



PROPERTY REPORT

564 ST. PATRICK ST

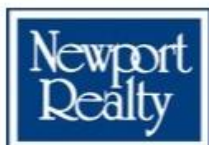
Oak Bay

V8S 4X3

Canada

PID: 001-159-429

OCTOBER 10, 2024



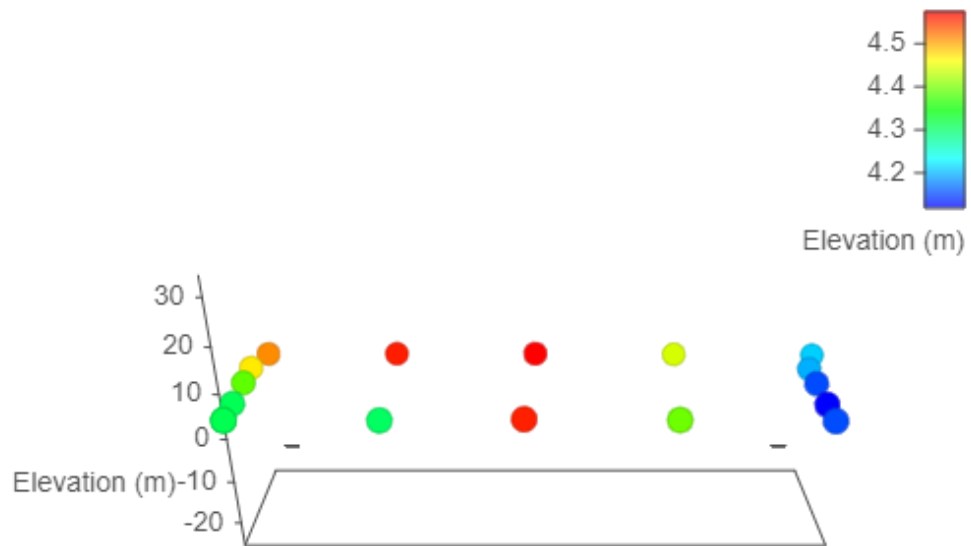
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography



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



Max Elevation: 4.57 m | Min Elevation: 4.12 m | Difference: 0.46 m

Property Identification & Legal Description

Address: 564 ST. PATRICK ST VICTORIA BC V8S 4X3
Jurisdiction: District of Oak Bay
Roll No: 6223800 **Assessment Area:** 1
PID No: 001-159-429
Neighbourhood: South Oak Bay **MHR No:**
Legal Unique ID: A00000ZA1B
Legal Description: LOT 33, BLOCK D, PLAN VIP1092, SECTION 22, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$6,510

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,363,000	\$165,000	\$1,528,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,363,000	\$165,000	\$1,528,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,363,000	\$165,000	\$1,528,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,363,000	\$165,000	\$1,528,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,363,000	\$165,000	\$1,528,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,363,000	\$165,000	\$1,528,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,363,000	\$165,000	\$1,528,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2002-06-14	\$305,000	ET67009	Improved Single Property Transaction
1985-08-21	\$122,500	P72496	Improved Single Property Transaction
1985-01-30	\$85,000	P7116	Improved Single Property Transaction

Other Property Information

Lot SqFt:	6,650	Lot Width:	50
Lot Acres:	0.15	Lot Depth:	133
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	1 STY SFD - After 1930 - Standard
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

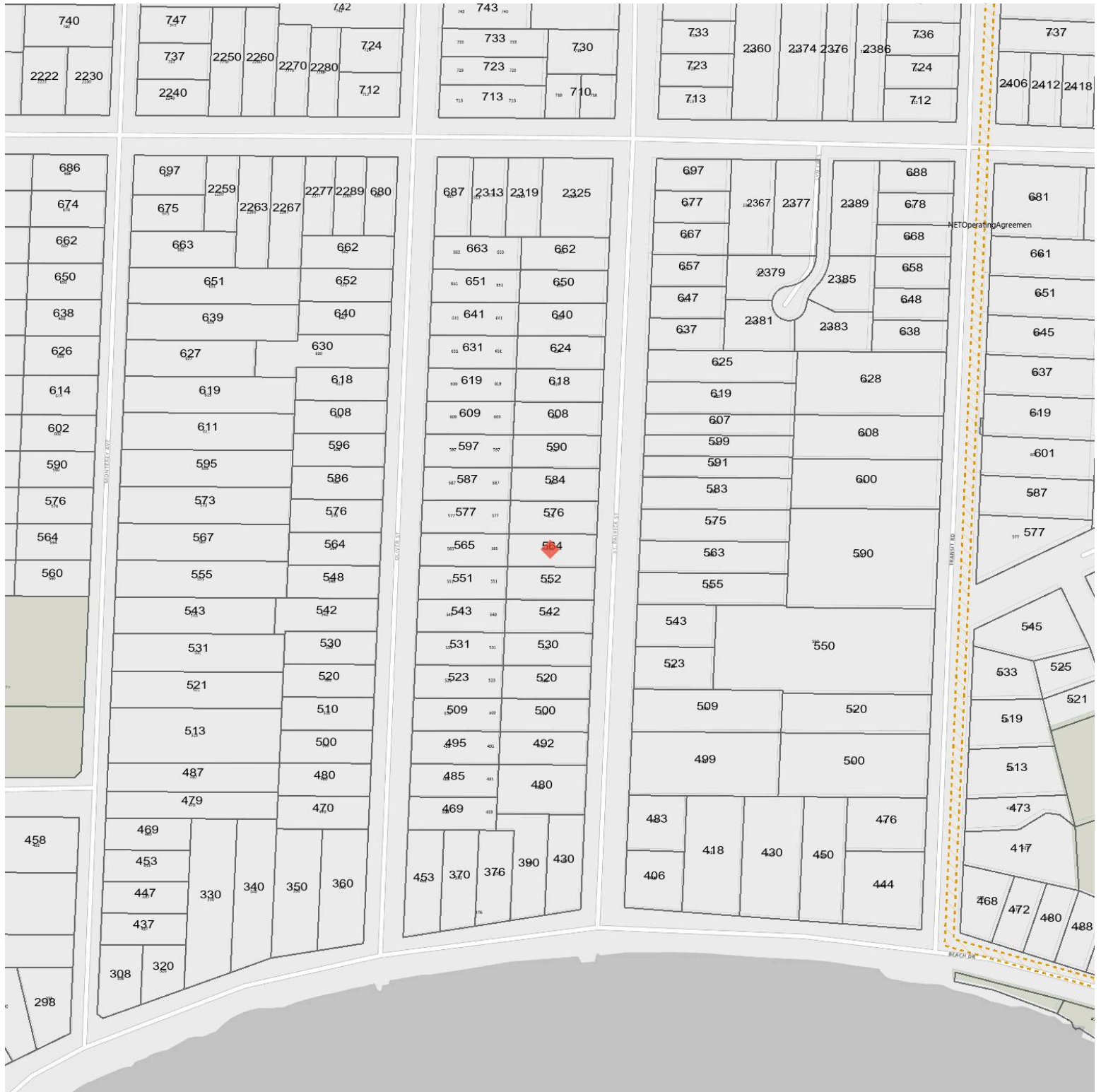
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,496,000	\$6,510
2022	\$1,394,000	\$6,149
2021	\$1,130,000	\$5,760
2020	\$1,086,000	\$5,458

2019	\$1,149,600	\$5,578
2018	\$1,065,100	\$5,207
2017	\$943,200	\$5,030
2016	\$730,000	\$4,806
2015	\$651,700	\$4,466
2014	\$649,300	\$4,416
2013	\$694,400	\$4,459
2012	\$683,300	\$4,253
2011	\$676,000	\$4,136
2010	\$625,600	\$3,899
2009	\$631,000	\$3,790
2008	\$616,300	\$3,592
2007	\$574,600	\$3,506
2006	\$493,500	\$3,438
2005	\$439,700	\$3,439
2004	\$372,000	\$3,386
2003	\$295,200	\$3,036
2002	\$261,800	\$2,831
2001	\$258,300	\$2,762

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

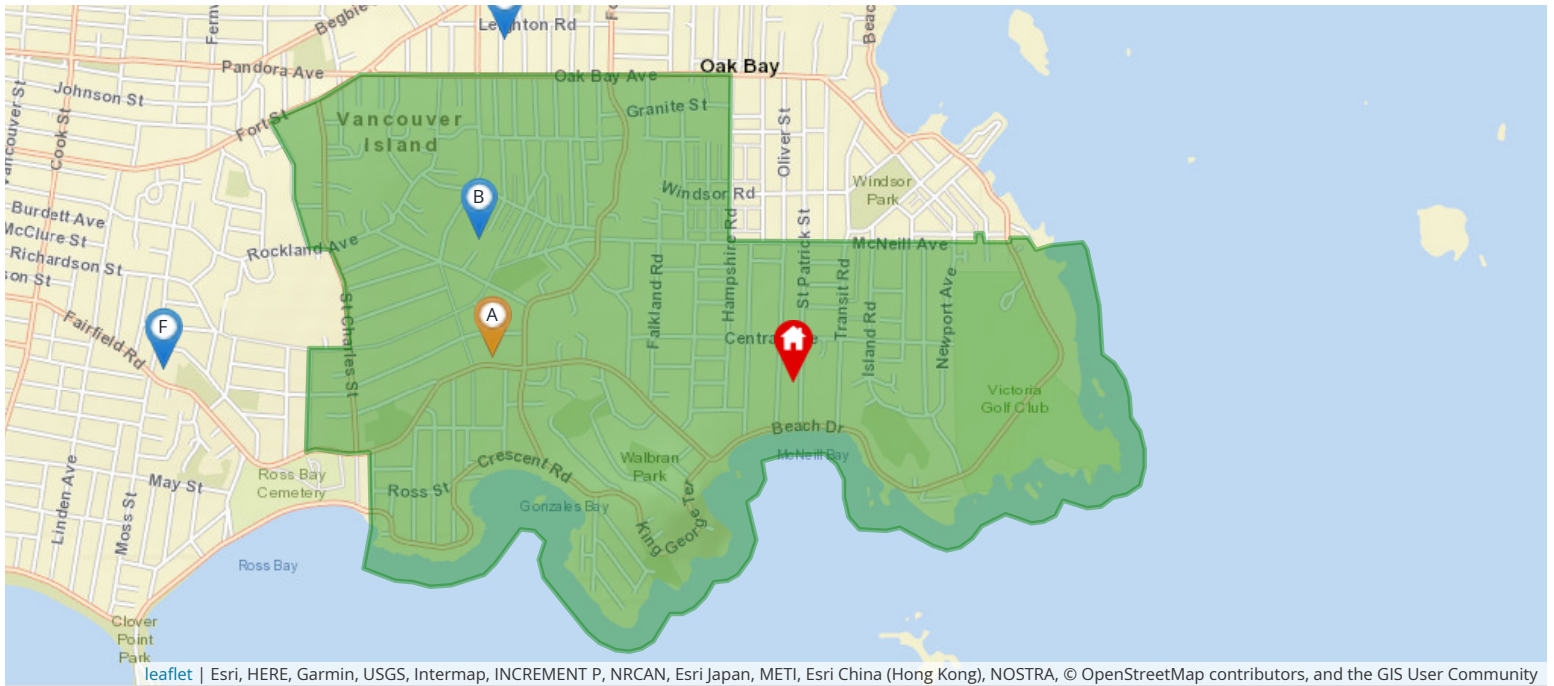


Legend

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

Nearest Schools

Nearby Elementary Schools

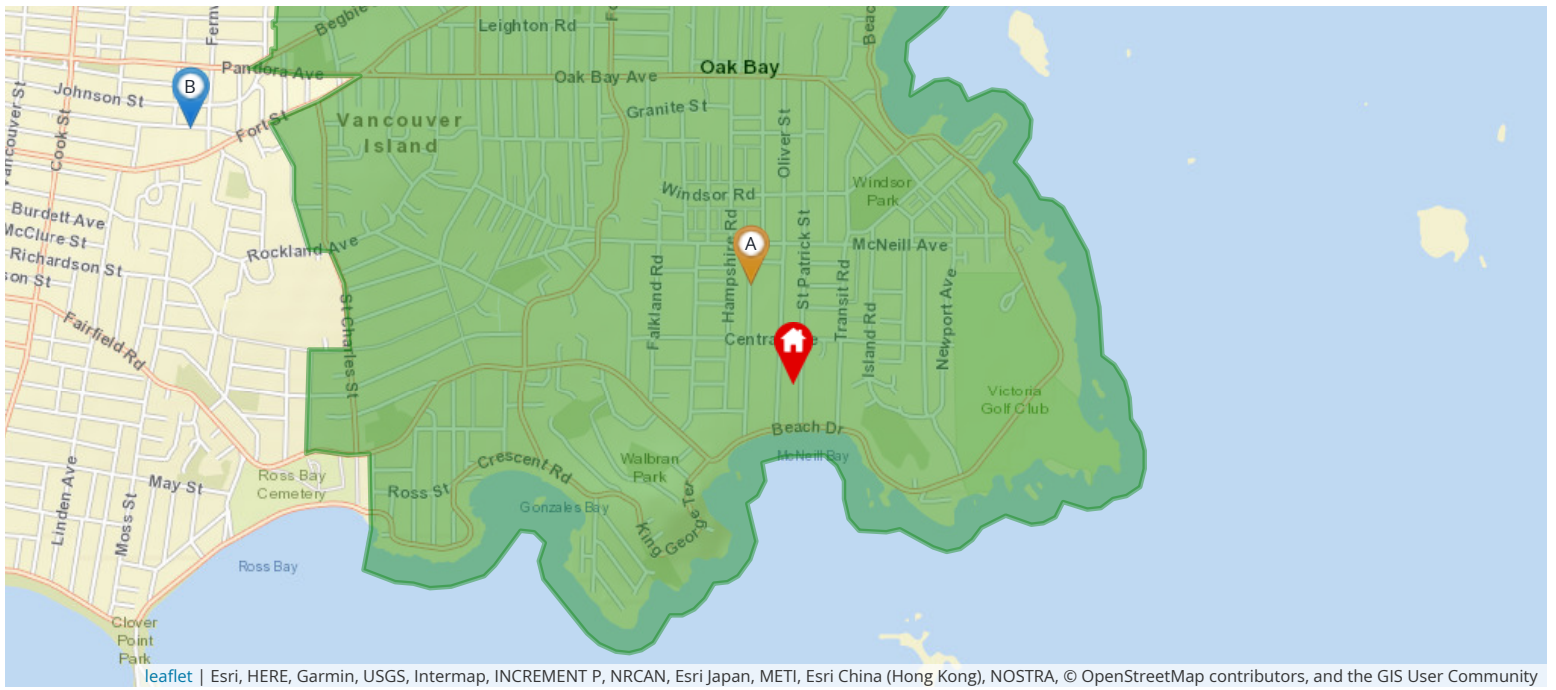


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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		24 mins	1.7 km	3 mins	24 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	28 mins	2.0 km	6 mins	28 mins
C Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	36 mins	2.5 km	7 mins	20 mins
D St Patrick's	K - 7	Independent	Victoria		41 mins	3.0 km	9 mins	27 mins
E Willows	K - 5	SD 61	Victoria		37 mins	2.7 km	7 mins	30 mins
F Sir James Douglas	K - 5	SD 61	Victoria		47 mins	3.4 km	6 mins	29 mins

Nearby Middle Schools

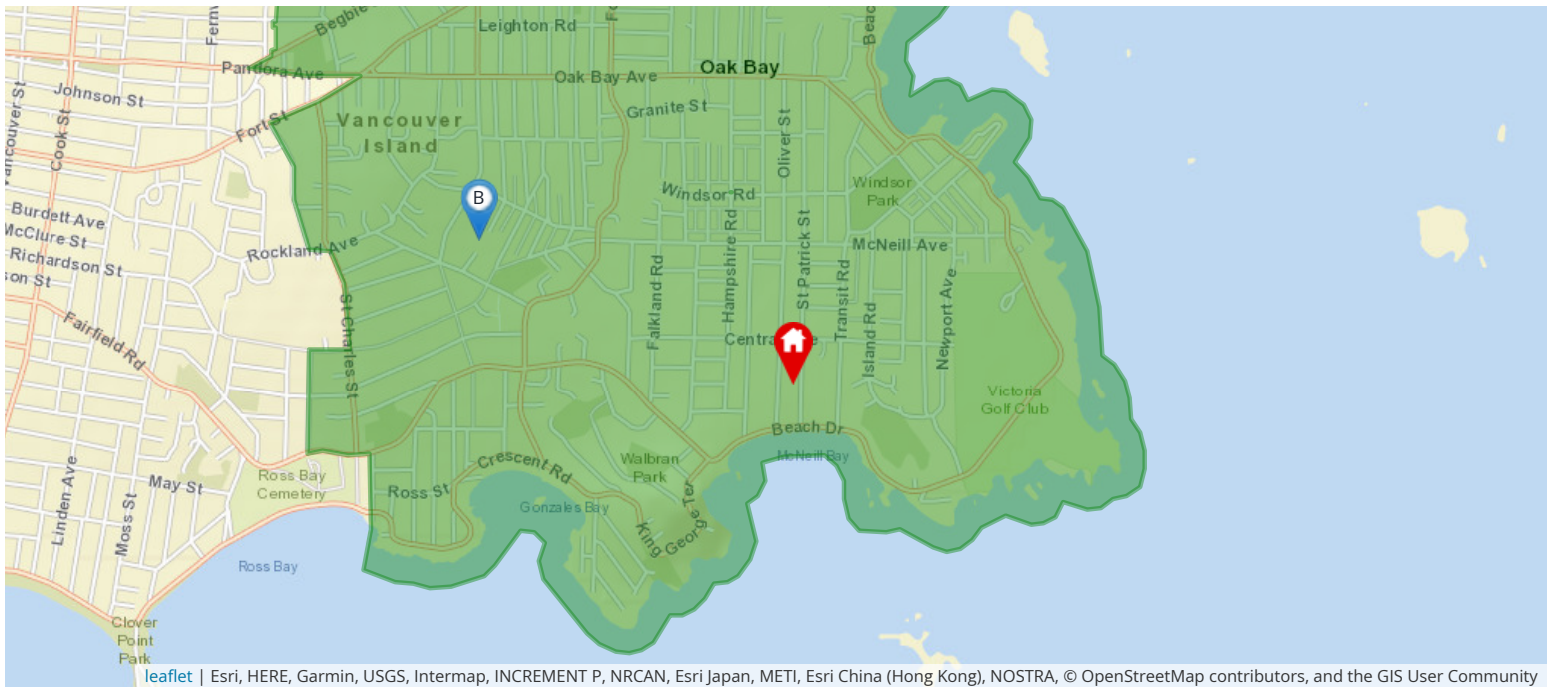


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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		9 mins	0.7 km	2 mins	9 mins
B Central Middle School	6 - 8	SD 61	Victoria		50 mins	3.5 km	8 mins	26 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 6 mins	4.7 km	10 mins	35 mins
D Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 44 mins	7.4 km	16 mins	49 mins
E Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 43 mins	7.4 km	14 mins	46 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		2 hours 8 mins	9.1 km	18 mins	1 hour 4 mins

Nearby Secondary Schools



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	34 mins	2.4 km	6 mins	25 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	28 mins	2.0 km	6 mins	28 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	58 mins	4.1 km	12 mins	29 mins
D Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 6 mins	4.7 km	11 mins	28 mins
E St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 13 mins	5.2 km	11 mins	43 mins
F Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 42 mins	7.3 km	15 mins	53 mins

Walk Score

564 ST. PATRICK ST Oak Bay, V8S 4X3



Somewhat Walkable

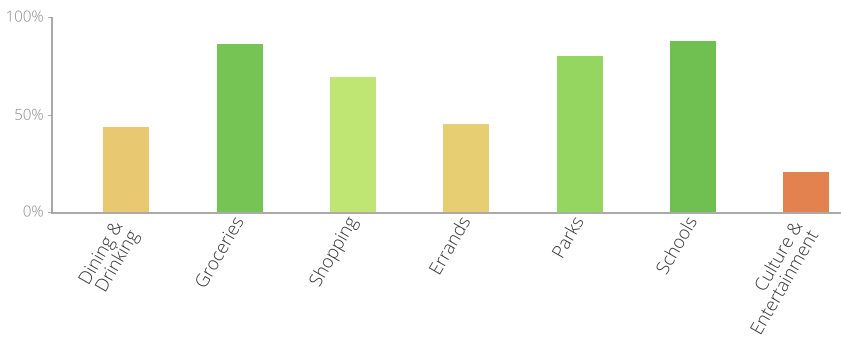
Some errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 59 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

