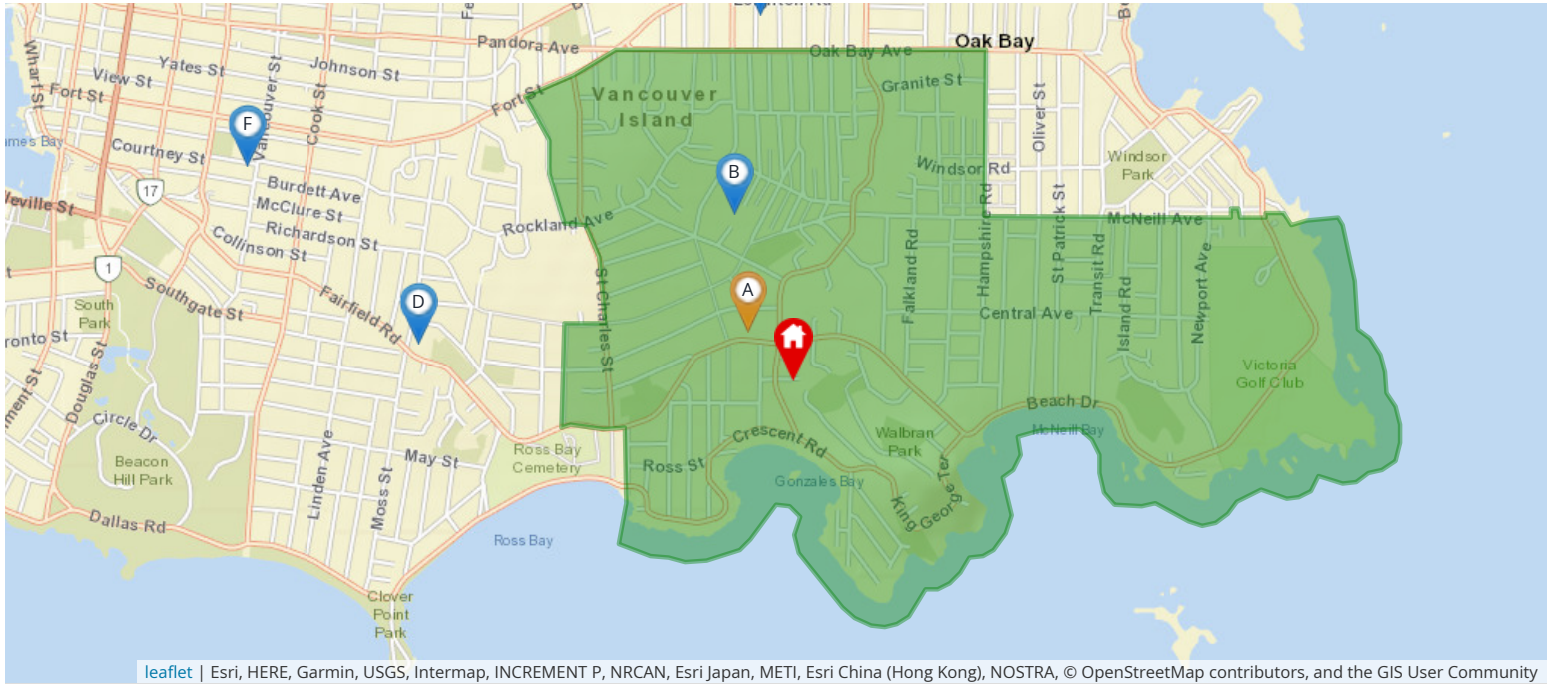


Legend

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

Nearest Schools

Nearby Elementary Schools



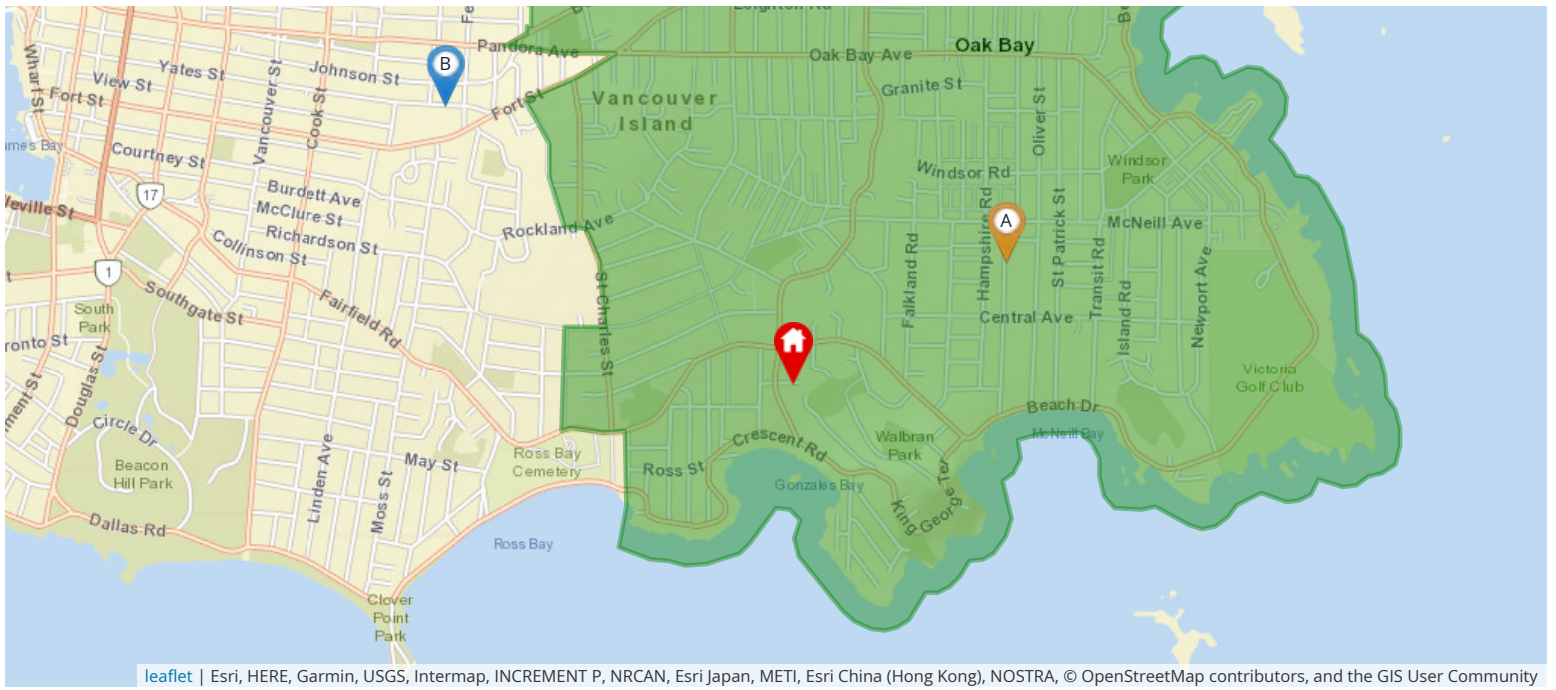
leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

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		5 mins	0.4 km	1 min	5 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	18 mins	1.3 km	4 mins	18 mins
C Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	26 mins	1.9 km	5 mins	15 mins
D Sir James Douglas	K - 5	SD 61	Victoria		26 mins	1.9 km	4 mins	17 mins
E St Patrick's	K - 7	Independent	Victoria		35 mins	2.6 km	7 mins	14 mins
F Christ Church Cathedral	K - 8	Independent	Victoria		48 mins	3.5 km	8 mins	27 mins

Nearby Middle Schools



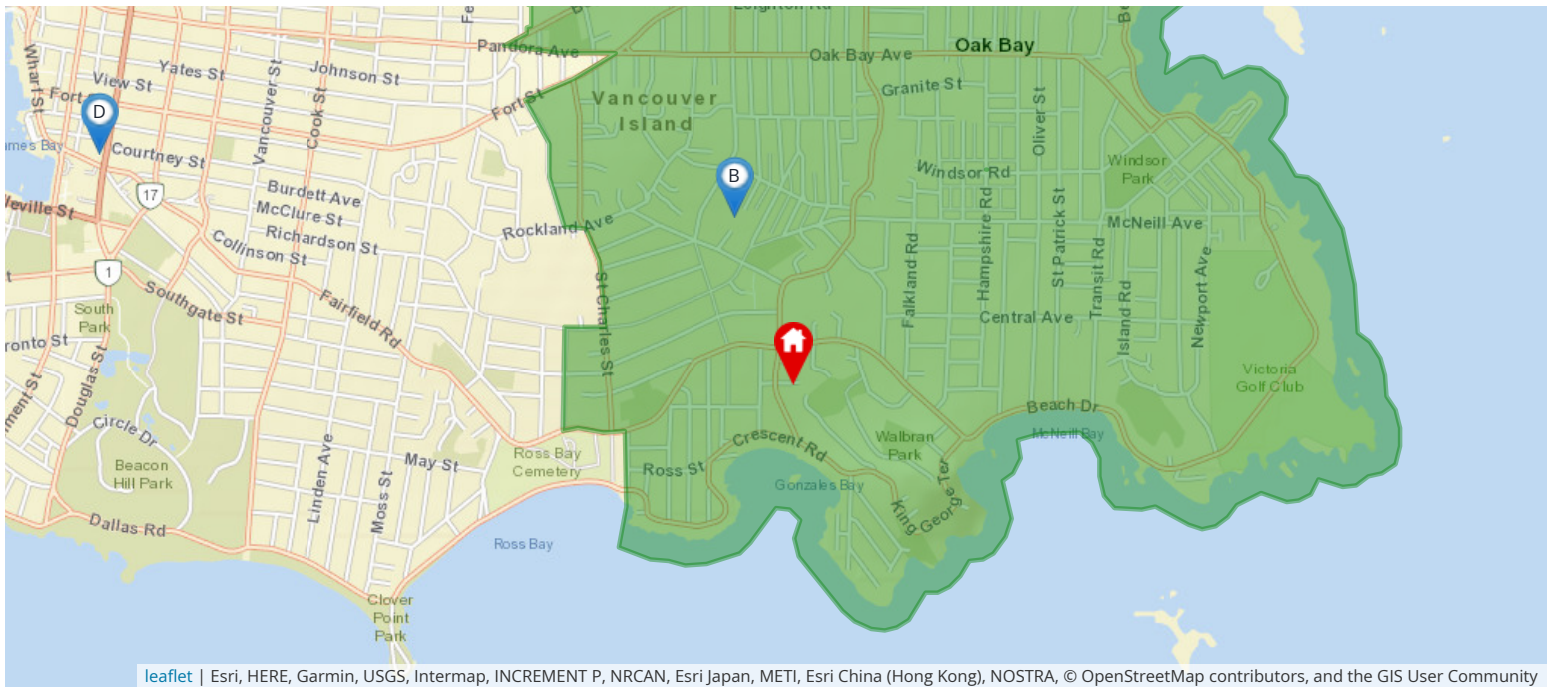
leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

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		21 mins	1.6 km	4 mins	21 mins
B Central Middle School	6 - 8	SD 61	Victoria		35 mins	2.4 km	7 mins	25 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		57 mins	4.1 km	9 mins	23 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 34 mins	6.7 km	15 mins	43 mins
E Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 43 mins	7.3 km	15 mins	33 mins
F Rockheights	6 - 8	SD 61	Victoria		1 hour 50 mins	7.8 km	21 mins	56 mins

Nearby Secondary Schools



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

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	2.7 km	6 mins	17 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	18 mins	1.3 km	4 mins	18 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	45 mins	3.2 km	10 mins	44 mins
D Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	49 mins	3.5 km	9 mins	21 mins
E St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 3 mins	4.5 km	9 mins	23 mins
F Esquimalt	9 - 12	SD 61	Victoria	AP Program	1 hour 37 mins	7.1 km	18 mins	45 mins