



PROPERTY REPORT

205-1450 BEACH DR

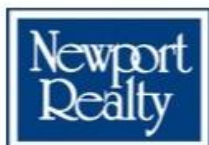
Oak Bay

V8S 2N8

Canada

PID: 000-161-888

MAY 22, 2024



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



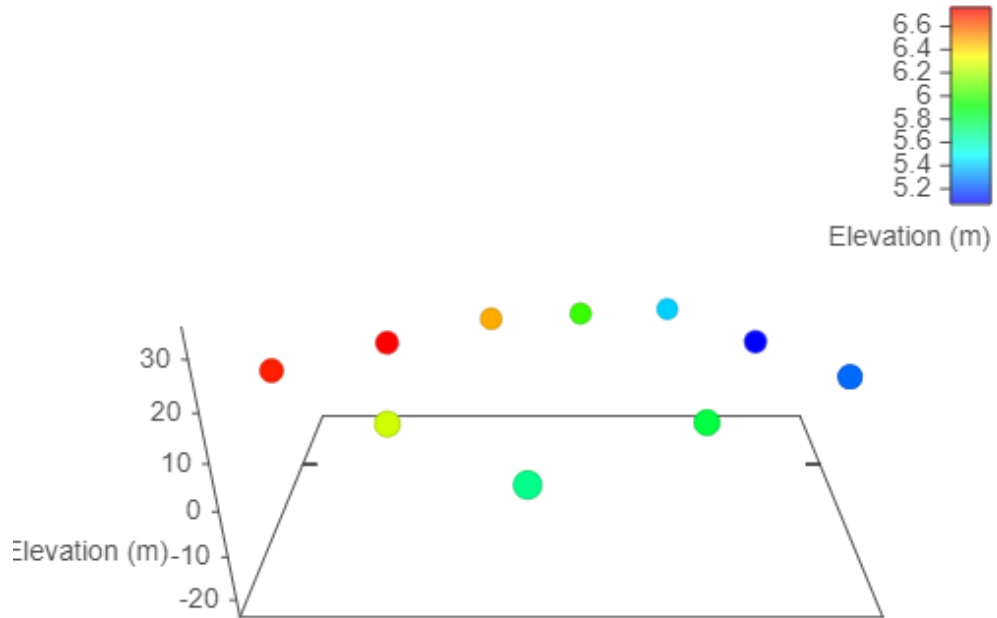
Google Views



Estimated Lot Dimensions and Topography



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



Max Elevation: 6.76 m | Min Elevation: 5.06 m | Difference: 1.70 m

Property Identification & Legal Description

Address: 205 1450 BEACH DR VICTORIA BC V8S 2N8
Jurisdiction: District of Oak Bay
Roll No: 80020100 **Assessment Area:** 1
PID No: 000-161-888
Neighbourhood: North Oak Bay **MHR No:**
Legal Unique ID: A00000ZDUK
Legal Description: STRATA LOT 12, PLAN VIS73, SECTION 23, 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

2023 Municipal Taxes

Gross Taxes: \$2,327

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$500,000	\$43,100	\$543,100

GENERAL:

	Land	Improve	Total
Gross Value:	\$500,000	\$43,100	\$543,100
Exempt Value:	\$0	\$0	\$0
Net Value:	\$500,000	\$43,100	\$543,100

SCHOOL:

	Land	Improve	Total
Gross Value:	\$500,000	\$43,100	\$543,100
Exempt Value:	\$0	\$0	\$0
Net Value:	\$500,000	\$43,100	\$543,100

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$500,000	\$43,100	\$543,100
Exempt Value:	\$0	\$0	\$0
Net Value:	\$500,000	\$43,100	\$543,100

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2020-02-20	\$403,900	CA8044838	Reject - Not Suitable for Sales Analysis
2015-08-17	\$345,000	CA4610407	Improved Single Property Transaction
2011-12-05	\$315,000	CA2300346	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:	2024-01-01	Rec Last Modified:	2024-01-01

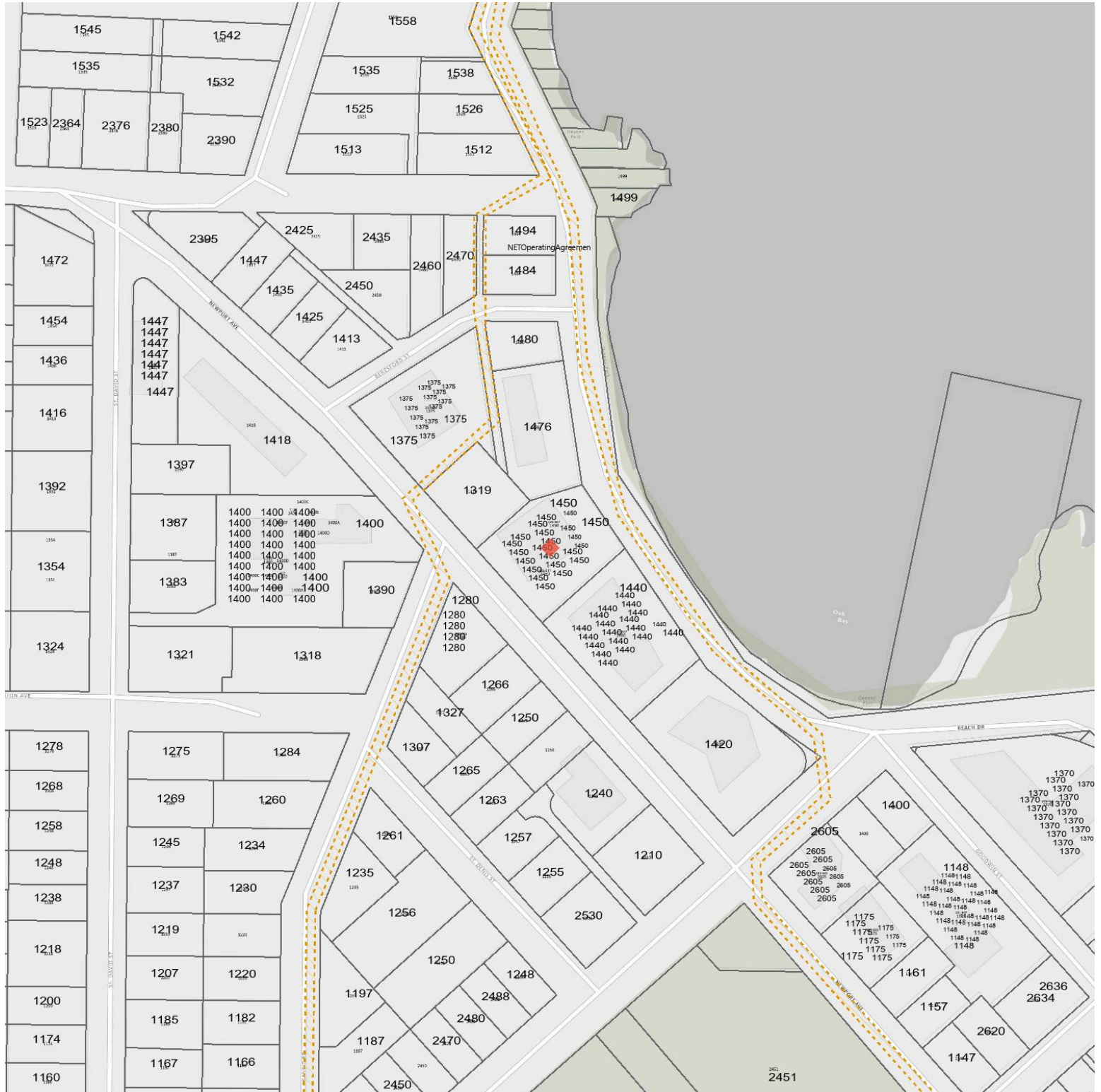
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$549,600	\$2,327
2022	\$455,000	\$1,955
2021	\$414,100	\$2,055

2020	\$403,900	\$1,975
2019	\$393,100	\$1,768
2018	\$395,300	\$1,783
2017	\$338,600	\$1,663
2016	\$264,400	\$1,602
2015	\$254,500	\$1,599
2014	\$273,000	\$1,704
2013	\$335,500	\$1,998
2012	\$353,900	\$2,035
2011	\$352,100	\$1,987
2010	\$322,800	\$1,850
2009	\$340,500	\$1,881
2008	\$340,500	\$1,826
2007	\$317,800	\$1,789
2006	\$269,500	\$1,736
2005	\$205,400	\$1,490
2004	\$171,500	\$1,451
2003	\$149,700	\$1,421
2002	\$160,100	\$1,593
2001	\$167,300	\$1,649

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.

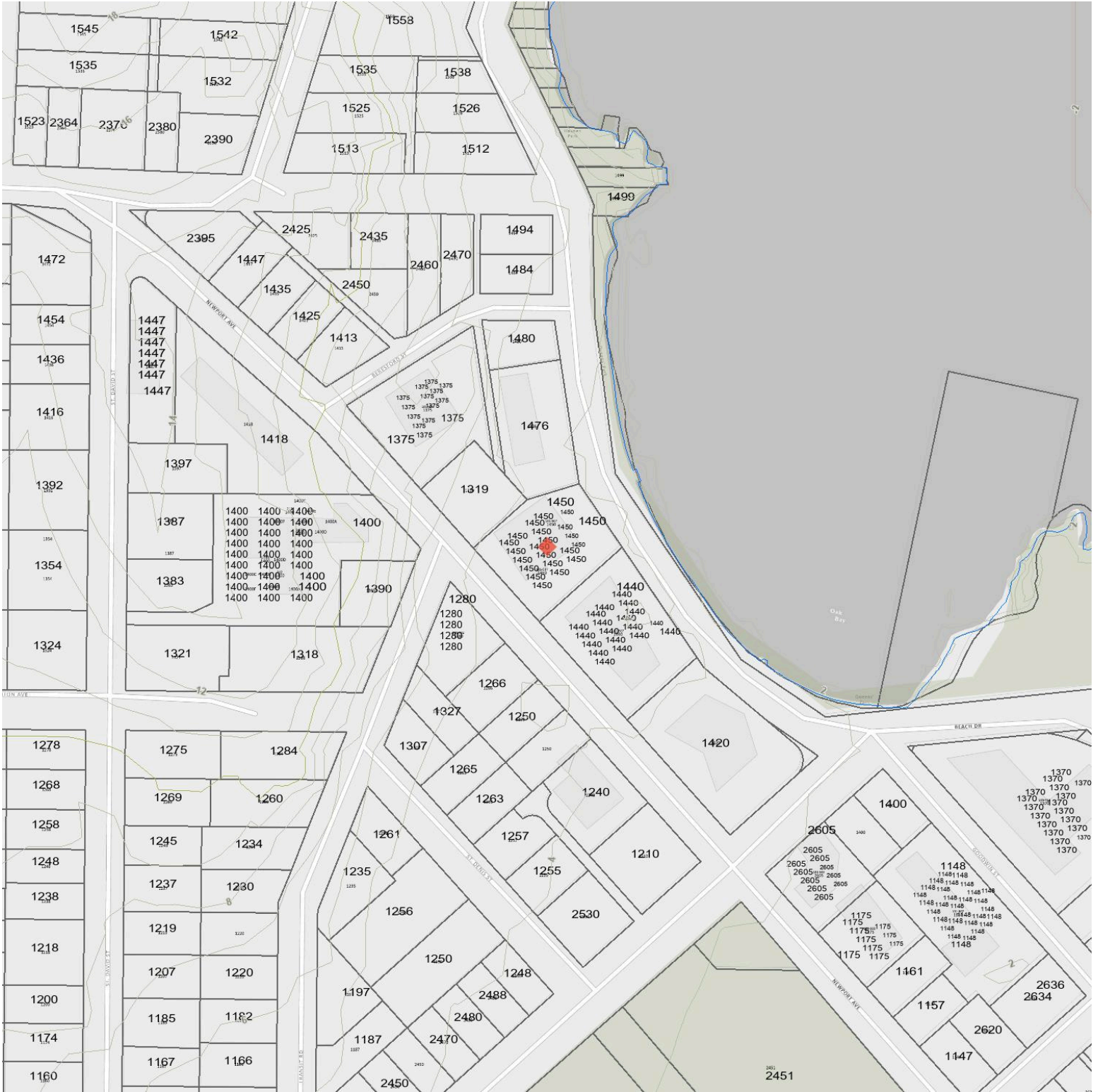
Legal



Legend

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

Contours



Legend

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

Walk Score

205 1450 BEACH DR Oak Bay, V8S 2N8



Very Walkable

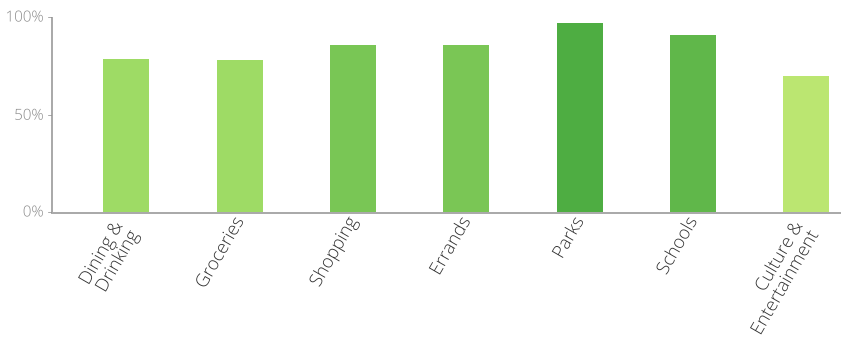
Most errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 80 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

