

PROPERTY REPORT

602 NEWPORT AV

Oak Bay

V8S 5C7

Canada

PID: 007-935-005

OCTOBER 25, 2024



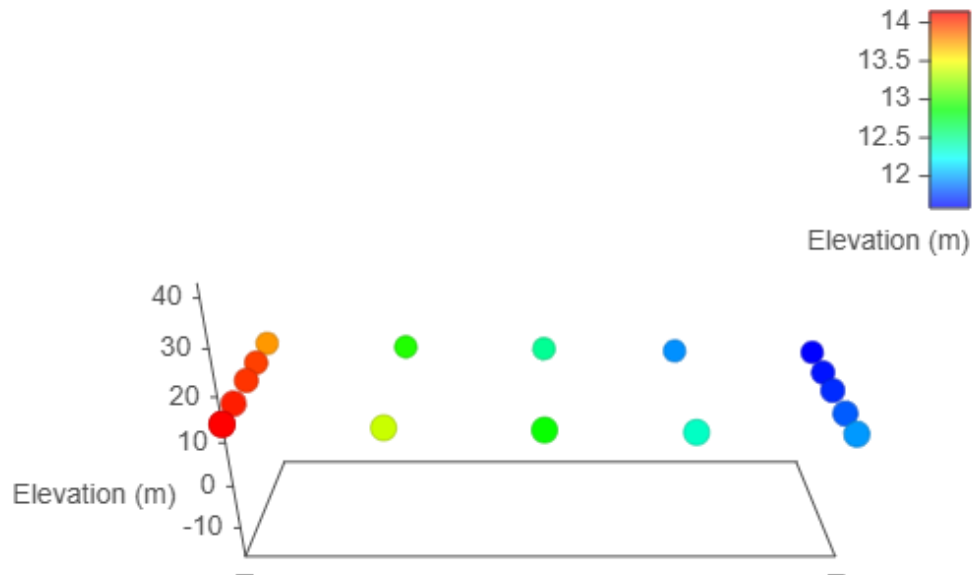
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



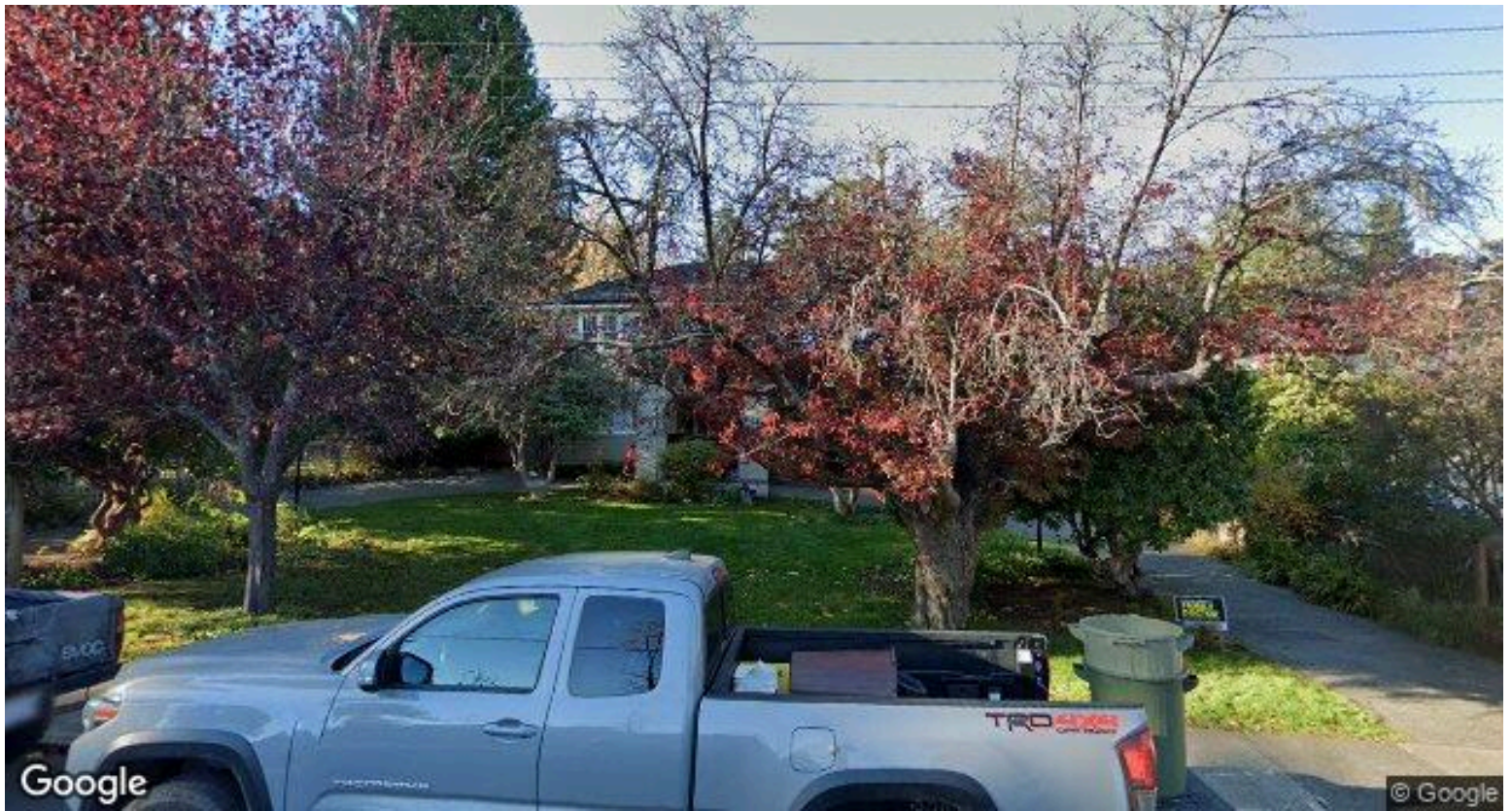
Estimated Lot Dimensions and Topography



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



Max Elevation: 14.14 m | Min Elevation: 11.58 m | Difference: 2.57 m



Property Identification & Legal Description

Address: 602 NEWPORT AVE VICTORIA BC V8S 5C7
Jurisdiction: District of Oak Bay
Roll No: 5167400 **Assessment Area:** 1
PID No: 007-935-005
Neighbourhood: South Oak Bay **MHR No:**
Legal Unique ID: A00000Z9JY
Legal Description: LOT 6, BLOCK 5, PLAN VIP992, SECTION 73, VICTORIA LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: \$10,384

2024 Assessed Values

VALUATION:

| | Land | Improve | Total |
|---------------|-------------|-----------|-------------|
| Value: | \$1,809,000 | \$280,000 | \$2,089,000 |

GENERAL:

| | Land | Improve | Total |
|----------------------|-------------|-----------|-------------|
| Gross Value: | \$1,809,000 | \$280,000 | \$2,089,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$1,809,000 | \$280,000 | \$2,089,000 |

SCHOOL:

| | Land | Improve | Total |
|----------------------|-------------|-----------|-------------|
| Gross Value: | \$1,809,000 | \$280,000 | \$2,089,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$1,809,000 | \$280,000 | \$2,089,000 |

BC TRANSIT:

| | Land | Improve | Total |
|----------------------|-------------|-----------|-------------|
| Gross Value: | \$1,809,000 | \$280,000 | \$2,089,000 |
| Exempt Value: | \$0 | \$0 | \$0 |
| Net Value: | \$1,809,000 | \$280,000 | \$2,089,000 |

Last Three Sales Per BCA

| Conveyance Date | Price | Document No | Conveyance Type |
|-----------------|-------------|-------------|--|
| 2008-05-27 | \$1,065,000 | FB177492 | Reject - Not Suitable for Sales Analysis |
| 1988-10-21 | \$360,000 | EB96000 | Improved Single Property Transaction |

Other Property Information

| | | | |
|--------------------------|------------------|---------------------------|--------------------------------------|
| Lot SqFt: | 14,400 | Lot Width: | 80 |
| Lot Acres: | 0.33 | Lot Depth: | 180 |
| Tenure: | Crown-Granted | Actual Use: | Single Family Dwelling |
| School District: | Greater Victoria | Manual Class: | 2 STY SFD - After 1930 - Semi-Custom |
| 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 |

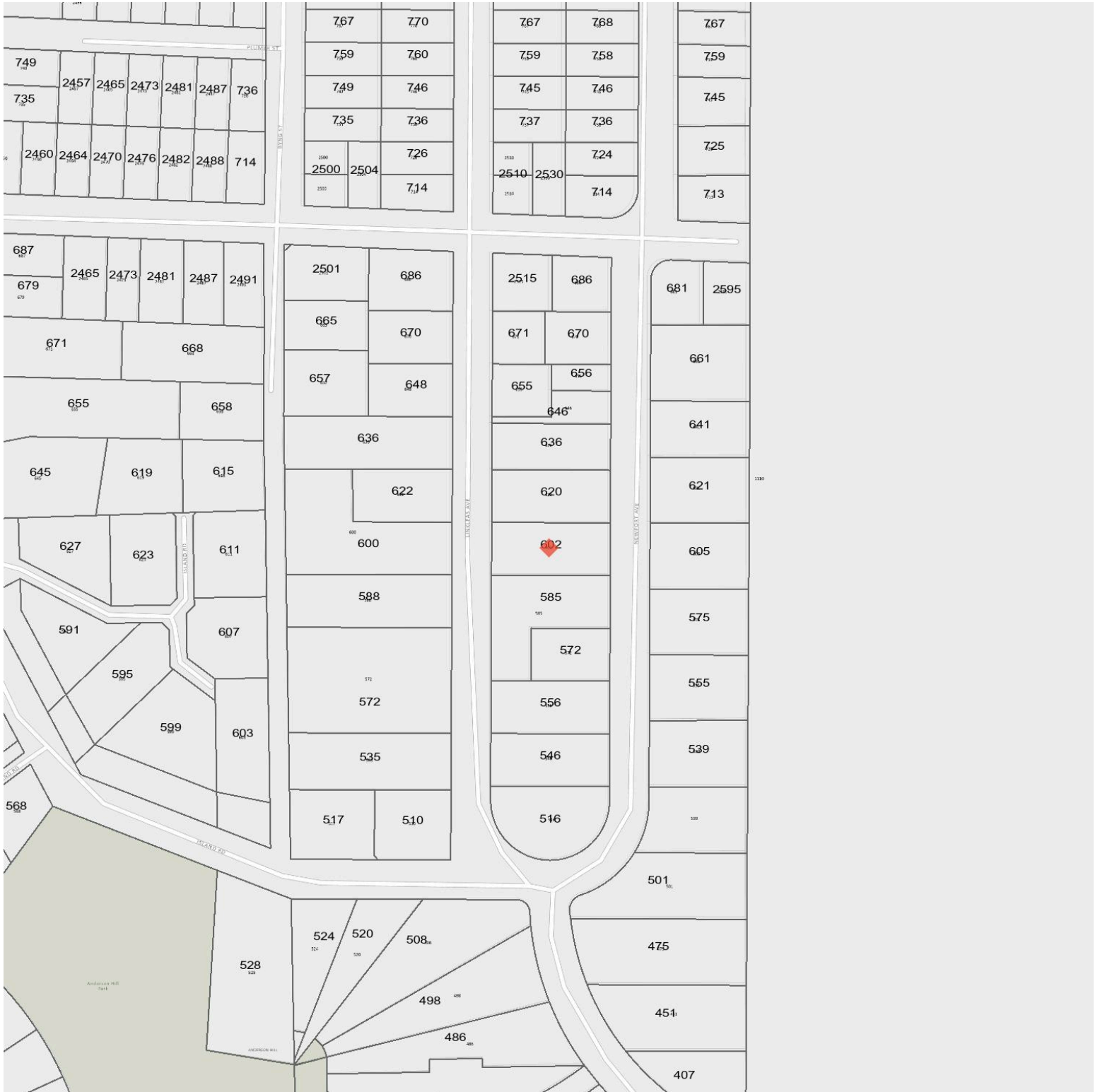
Assessment & Tax History

| Year | Assessed Value | Gross Taxes |
|------|----------------|-------------|
| 2023 | \$2,386,000 | \$10,384 |
| 2022 | \$2,082,000 | \$9,201 |
| 2021 | \$1,797,000 | \$9,162 |
| 2020 | \$1,758,000 | \$8,833 |
| 2019 | \$1,813,000 | \$8,647 |

| | | |
|------|-------------|---------|
| 2018 | \$1,709,000 | \$8,194 |
| 2017 | \$1,530,000 | \$7,991 |
| 2016 | \$1,146,000 | \$7,402 |
| 2015 | \$1,189,000 | \$7,914 |
| 2014 | \$1,104,000 | \$7,323 |
| 2013 | \$1,107,000 | \$6,988 |
| 2012 | \$1,092,000 | \$6,674 |
| 2011 | \$1,093,000 | \$6,560 |
| 2010 | \$1,049,000 | \$6,393 |
| 2009 | \$1,065,000 | \$6,256 |
| 2008 | \$1,065,000 | \$6,055 |
| 2007 | \$1,016,000 | \$6,048 |
| 2006 | \$858,000 | \$5,840 |
| 2005 | \$780,000 | \$5,959 |
| 2004 | \$652,000 | \$5,807 |
| 2003 | \$540,000 | \$5,409 |
| 2002 | \$495,000 | \$5,198 |
| 2001 | \$491,000 | \$5,096 |

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

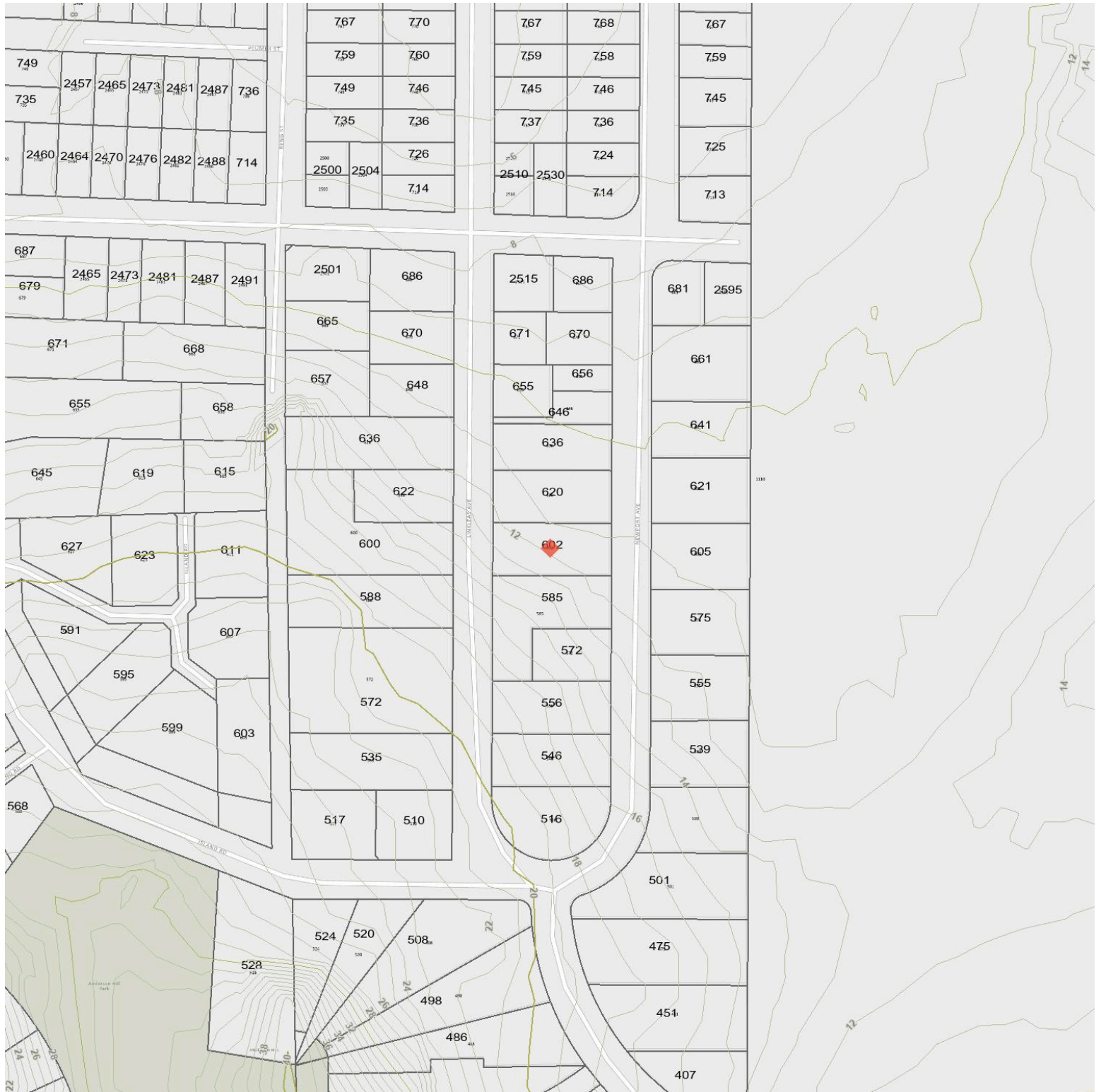
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Contours

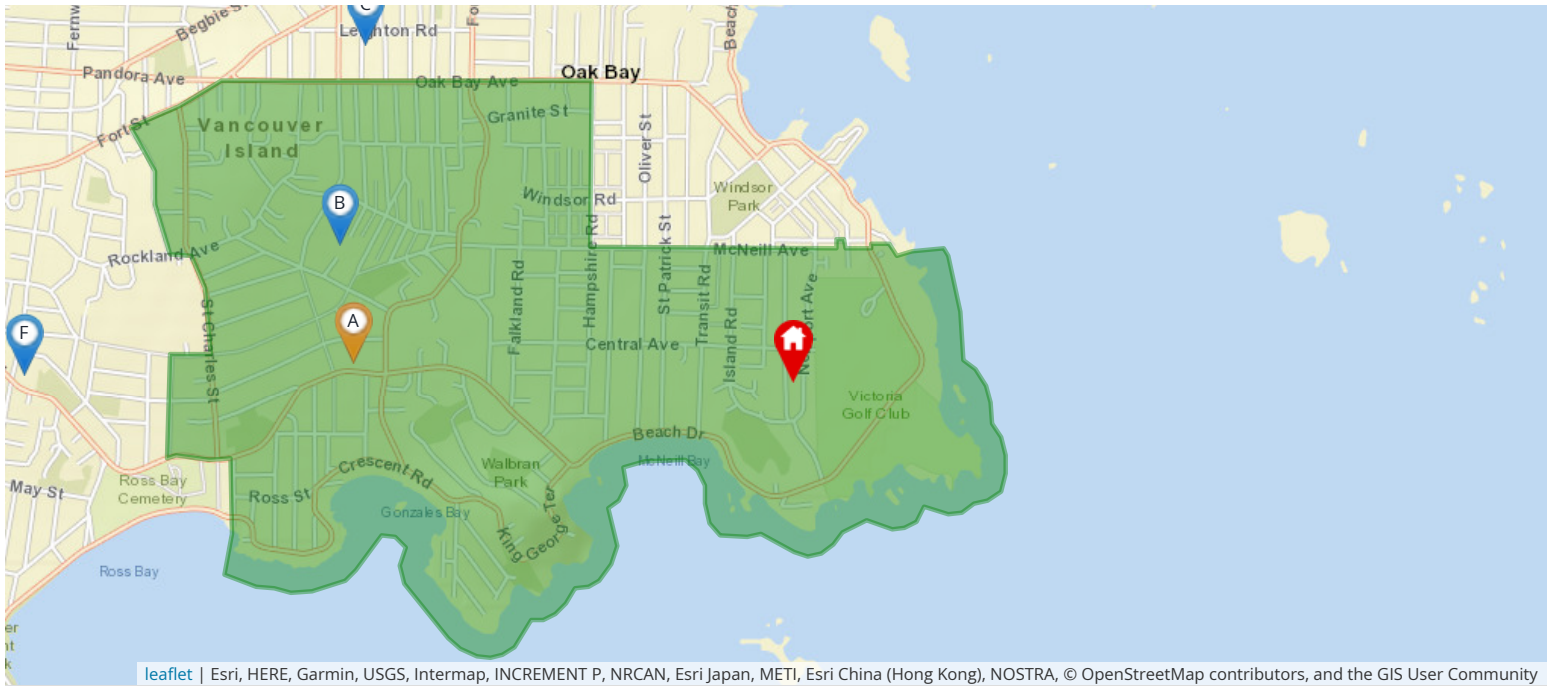


Legend

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

Nearest Schools

Nearby Elementary Schools



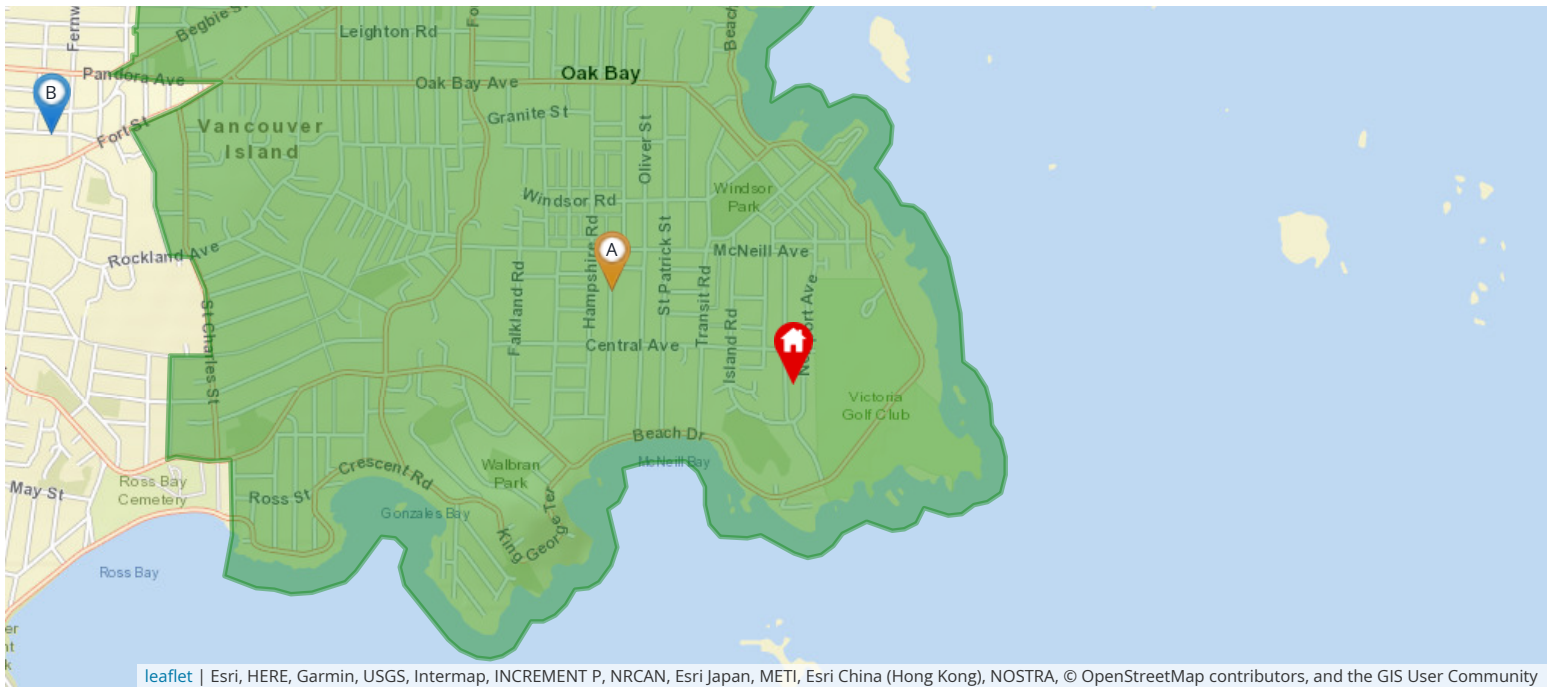
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Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 | | 30 mins | 2.1 km | 5 mins | 26 mins |
| B Glenlyon Norfolk | K - 12 | Independent | Victoria | IB Program (PYP & MYP) | 34 mins | 2.4 km | 7 mins | 26 mins |
| C Sundance-Bank Elementary | K - 5 | SD 61 | Victoria | Opens September 2021 | 41 mins | 3.0 km | 7 mins | 25 mins |
| D Willows | K - 5 | SD 61 | Victoria | | 38 mins | 2.8 km | 6 mins | 36 mins |
| E St Patrick's | K - 7 | Independent | Victoria | | 45 mins | 3.2 km | 8 mins | 33 mins |
| F Sir James Douglas | K - 5 | SD 61 | Victoria | | 53 mins | 3.8 km | 8 mins | 35 mins |

Nearby Middle Schools

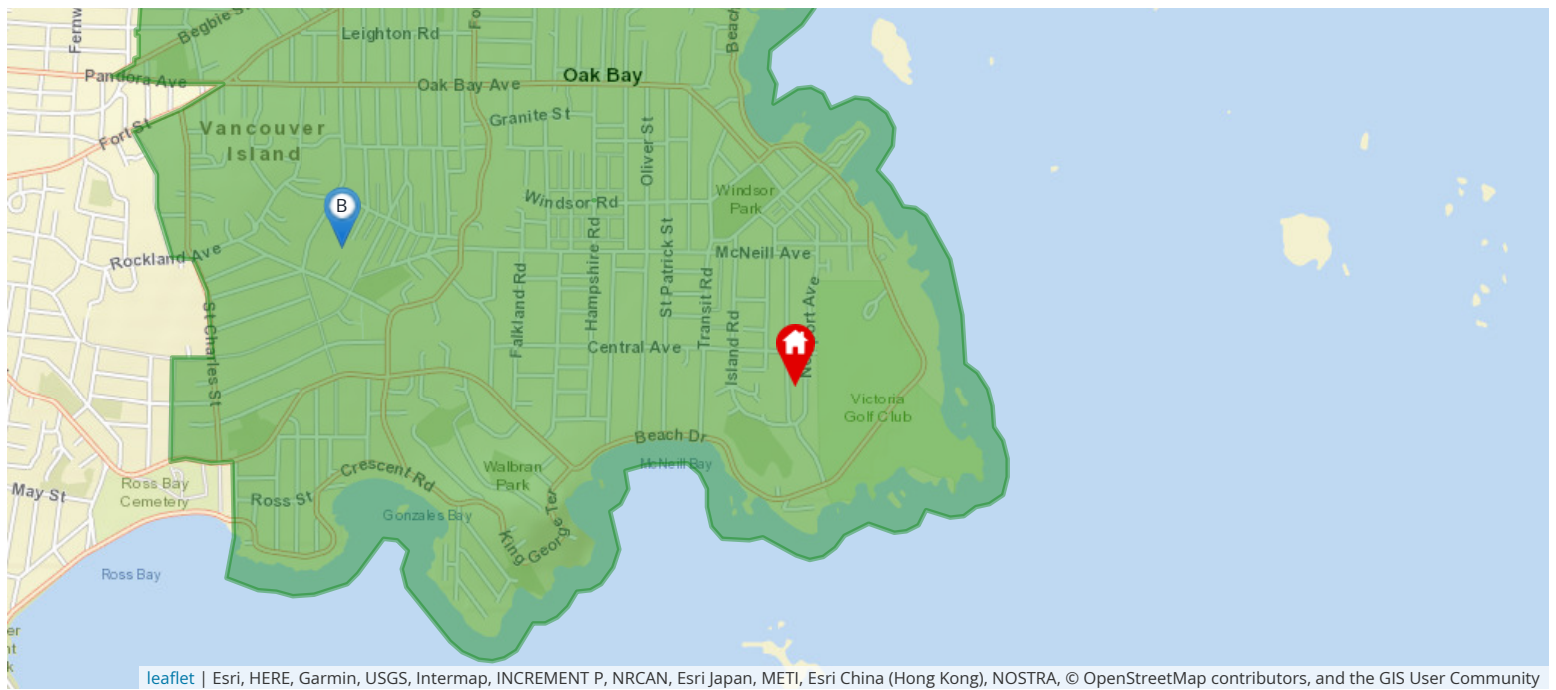


Legend: Subject Property Catchment School Other Schools

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 | | 15 mins | 1.1 km | 3 mins | 13 mins |
| B Central Middle School | 6 - 8 | SD 61 | Victoria | | 56 mins | 4.0 km | 9 mins | 31 mins |
| C Lansdowne Middle School | 6 - 8 | SD 61 | Victoria | | 1 hour 10 mins | 5.0 km | 10 mins | 30 mins |
| D Cedar Hill Middle School | 6 - 8 | SD 61 | Victoria | | 1 hour 47 mins | 7.6 km | 16 mins | 58 mins |
| E Arbutus Global Middle School | 6 - 8 | SD 61 | Victoria | | 1 hour 42 mins | 7.3 km | 14 mins | 51 mins |
| F Gordon Head Middle School | 6 - 8 | SD 61 | Victoria | | 2 hours 8 mins | 9.3 km | 18 mins | 54 mins |

Nearby Secondary Schools



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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 | 36 mins | 2.6 km | 6 mins | 30 mins |
| B Glenlyon Norfolk | K - 12 | Independent | Victoria | IB Program (DP) | 34 mins | 2.4 km | 7 mins | 26 mins |
| C Victoria High | 9 - 12 | SD 61 | Victoria | AP Program | 1 hour 5 mins | 4.6 km | 13 mins | 34 mins |
| D St Michaels | K - 12 | Independent | Victoria | AP Program | 1 hour 16 mins | 5.4 km | 11 mins | 38 mins |
| E Pacific School of Innovation and Inquiry | 8 - 12 | Independent | Victoria | Independent School | 1 hour 12 mins | 5.1 km | 14 mins | 33 mins |
| F Mount Douglas | 9 - 12 | SD 61 | Victoria | AP Program | 1 hour 45 mins | 7.5 km | 15 mins | 56 mins |

Walk Score

602 NEWPORT AV Oak Bay, V8S 5C7



Somewhat Walkable

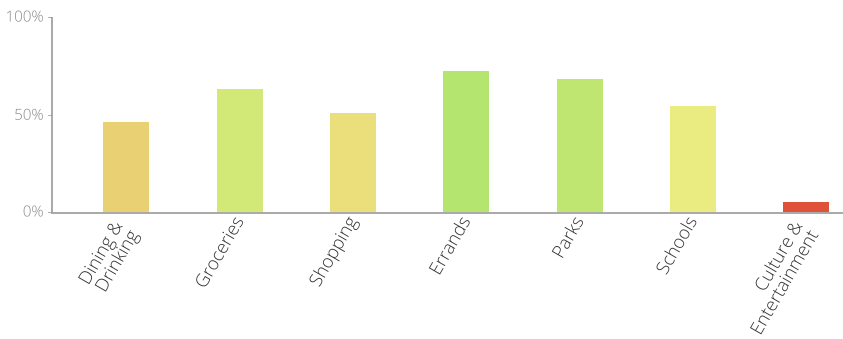
Some errands can be accomplished on foot



Bikeable

Some bike infrastructure

The Walk Score here is 51 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

