



PROPERTY REPORT

2-1611 BLAIR AV

Saanich

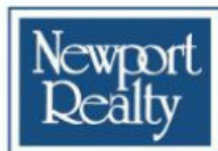
V8N 1M5

Canada

PID: 024-378-828

MAY 29, 2023

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



CHRISTIE'S
INTERNATIONAL REAL ESTATE

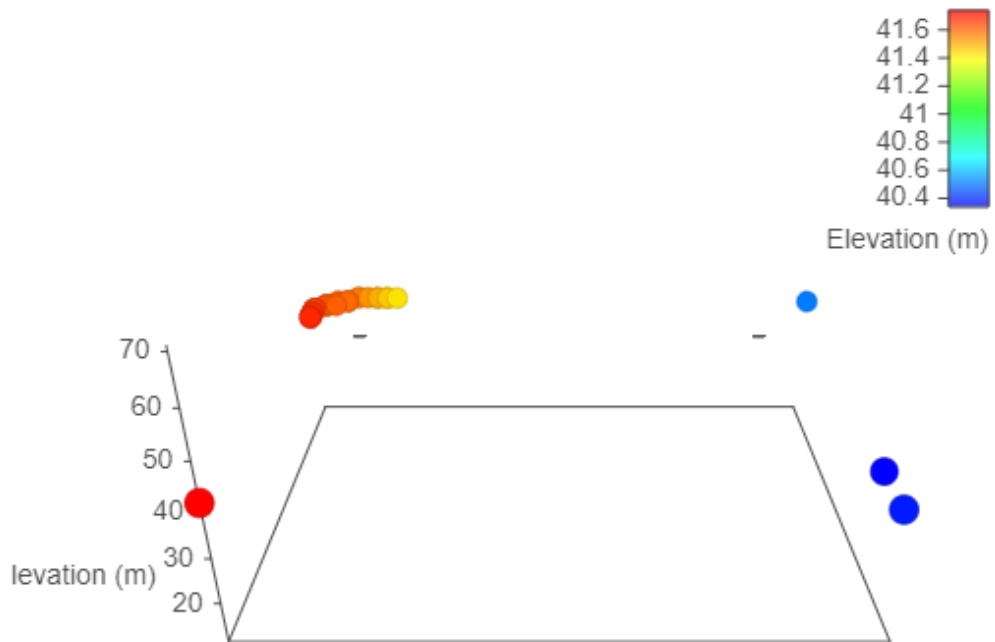
www.owen-flood.com
250-385-2033



Estimated Lot Dimensions and Topography



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



Max Elevation: 41.74 m | Min Elevation: 40.34 m | Difference: 1.40 m

Property Identification & Legal Description

Address: 2 1611 BLAIR AVE VICTORIA BC V8N 1M5
Jurisdiction: District of Saanich (SD61)
Roll No: 603631010 **Assessment Area:** 1
PID No: 024-378-828
Neighbourhood: Cedar Hill Cross / Feltham **MHR No:**
Legal Unique ID: A00000YLNA
Legal Description: Strata Lot 2, Plan VIS4747, Section 56, 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 OR V, AS APPROPRIATE

2022 Municipal Taxes

Gross Taxes: \$3,169

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$586,000	\$148,000	\$734,000
		Land	Improve	Total
	Gross Value:	\$586,000	\$148,000	\$734,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$586,000	\$148,000	\$734,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$586,000	\$148,000	\$734,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$586,000	\$148,000	\$734,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$586,000	\$148,000	\$734,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$586,000	\$148,000	\$734,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2002-07-15	\$224,800	ET80635	Improved Single Property Transaction
2001-10-01	\$95,750	ES86088	Reject - Not Suitable for Sales Analysis
1999-04-15	\$193,338	EN31372	Improved Single Property Transaction

Other Property Information

Lot SqFt:
Lot Acres:
Tenure: Crown-Granted
School District: Greater Victoria
Vacant Flag: No
BC Transit Flag: Yes
Farm No:
DB Last Modified: 2022-03-21

Lot Width:
Lot Depth:
Actual Use: Row Housing (Single Unit Ownership)
Manual Class: Strata Townhouse
Reg District: Capital
Reg Hosp Dist: Capital
Mgd Forest No:
Rec Last Modified: 2022-03-21

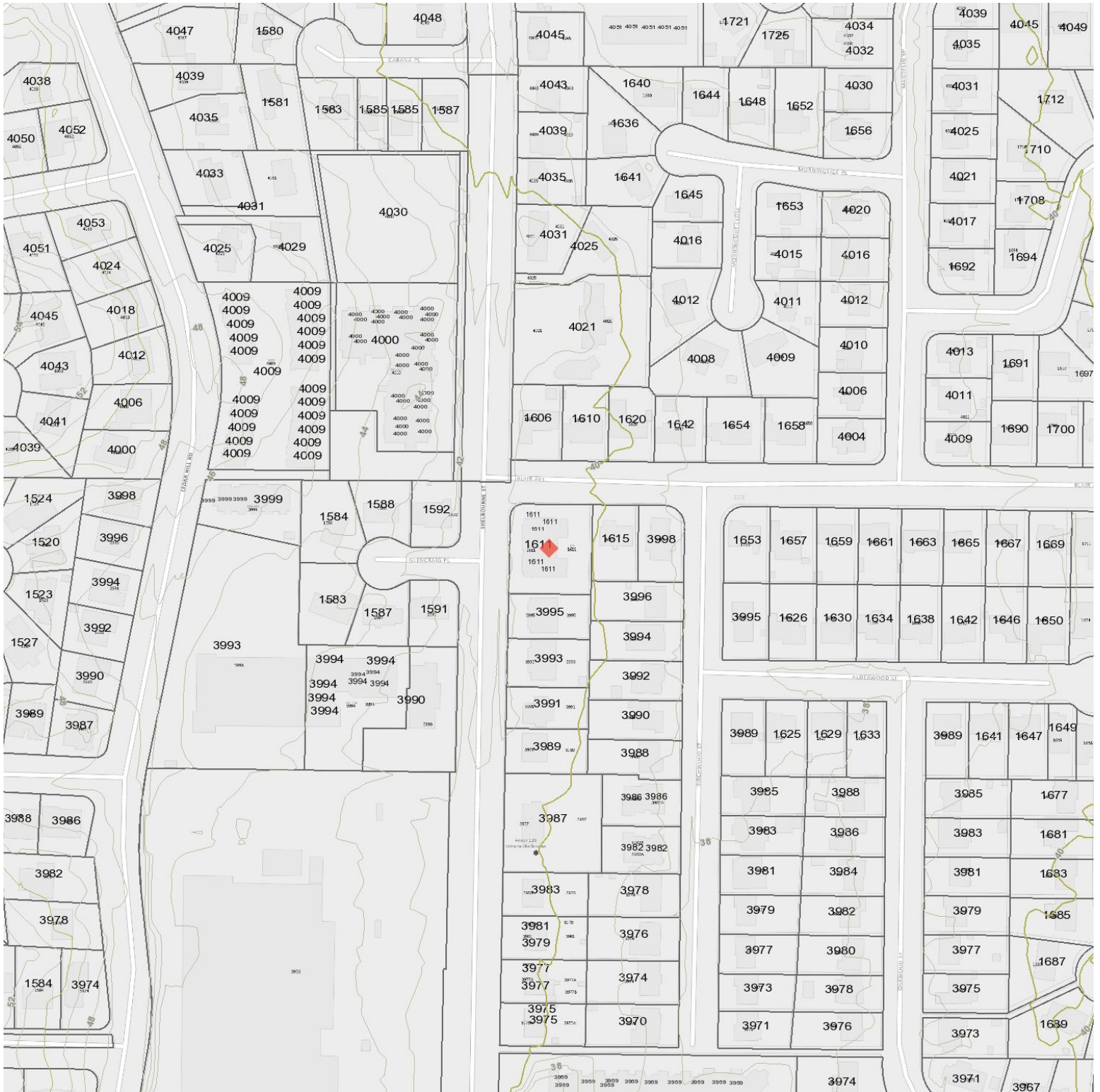
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$679,000	\$3,404
2020	\$672,000	\$3,366
2019	\$652,000	\$3,123
2018	\$587,000	\$2,858
2017	\$485,000	\$2,649

2016	\$420,000	\$2,691
2015	\$416,000	\$2,730
2014	\$415,000	\$2,692
2013	\$428,000	\$2,806
2012	\$434,000	\$2,701
2011	\$434,000	\$2,638
2010	\$396,000	\$2,464
2009	\$417,000	\$2,543
2008	\$417,000	\$2,497
2007	\$383,000	\$2,489
2006	\$333,000	\$2,499
2005	\$284,000	\$2,422
2004	\$237,000	\$2,341
2003	\$213,000	\$2,299
2002	\$192,300	\$2,217
2001	\$191,500	\$2,168

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.

Contours



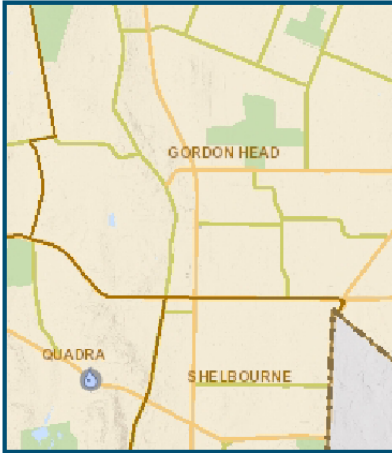
Legend

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

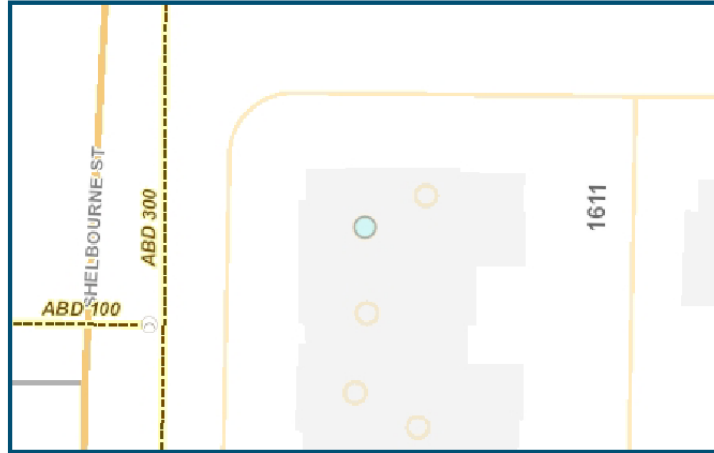


District of Saanich Property Information Report

Report generated 5/29/2023 1:43:53 PM



Property location within District of Saanich



Property Map

2 1611 BLAIR AVE

Property Information

Folio: 60-3631-010

PID: 024-378-828

Status: ACTIVE

Property Number: 130177

LTO Number: ET80635

Legal: LOT 2 SECTION 56 VICTORIA DISTRICT PLAN VIS4747 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Land Attributes

Exemption/ Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 61
BCAA Lot Size:	WIDTH/DEPTH
BCAA Manual Class:	STRATA TOWNHOUSE
BCAA Neighbourhood Code:	CEDAR HILL X-FELTHAM
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	1999
Zoning:	RT-3 ATTACHED HOUSING ZONE
Local Area:	GORDON HEAD
Development Permit Area:	SAANICH GENERAL

Property Tax Levies and Assessments Summary

Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 09, 2023	3,472.79	1-Residential	683,000	151,000	834,000	834,000
May 11, 2022	3,168.82	1-Residential	586,000	148,000	734,000	734,000

Property Activity

Building Permits: (any)	NO
Engineering Permits: (any)	NO
Active Tree Permits:	NO
Active Development Applications:	NO
Active Business License:	NO
Active Bylaw Calls:	NO
Covenants on File With Saanich:	YES

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

Local Service / Business Improvement Areas

There is no additional information.

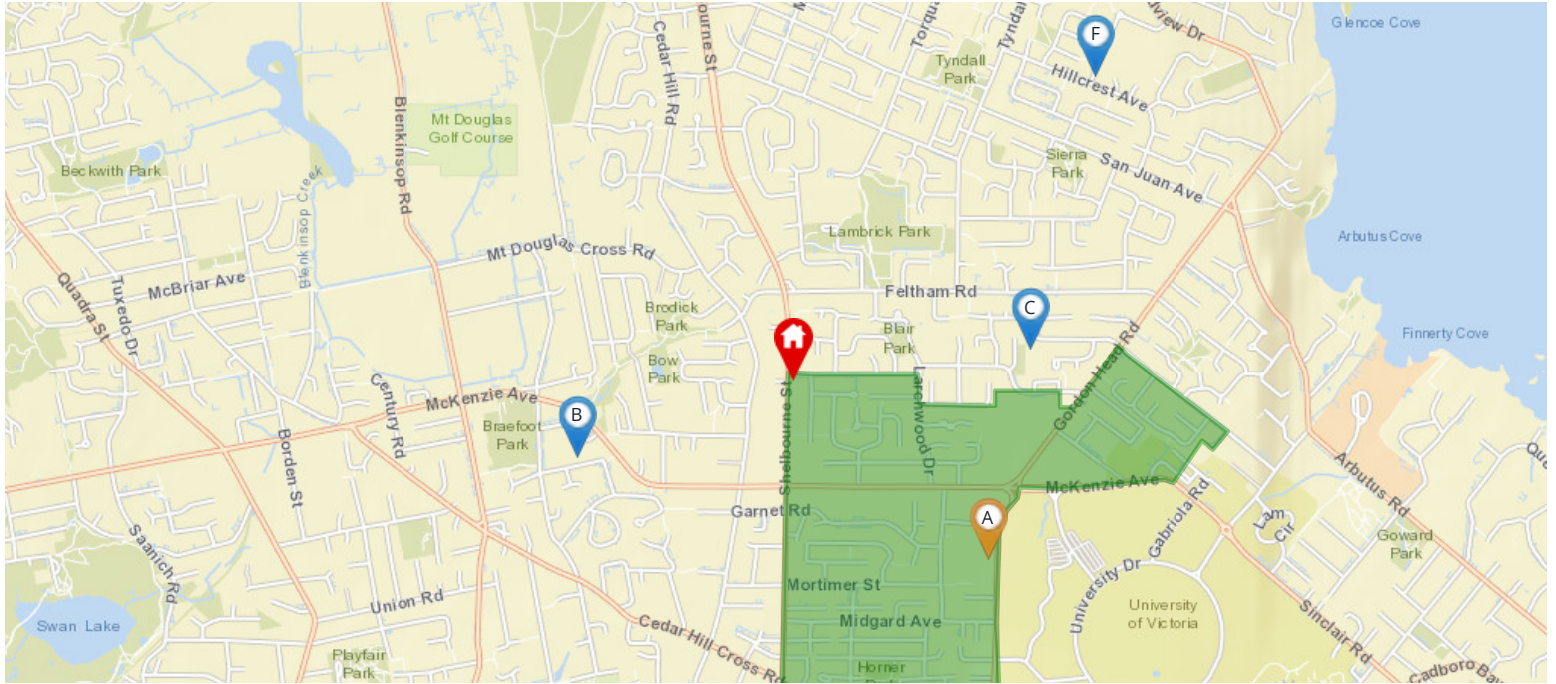
Additional Comments

Category	Date	Details
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The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

Nearest Schools

Nearby Elementary Schools

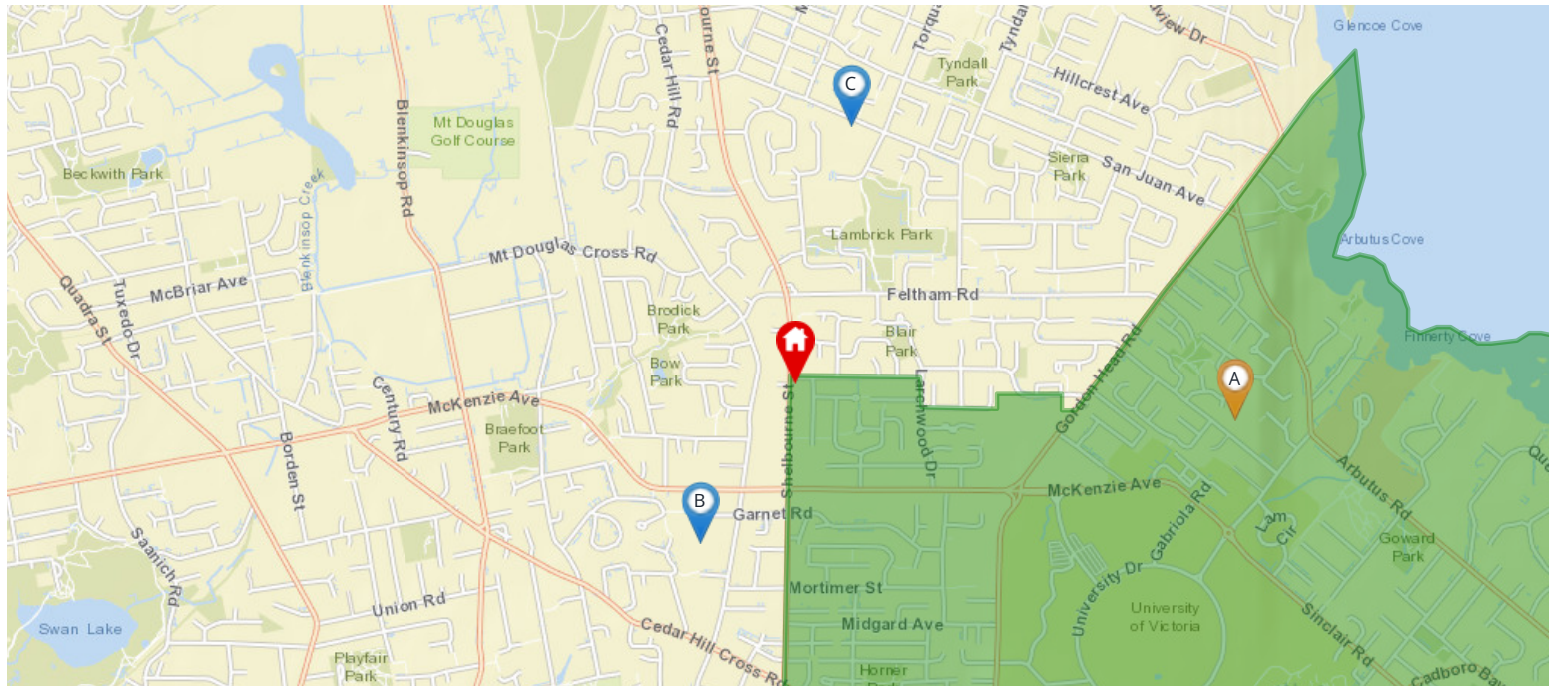


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Campus View Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Campus View	K - 5	SD 61	Victoria		20 mins	1.6 km	3 mins	13 mins
B Braefoot	K - 5	SD 61	Victoria		18 mins	1.5 km	5 mins	12 mins
C Maria Montessori	K - 12	Independent	Victoria		16 mins	1.2 km	4 mins	12 mins
D Torquay	K - 5	SD 61	Victoria		26 mins	2.1 km	5 mins	17 mins
E Doncaster	K - 5	SD 61	Victoria		24 mins	1.9 km	4 mins	13 mins
F Hillcrest	K - 5	SD 61	Victoria		33 mins	2.6 km	4 mins	11 mins

Nearby Middle Schools

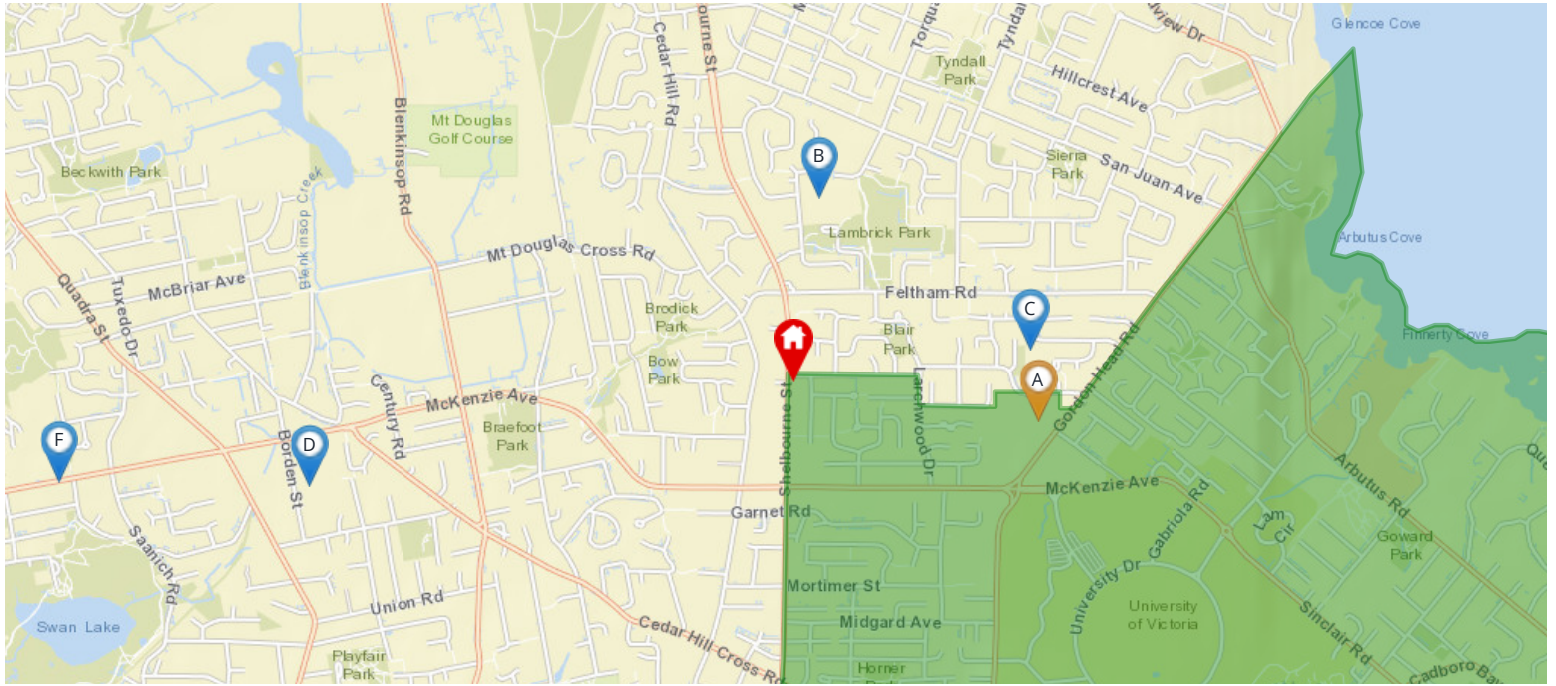


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Arbutus Global Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Arbutus Global Middle School	6 - 8	SD 61	Victoria		27 mins	2.2 km	5 mins	14 mins
B Cedar Hill Middle School	6 - 8	SD 61	Victoria		12 mins	0.9 km	3 mins	8 mins
C Gordon Head Middle School	6 - 8	SD 61	Victoria		18 mins	1.4 km	3 mins	11 mins
D Lansdowne Middle School	6 - 8	SD 61	Victoria		40 mins	3.3 km	6 mins	16 mins
E Glanford Middle School	6 - 8	SD 61	Victoria		1 hour 11 mins	5.7 km	10 mins	37 mins
F Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 10 mins	5.5 km	11 mins	45 mins

Nearby Secondary Schools



Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Secondary School Catchment: Mount Douglas Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Mount Douglas	9 - 12	SD 61	Victoria	AP Program	20 mins	1.6 km	3 mins	9 mins
B Lambrick Park	9 - 12	SD 61	Victoria	AP Program	14 mins	1.1 km	5 mins	8 mins
C Maria Montessori	K - 12	Independent	Victoria		16 mins	1.2 km	4 mins	12 mins
D Reynolds	9 - 12	SD 61	Victoria	AP Program	34 mins	2.7 km	5 mins	17 mins
E St Michaels	K - 12	Independent	Victoria	AP Program	34 mins	2.7 km	5 mins	15 mins
F St Andrew's	8 - 12	Independent	Victoria		44 mins	3.5 km	7 mins	18 mins

Walkscore

2 1611 BLAIR AV Saanich, V8N 1M5



Very Walkable

Most errands can be accomplished on foot



Good Transit

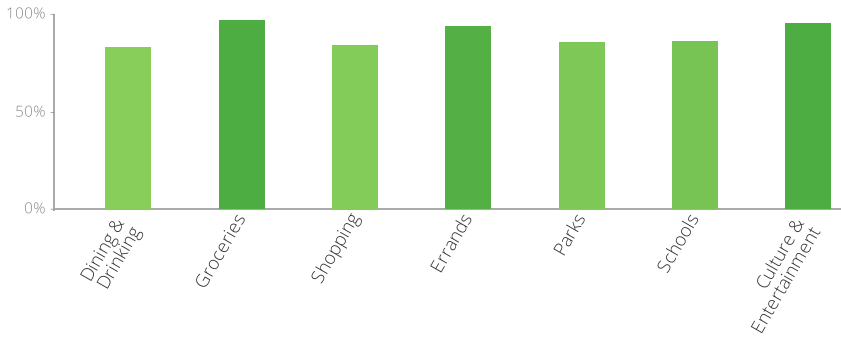
Many nearby public transportation options



Biker's Paradise

Daily errands can be accomplished on a bike

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

