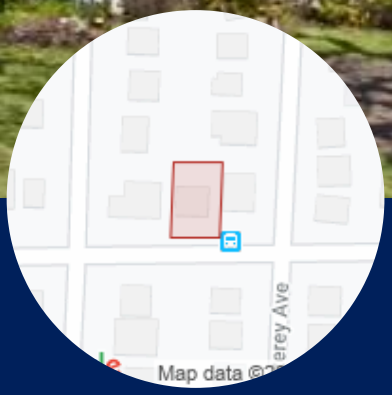


PROPERTY REPORT

2222 CENTRAL AV
Oak Bay BC
V8S 2R8
Canada

PID: 005-470-901

FEBRUARY 13, 2020

Marc Owen-Flood
Personal Real Estate Corporation

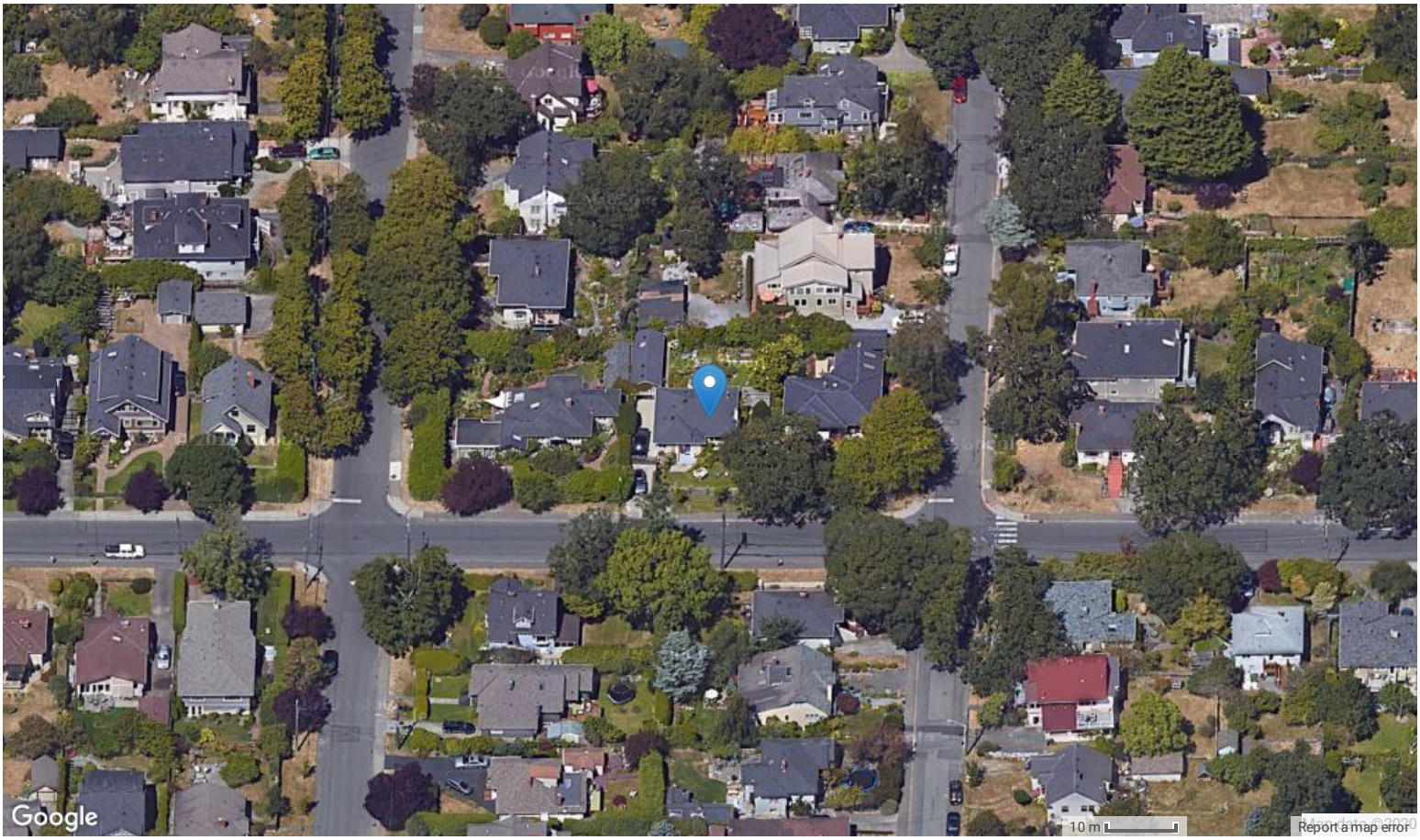
Newport Realty

CHRISTIE'S INTERNATIONAL REAL ESTATE

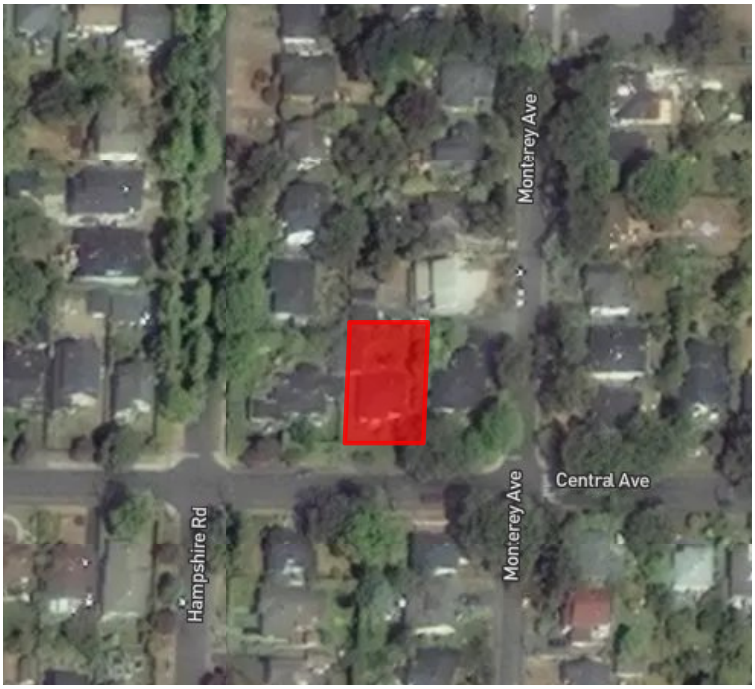
www.owen-flood.com
250-385-2033

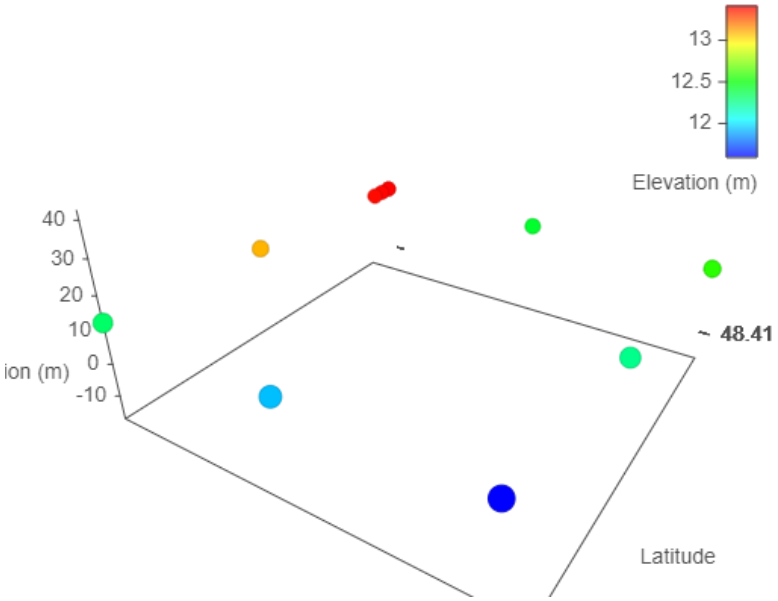
Provided by Newport Realty Ltd, Marc Owen-Flood PREC*.
Convenient reference only and user must verify all information

Google Bird View



Property Boundary and Topography





Max Elevation: 13.41 m | Min Elevation: 11.59 m | Difference: 1.82 m

Victoria MLS® Tax Report

Tax Record Detail

DB Modified:	**2019/01/01**	Roll No:	**14536500**	Address:	**2222 CENTRAL Ave**		
Prop Modified:	**2019/01/01**	PID No:	**005-470-901**	Jurisdiction:	**District of Oak Bay**		
Muni Tax Year:	**2019**	Oth PID(s):					
Gross Txs:	**$5,302**	MHR(s):					
Lot SqFt:		Lot Width:	**67**	Lot Acres:		Lot Depth:	**103**

Taxable Values

Actual Values

Year:	**2019**	Land:	**$1,049,000**	Imprvmnts:	**$70,900**	Total:	**$1,119,900**

Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	Imprvmnts	Total
Gross:	**$1,049,000**	**$70,900**	**$1,119,900**	Gross:	**$1,049,000**	**$70,900**	**$1,119,900**
Exmpt:	**$**	**$**	**$**	Exmpt:	**$**	**$**	**$**
Net:	**$1,049,000**	**$70,900**	**$1,119,900**	Net:	**$1,049,000**	**$70,900**	**$1,119,900**

Assessed Value/Gross Tax History

Year	Assessed Value	Gross Taxes
2018	**$1,037,500**	**$4,946**
2017	**$933,000**	**$4,848**
2016	**$697,800**	**$4,485**
2015	**$628,400**	**$4,199**
2014	**$628,500**	**$4,173**
2013	**$660,600**	**$4,144**
2012	**$649,700**	**$3,946**
2011	**$634,000**	**$3,787**
2010	**$592,200**	**$3,598**
2009	**$596,200**	**$3,488**
2008	**$596,200**	**$3,389**
2007	**$555,400**	**$3,303**
2006	**$475,700**	**$3,232**
2005	**$420,000**	**$3,209**
2004	**$354,000**	**$3,147**
2003	**$281,200**	**$2,820**
2002	**$249,600**	**$2,632**
2001	**$246,500**	**$2,579**

Legal Description

Plan:	**VIP8853**	Block:		Lot:	**2**	Dist Lot:	
Section:	**22**	Tnshp:		Range:		Meridian:	
L.D.:	**57 Victoria**						
Freeform:							

Last Three Sales per BCA

Year	Month	Price	Title	Type
2015	**4**	**$639100**	**CA436737**	**Improved Single Property Cash Transaction**
1996	**9**	**$259000**	**EK109452**	**Improved Single Property Cash Transaction**
1993	**5**	**$247500**	**EG57569**	**Improved Single Property Cash Transaction**

Exemption/Taxation Code

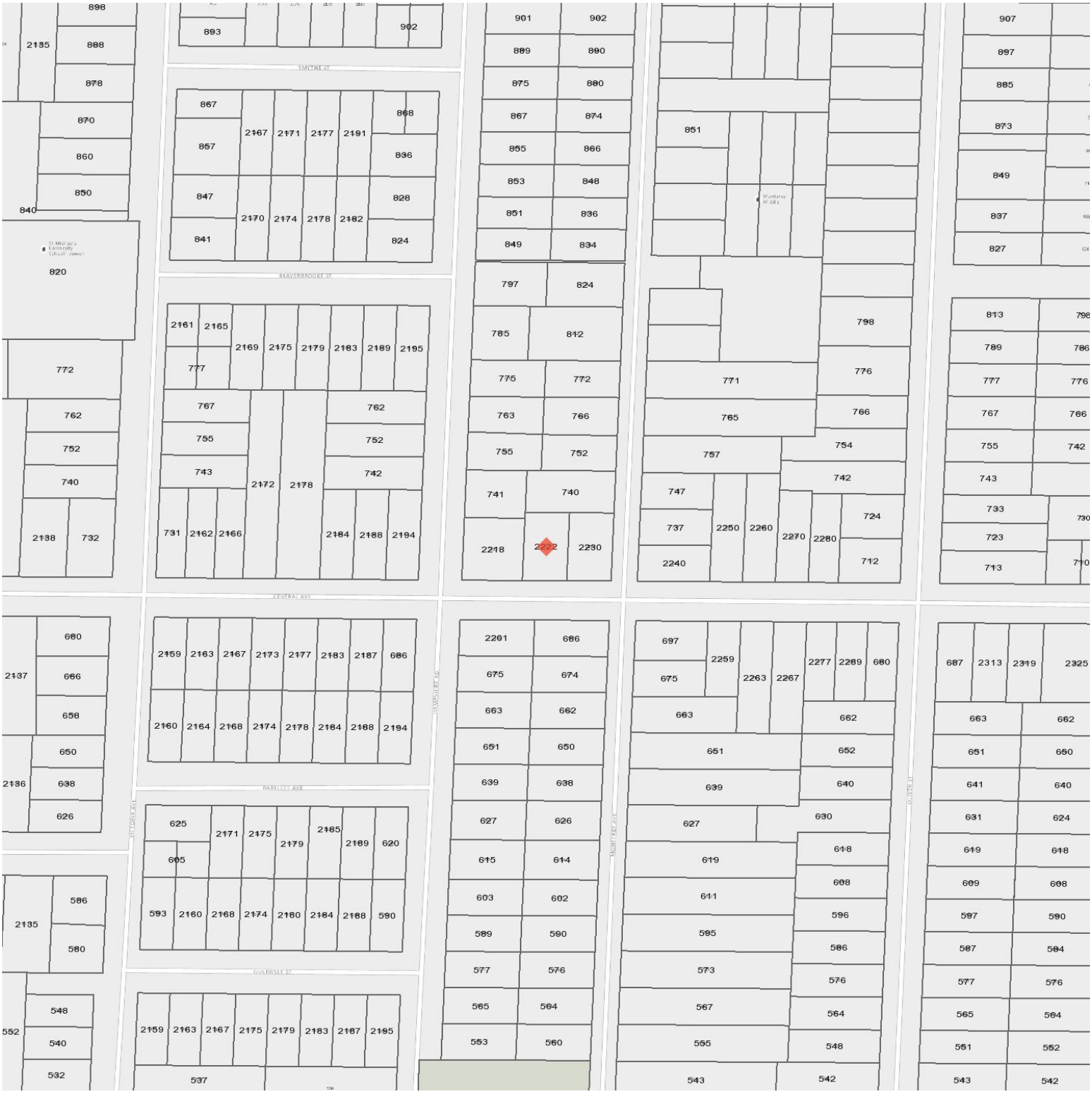
All Fully Taxable Land / Structures etc

School Dist:	**61**	Elect Area:		Impr Dist:		Spc/Df Ar:	
Reg Dist:	**03**	Indian Band:		Local Area:			
Nghbrhd:	**23278**			Tenure:	**Crown-Granted**		
Actual Use:	**Single Family Dwelling**			Equity:	**Registered Owner**		

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

CRD GIS Open Data

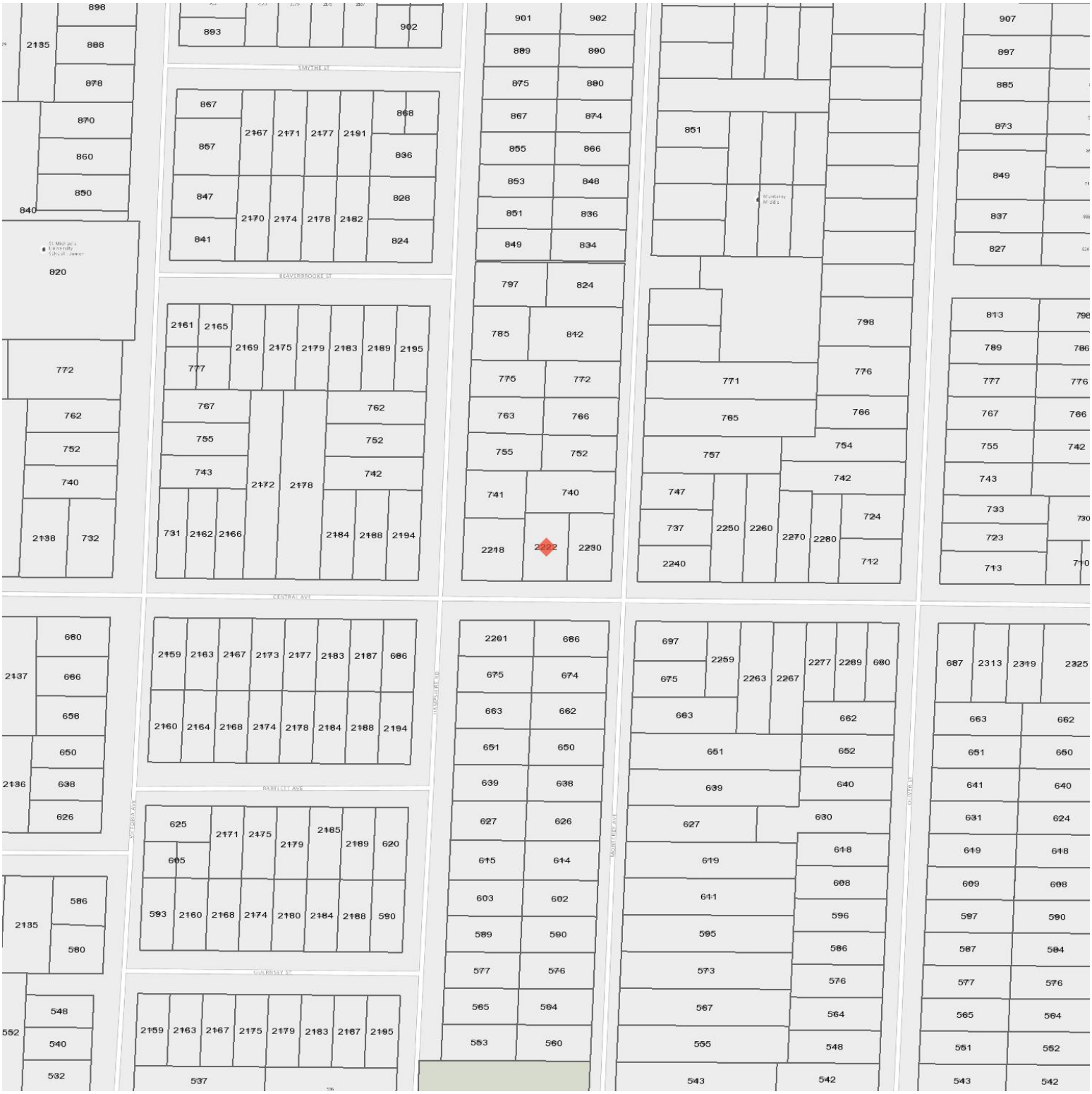
Legal - Easements, ROWs and other encumbrances



Legend

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

Water Features & Drainage



Legend

- Stream or Ditch
- River
- Wetland
- Stream or Ditch
- Pond
- Full Watershed
- Stream or Ditch
- Lake
- Sub Watershed
- Stream or Ditch
- Reservoir

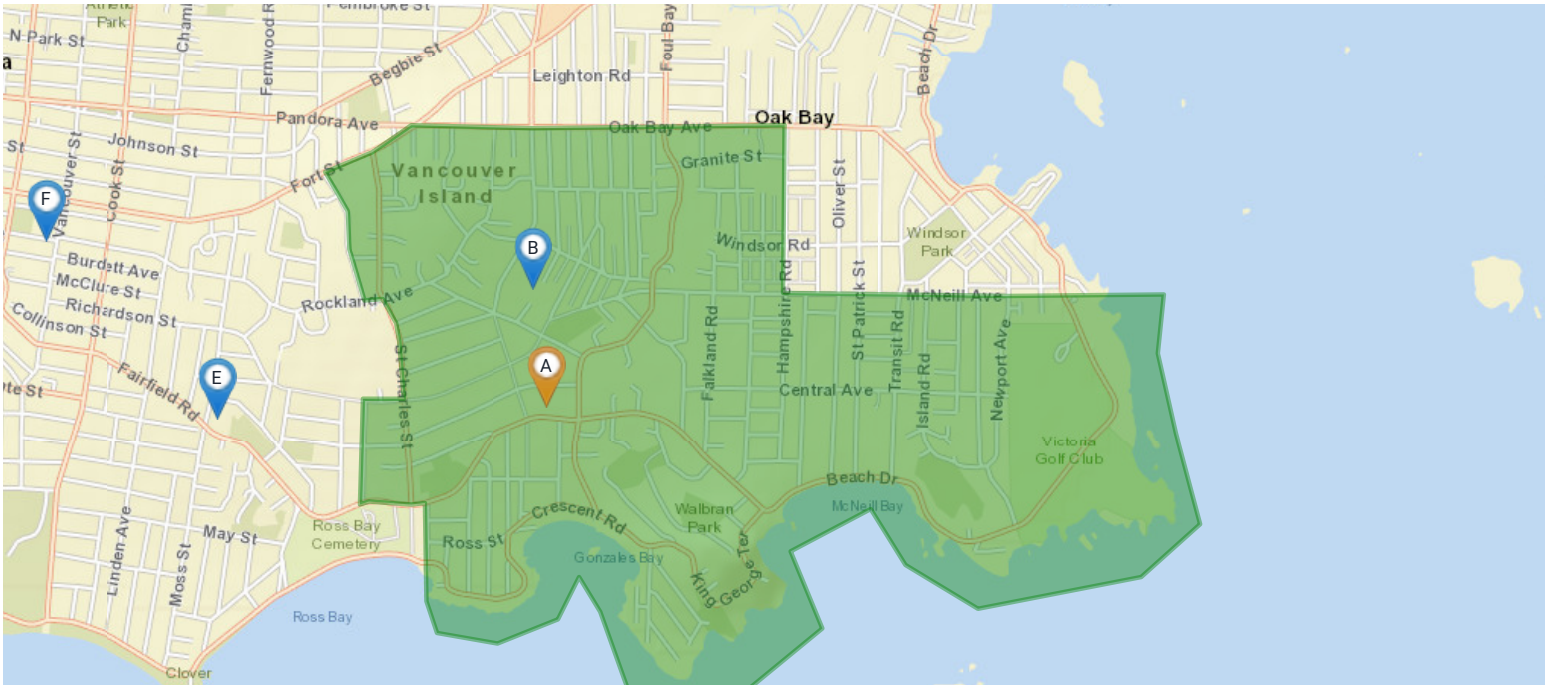
Contours

Legend

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

Nearest Schools with Ranking

Nearby Elementary Schools

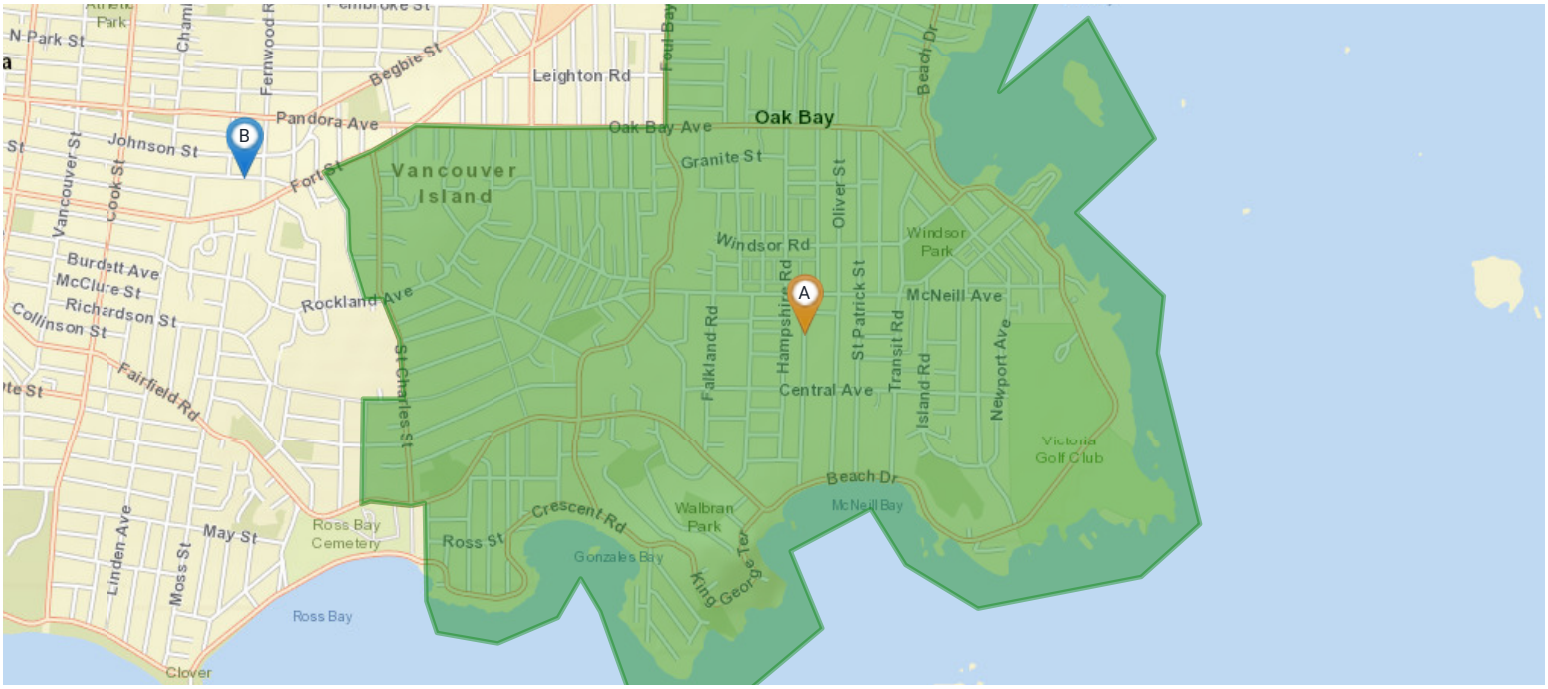


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Margaret Jenkins** -

	School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Margaret Jenkins		6.6	6.5	333/955	290/805	Victoria		15 mins	1.2 km	3 mins	15 mins
B	Glenlyon Norfolk		9.6	9.3	29/955	30/805	Victoria	IB Program (PYP & MYP)	19 mins	1.5 km	4 mins	15 mins
C	St Patrick's		8	8.4	114/955	75/805	Victoria		31 mins	2.5 km	7 mins	18 mins
D	Willows		7.3	7.1	181/955	177/805	Victoria		33 mins	2.7 km	7 mins	27 mins
E	Sir James Douglas		6.6	6.7	333/955	257/805	Victoria		36 mins	2.9 km	6 mins	18 mins
F	Christ Church Cathedral		9.6	9.2	29/955	35/805	Victoria		45 mins	3.5 km	8 mins	29 mins

Nearby Middle Schools

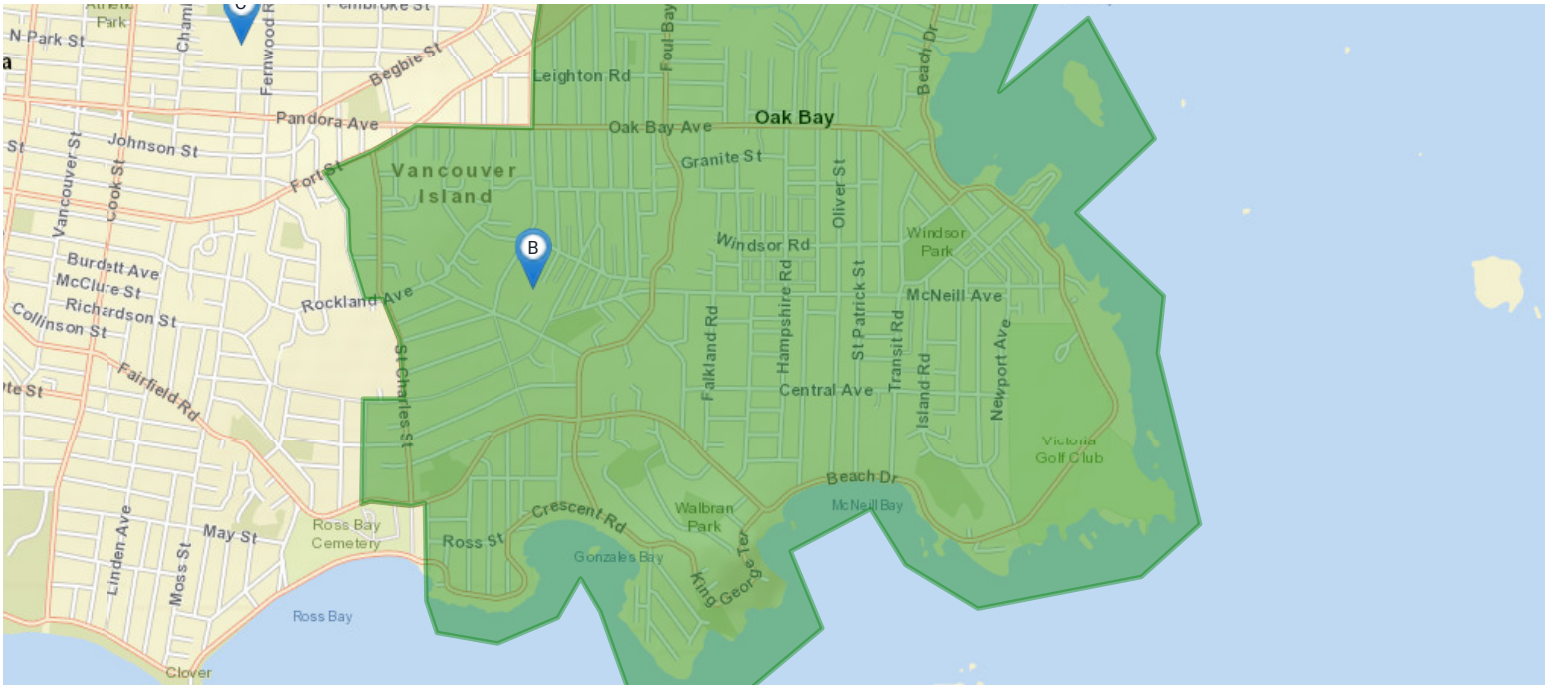


Legend: Subject Property | Catchment School | Other Schools

Middle School Catchment: **Monterey Middle School** -

	School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Monterey Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		3 mins	0.3 km	1 min	3 mins
B	Central Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		39 mins	3.0 km	7 mins	20 mins
C	Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		54 mins	4.3 km	9 mins	29 mins
D	Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 27 mins	6.9 km	15 mins	45 mins
E	Arbutus Global Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 29 mins	7.0 km	14 mins	36 mins
F	Gordon Head Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 48 mins	8.6 km	17 mins	54 mins

Nearby Secondary Schools



Legend: Subject Property | Catchment School | Other Schools

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

	School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Oak Bay		5.6	6.7	155/253	76/246	Victoria	AP Program	26 mins	2.1 km	6 mins	20 mins
B	Glenlyon Norfolk		9.6	9.3	29/955	30/805	Victoria	IB Program (DP)	19 mins	1.5 km	4 mins	15 mins
C	Victoria High		4.2	4.2	213/253	220/246	Victoria	AP Program	43 mins	3.3 km	8 mins	19 mins
D	Pacific School of Innovation and Inquiry	8 - 12	n/a	n/a	n/a	n/a	Victoria	Independent School	53 mins	4.2 km	10 mins	23 mins
E	St Michaels		10	9.7	1/955	18/805	Victoria	AP Program	59 mins	4.7 km	10 mins	29 mins
F	Mount Douglas		6.4	6.8	104/253	70/246	Victoria	AP Program	1 hour 27 mins	6.9 km	14 mins	40 mins

Walkscore

2222 CENTRAL AV Oak Bay, V8S 2R8

Car-Dependent

Most errands require a car

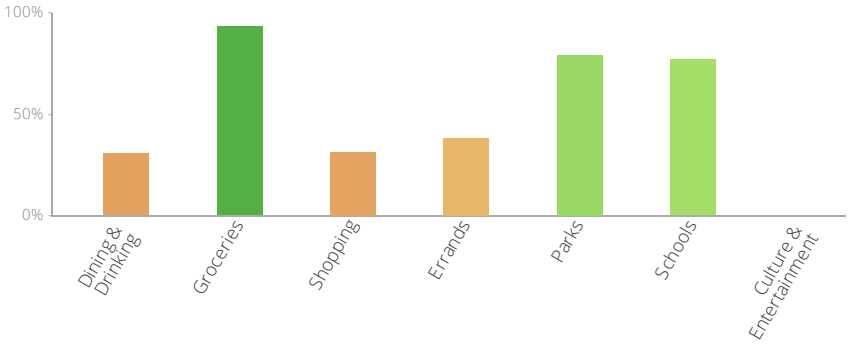
Some Transit

A few nearby public transportation options

Very Bikeable

Biking is convenient for most trips

The Walk Score here is 47 out of 100 based on these categories. View a map of what's nearby.



Get scores for your address