



PROPERTY REPORT

502-1020 VIEW ST

Victoria

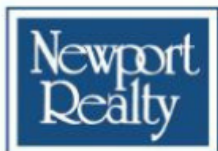
V8V 4Y4

Canada

PID: 017-417-155

AUGUST 4, 2022

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



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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



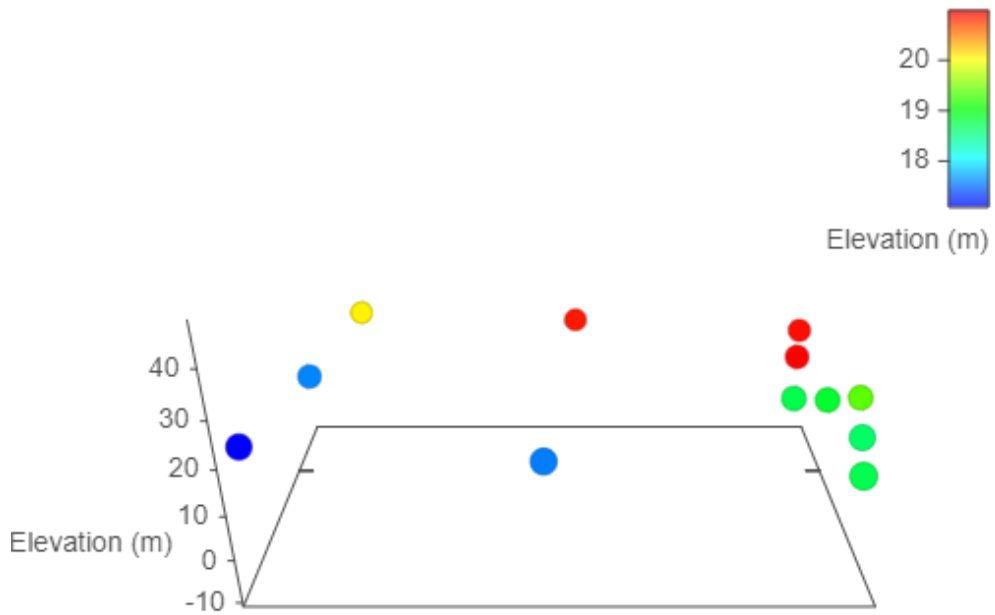
Google

Map data ©2022 10 m | Report a map error

Estimated Lot Dimensions and Topography



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



Max Elevation: 20.98 m | Min Elevation: 17.08 m | Difference: 3.90 m

Property Identification & Legal Description

Address: 502 1020 VIEW ST VICTORIA BC V8V 4Y4
Jurisdiction: City of Victoria
Roll No: 1526110 **Assessment Area:** 1
PID No: 017-417-155
Neighbourhood: Downtown **MHR No:**
Legal Unique ID: A00000X8AC
Legal Description: Strata Lot 104, Plan VIS2133, Victoria Land District, OF LOTS 981-985, 991-995 & AM LOT 990.TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2021 Municipal Taxes

Gross Taxes: \$2,501

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$376,000	\$157,000	\$533,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$376,000	\$157,000	\$533,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$376,000	\$157,000	\$533,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$376,000	\$157,000	\$533,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$376,000	\$157,000	\$533,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$376,000	\$157,000	\$533,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$376,000	\$157,000	\$533,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2009-05-29	\$317,000	FB269791	Reject - Not Suitable for Sales Analysis
2003-08-15	\$199,000	EV92035	Improved Single Property Transaction
2000-03-31	\$148,000	EP24659	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 - Hi-Rise
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	\$489,000	\$2,501
2020	\$462,000	\$2,337
2019	\$484,000	\$2,427
2018	\$448,000	\$2,339
2017	\$389,000	\$2,264
2016	\$321,000	\$2,200
2015	\$304,000	\$2,202
2014	\$308,000	\$2,254
2013	\$325,000	\$2,275
2012	\$332,000	\$2,198

2011	\$332,000	\$2,131
2010	\$322,000	\$2,070
2009	\$317,000	\$2,000
2008	\$317,000	\$1,922
2007	\$311,000	\$1,995
2006	\$275,000	\$1,987
2005	\$250,000	\$2,035
2004	\$206,000	\$1,935
2003	\$187,500	\$1,908
2002	\$160,200	\$1,718
2001	\$150,000	\$1,575

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

502-1020 VIEW ST

8/4/20228/4/2022



PID: 017-417-155 Legal Type: STRATA Plan Number: VIS2133
 Folio: 01526110 Lot Number: 104
 Legal Description: LOT 104, OF LOTS 981-985, 991-995, & AMENDED LOT 990, VICTORIA, VIS2133
 BC Assessment Actual Use: 030 STRATA LOT - RESIDENCE (CONDOMINIUM)
 Extra PIDs listed on this parcel: None

ASSESSMENT AND TAX INFORMATION

Year	Assess Type	Land Value	Improvement Value	Total (Land + Improvement)	Exempt Amount	Tax Levy
2022	GENERAL	\$376,000	\$157,000	\$533,000	\$0	\$2,402
2021	GENERAL	\$345,000	\$144,000	\$489,000	\$0	\$2,501
2020	GENERAL	\$319,000	\$143,000	\$462,000	\$0	\$2,337

PLANNING INFORMATION

Neighbourhood: HARRIS GREEN
 Area Planner: CHARLOTTE WAIN 250.361.0340
 Councillor Liaison: [CHARLAYNE THORNTON-JOE](#) 250.361.0219
 Development Permit Area: DPA 3 (HC) - CORE MIXED-USE RESIDENTIAL
 Heritage Status: None
 Land Use Contract: None

Special Restrictions: None

Zoning: R3-C: [Central Area Residential District.pdf](#)

Garbage Zone: [No pickup](#)

School District: GREATER VICTORIA SCHOOL DISTRICT #61

Storm and/or Sewer Lateral Connections:

Type	Address	Location	ID
See Common Property	N/A	N/A	N/A

Water Services:

Acct No	Serial No	Size (inch)	Type	Description	Notes
See Common Property	N/A	N/A	N/A	N/A	N/A

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

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

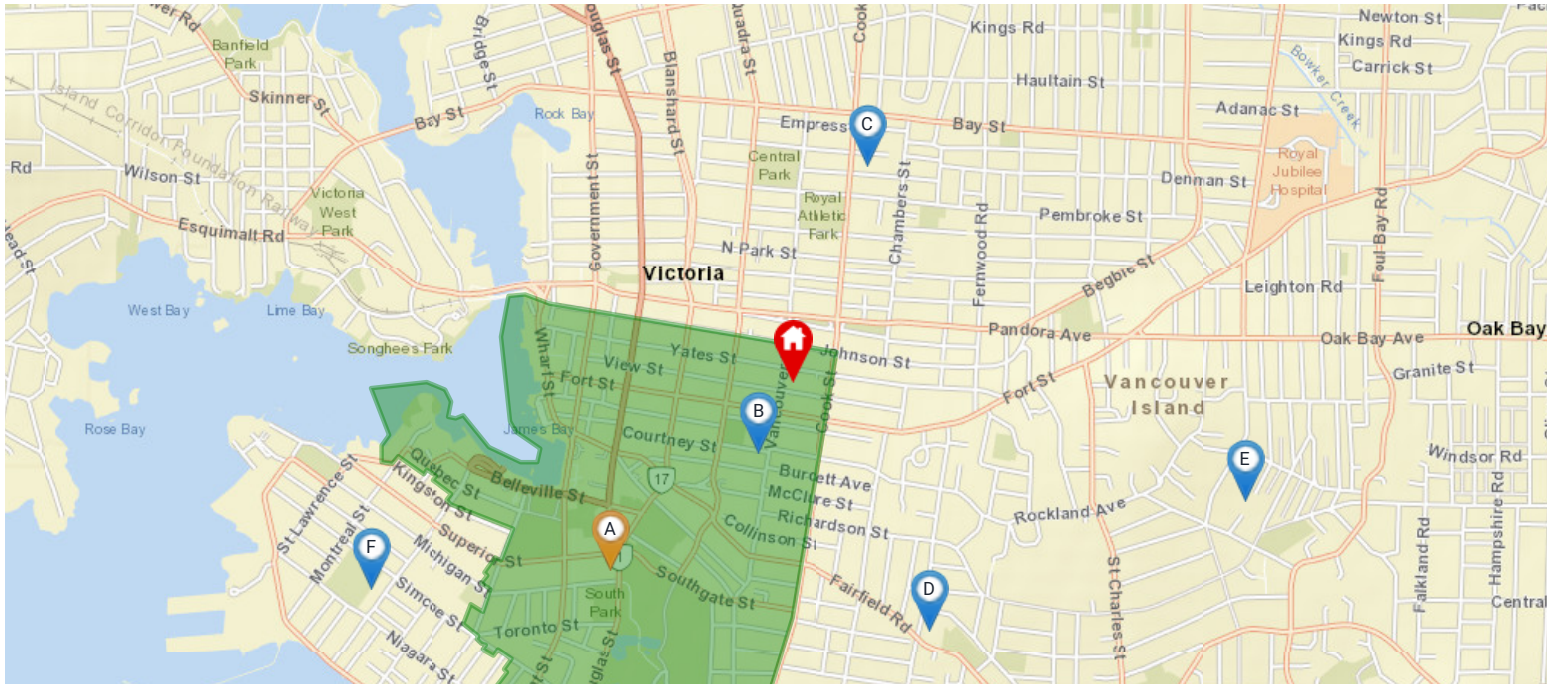
Planning and Development Applications/Permits (Active or On Hold):

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.](#)

Nearest Schools

Nearby Elementary Schools

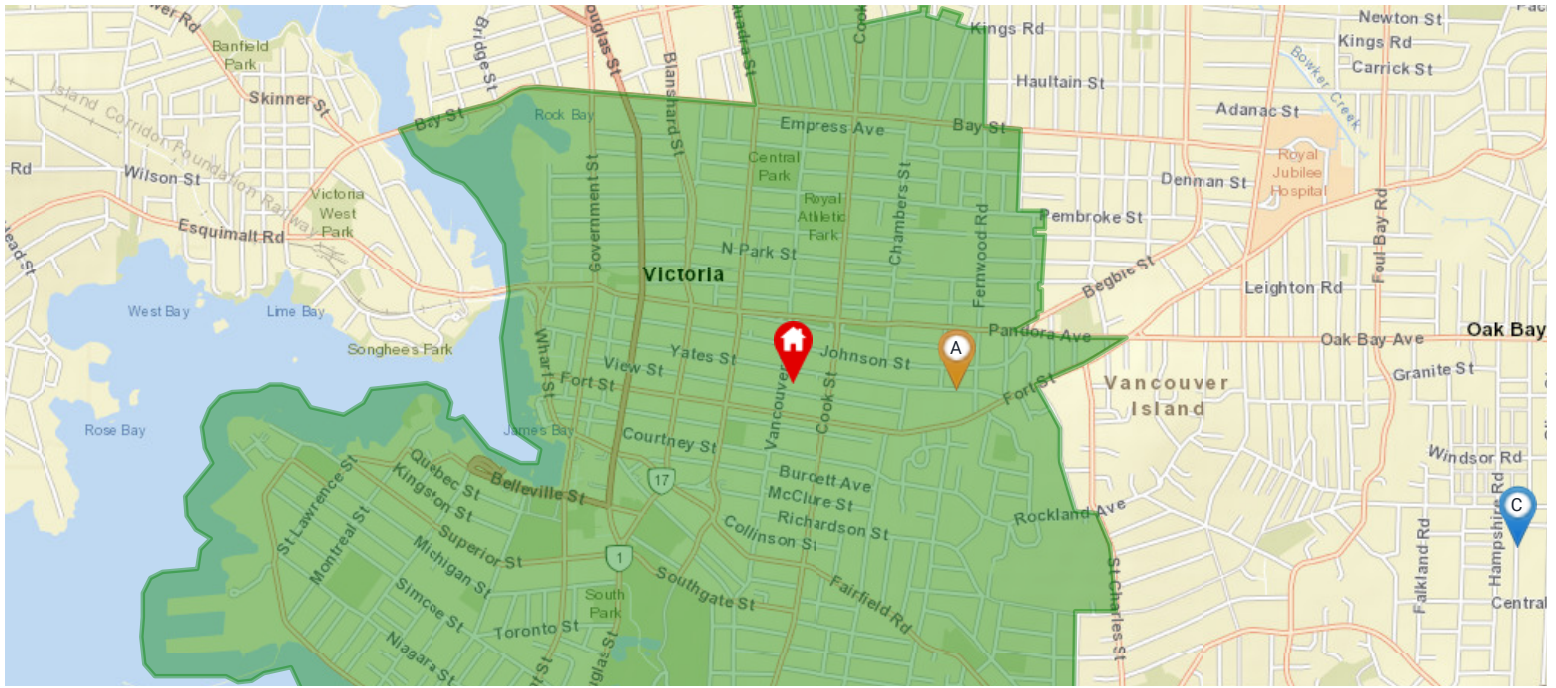


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: South Park Elementary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A South Park	K - 5	SD 61	Victoria		18 mins	1.4 km	5 mins	15 mins
B Christ Church Cathedral	K - 8	Independent	Victoria		5 mins	0.4 km	2 mins	5 mins
C George Jay	K - 5	SD 61	Victoria		15 mins	1.2 km	4 mins	15 mins
D Sir James Douglas	K - 5	SD 61	Victoria		18 mins	1.4 km	4 mins	16 mins
E Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	34 mins	2.7 km	6 mins	20 mins
F James Bay	K - 5	SD 61	Victoria		31 mins	2.5 km	7 mins	20 mins

Nearby Middle Schools

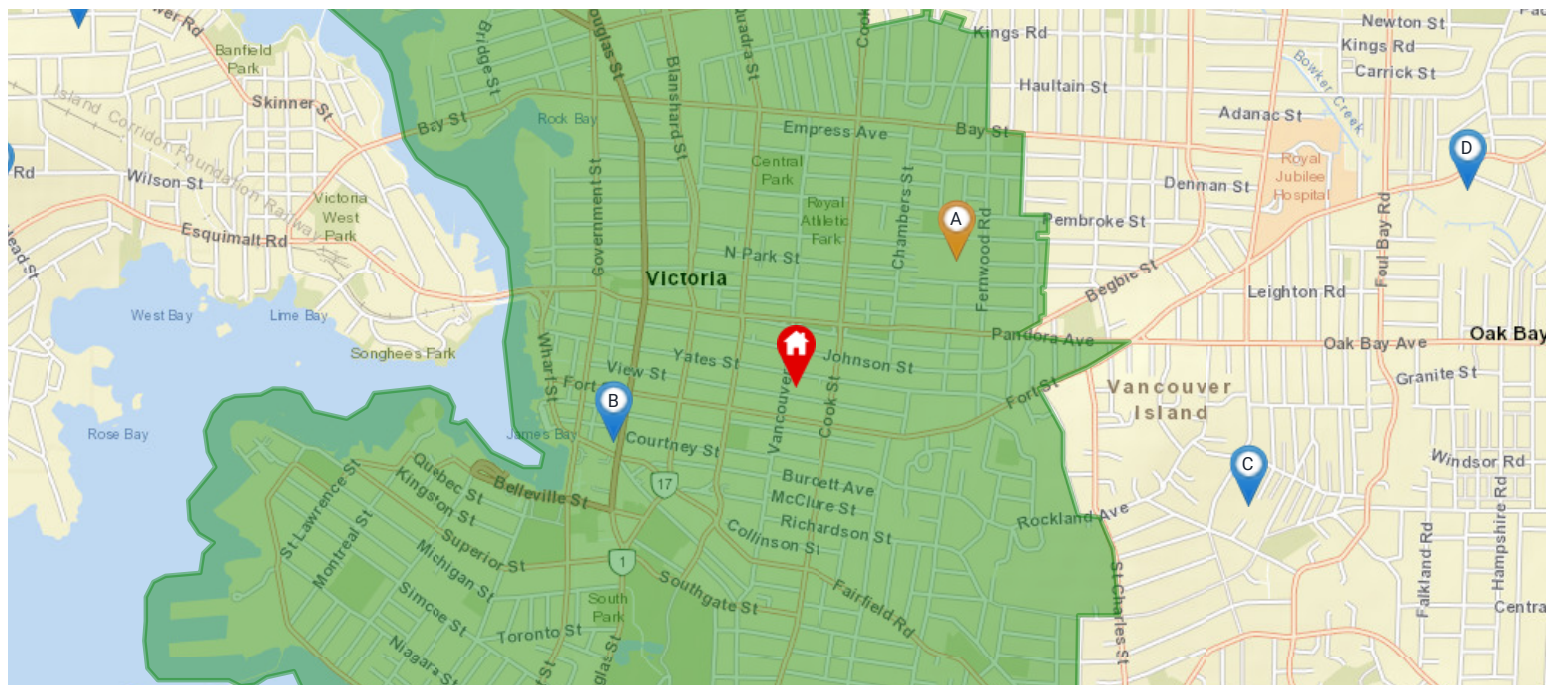


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Central Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Central Middle School	6 - 8	SD 61	Victoria		11 mins	0.8 km	3 mins	8 mins
B Lansdowne Middle School	6 - 8	SD 61	Victoria		48 mins	3.8 km	8 mins	18 mins
C Monterey Middle School	6 - 8	SD 61	Victoria		47 mins	3.7 km	9 mins	27 mins
D Rockheights	6 - 8	SD 61	Victoria		1 hour 4 mins	4.9 km	14 mins	34 mins
E Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 9 mins	5.3 km	12 mins	28 mins
F Colquitz Middle School	6 - 8	SD 61	Victoria		1 hour 14 mins	5.8 km	14 mins	28 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Victoria High** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Victoria High	9 - 12	SD 61	Victoria	AP Program	15 mins	1.1 km	4 mins	9 mins
B Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	13 mins	1.0 km	4 mins	7 mins
C Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	34 mins	2.7 km	6 mins	20 mins
D Oak Bay	9 - 12	SD 61	Victoria	AP Program	40 mins	3.2 km	7 mins	14 mins
E Esquimalt	9 - 12	SD 61	Victoria	AP Program	52 mins	4.1 km	12 mins	21 mins
F Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	49 mins	3.9 km	11 mins	20 mins

Walkscore

502 1020 VIEW ST Victoria, V8V 4Y4



Walker's Paradise

Daily errands do not require a car



Rider's Paradise

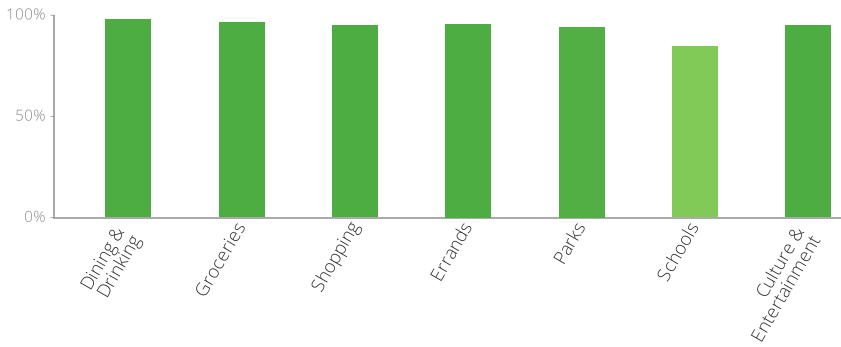
World-class public transportation



Biker's Paradise

Daily errands can be accomplished on a bike

The Walk Score here is 95 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

