



## PROPERTY REPORT

825 LINKLEAS AV

Oak Bay

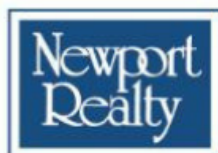
V8S 5C4

Canada

PID: 008-123-985

JUNE 4, 2022

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



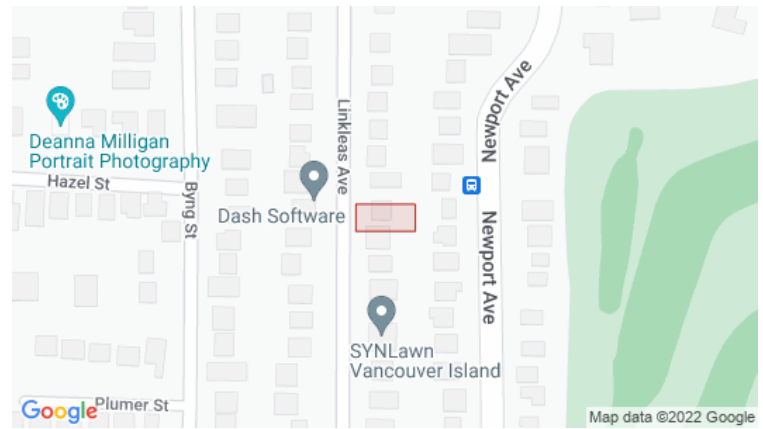
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

[www.owen-flood.com](http://www.owen-flood.com)  
**250-385-2033**

## Summary Sheet

# 825 LINKLEAS AV Oak Bay BC V8S 5C4

PID	008-123-985
Registered Owner	TR*, K*
Legal Description	LOT 41, BLOCK 2, SECTION 73, VICTORIA DISTRICT, PLAN 992
Plan	VIP992
Zoning	RS5 - ONE-FAMILY RESIDENTIAL USE
Community Plan(s)	OCP: <a href="#">Established Neighbourhood</a> , not in ALR



Year Built	2002	Structure	SINGLE FAMILY DWELLING
Lot Size	5497.89 ft²	Bedrooms	3
Bathrooms	4	Dimensions	50 x 110 Ft
Max Elev.	5.81 m	Min Elev.	4.75 m
Floor Area	2423 Ft²	WalkScore	38 / Car-Dependent
TransitScore	44 / Some Transit	Annual Taxes	-

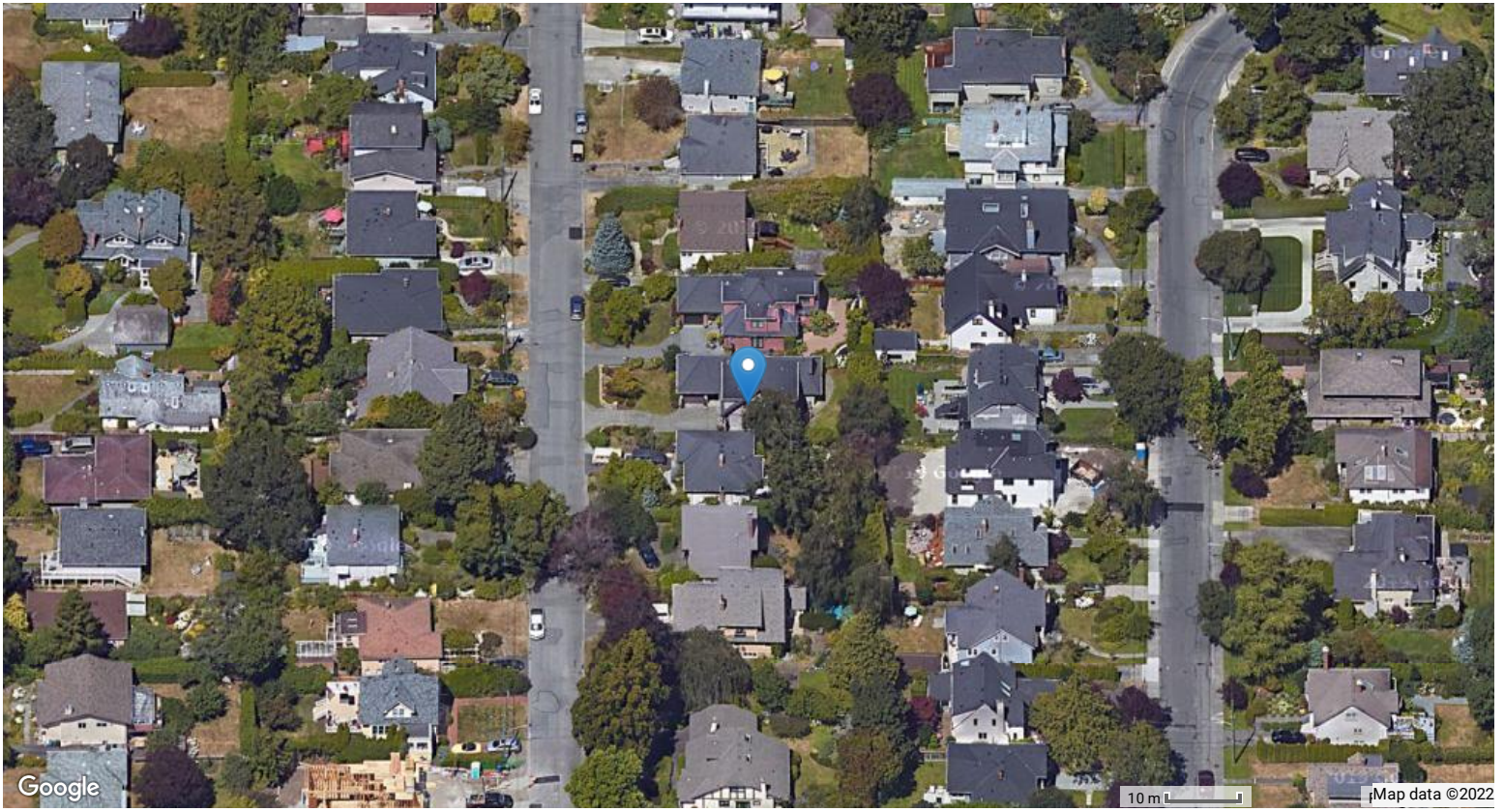
ASSESSMENT				APPRECIATION			
	2021	%	2022		Date	(\$)	% Growth
Building	\$571,000	↑ 17.34	\$670,000	List Price	03/06/2022	\$2,875,000	↑ 400.00
Land	\$923,000	↑ 20.80	\$1,115,000	Sales History	15/05/2003	\$575,000	-
Total	\$1,494,000	↑ 19.48	\$1,785,000				

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
905356	Active 03/06/2022	1	\$2,875,000 /	Newport Realty Ltd.

DEVELOPMENT APPLICATIONS		SCHOOL CATCHMENT			
-		Elementary	Middle	Secondary	
Catchment		Margaret Jenkins	Monterey Middle School	Oak Bay	
School District		SD 61	SD 61	SD 61	
Grades		K - 5	6 - 8	9 - 12	

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.

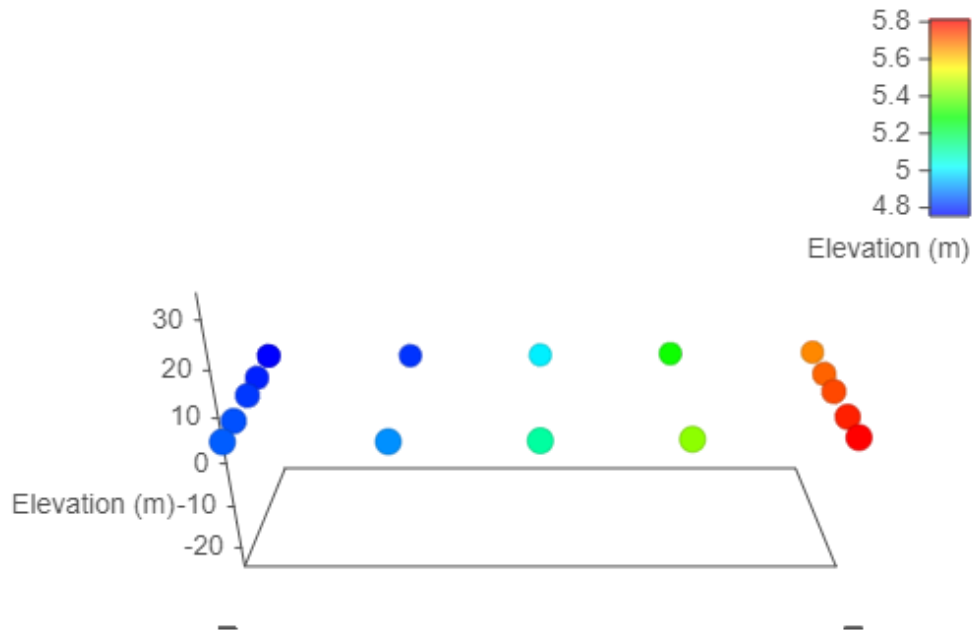
The enclosed information, while deemed to be correct, is not guaranteed.



## Estimated Lot Dimensions and Topography



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



Max Elevation: 5.81 m | Min Elevation: 4.75 m | Difference: 1.06 m

## Property Identification & Legal Description

**Address:** 825 LINKLEAS AVE VICTORIA BC V8S 5C4  
**Jurisdiction:** District of Oak Bay  
**Roll No:** 5159010 **Assessment Area:** 1  
**PID No:** 008-123-985  
**Neighbourhood:** South Oak Bay **MHR No:**  
**Legal Unique ID:** A00000Z9GG  
**Legal Description:** Lot 41, Block 2, Plan VIP992, Section 73, Victoria Land District

## 2021 Municipal Taxes

**Gross Taxes:** \$7,415

## 2022 Assessed Values

### VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$1,115,000	\$670,000	\$1,785,000

	Gross Value:	Land	Improve	Total
		\$1,115,000	\$670,000	\$1,785,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$1,115,000	\$670,000	\$1,785,000

### SCHOOL:

	Gross Value:	Land	Improve	Total
		\$1,115,000	\$670,000	\$1,785,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$1,115,000	\$670,000	\$1,785,000

### BC TRANSIT:

	Gross Value:	Land	Improve	Total
		\$1,115,000	\$670,000	\$1,785,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$1,115,000	\$670,000	\$1,785,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2003-05-15	\$575,000	EV48944	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b>	5,500	<b>Lot Width:</b>	50
<b>Lot Acres:</b>	0.13	<b>Lot Depth:</b>	110
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Single Family Dwelling
<b>School District:</b>	Greater Victoria	<b>Manual Class:</b>	1.5 STY SFD - After 1990 - Semi-Custom
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Capital
<b>BC Transit Flag:</b>	Yes	<b>Reg Hosp Dist:</b>	Capital
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2022-03-21	<b>Rec Last Modified:</b>	2022-03-21

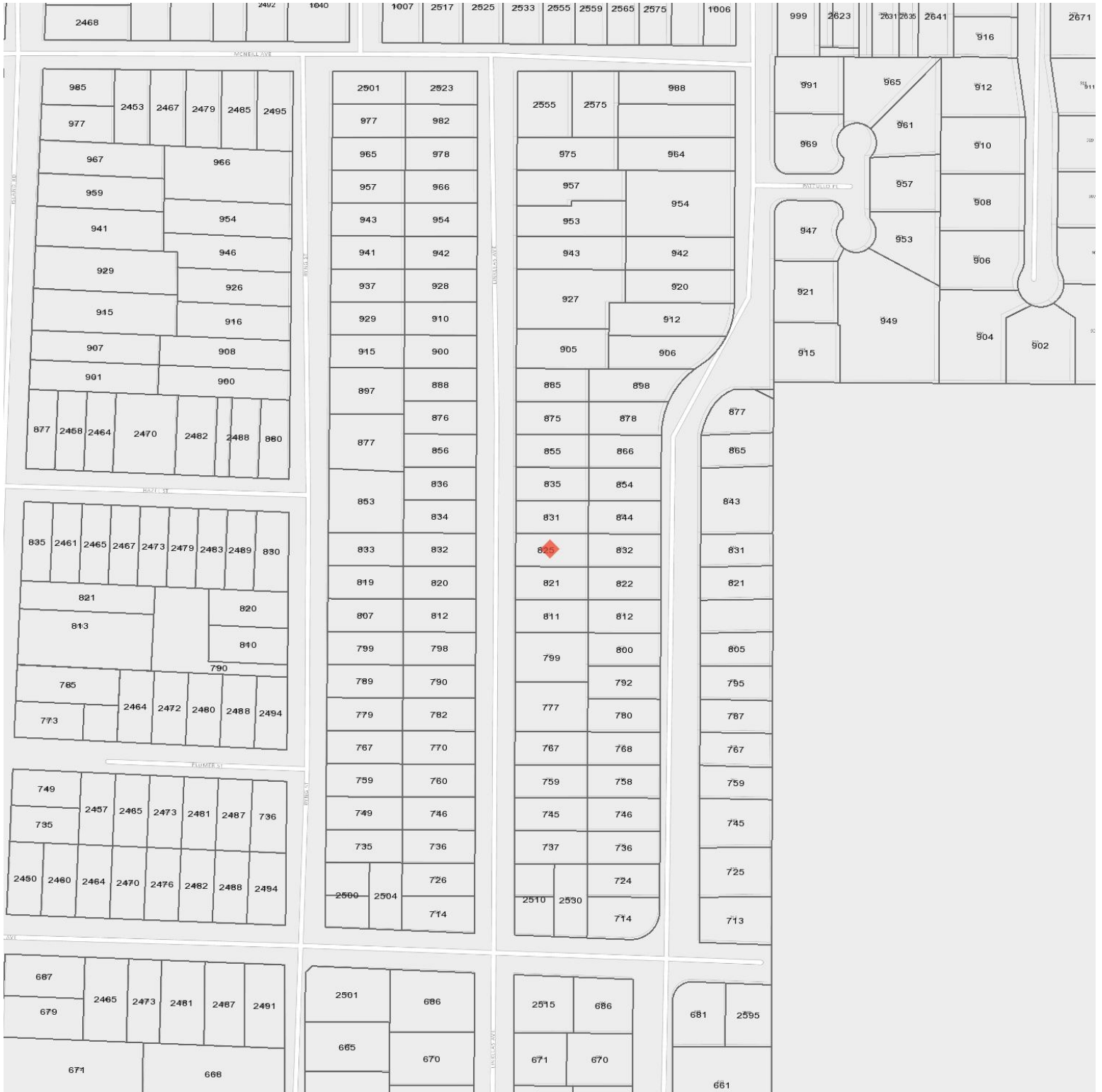
## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$1,494,000	\$7,415
2020	\$1,420,000	\$6,944
2019	\$1,485,000	\$6,944
2018	\$1,409,000	\$6,622
2017	\$1,318,000	\$6,739
2016	\$977,000	\$6,177
2015	\$933,000	\$6,113
2014	\$945,000	\$6,148
2013	\$949,000	\$5,862
2012	\$941,000	\$5,621
2011	\$952,000	\$5,582
2010	\$922,000	\$5,488

2009	\$924,000	\$5,299
2008	\$924,000	\$5,147
2007	\$866,000	\$5,051
2006	\$765,000	\$5,095
2005	\$701,000	\$5,248
2004	\$582,000	\$5,076
2003	\$495,000	\$4,850
2002	\$0	

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.

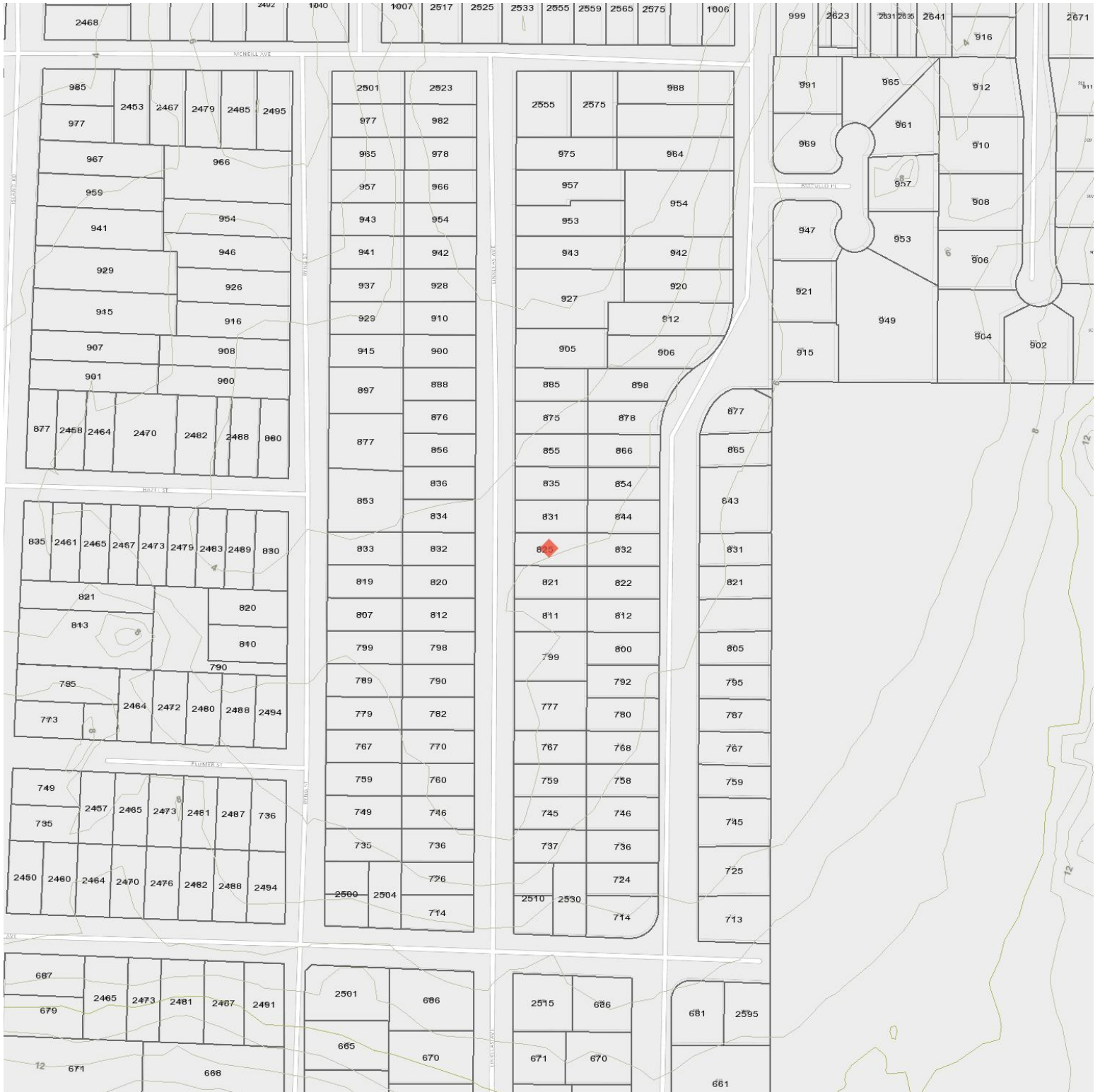
Legal



Legend

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

# Contours



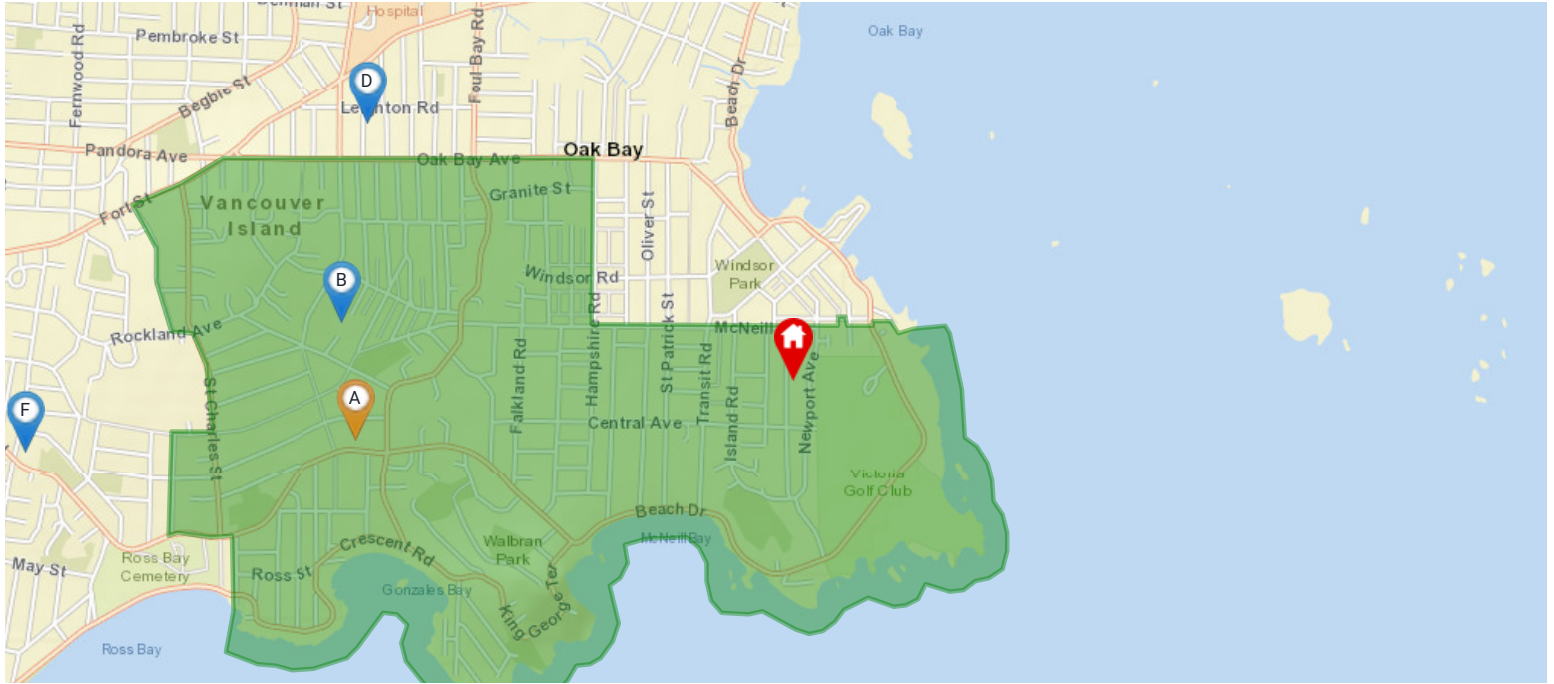
## Legend

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



## Nearest Schools

### Nearby Elementary Schools

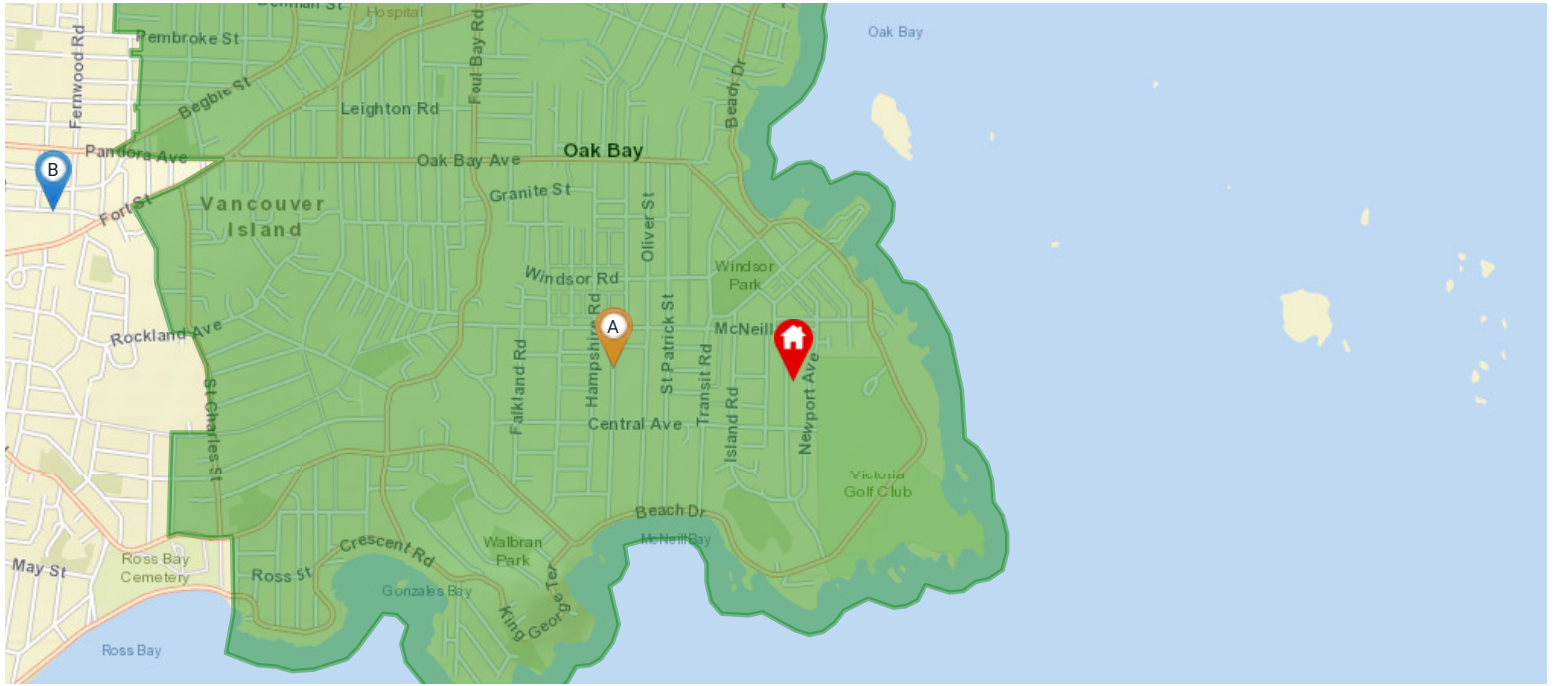


Legend: Subject Property Catchment School Other Schools

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 <a href="#">Margaret Jenkins</a>	K - 5	<a href="#">SD 61</a>	Victoria		28 mins	2.2 km	5 mins	26 mins
B <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (PYP & MYP)	28 mins	2.2 km	6 mins	25 mins
C <a href="#">Willows</a>	K - 5	<a href="#">SD 61</a>	Victoria		36 mins	2.8 km	7 mins	48 mins
D <a href="#">Sundance-Bank Elementary</a>	K - 5	<a href="#">SD 61</a>	Victoria	Opens September 2021	35 mins	2.7 km	8 mins	19 mins
E <a href="#">St Patrick's</a>	K - 7	Independent	Victoria		38 mins	3.0 km	8 mins	25 mins
F <a href="#">Sir James Douglas</a>	K - 5	<a href="#">SD 61</a>	Victoria		47 mins	3.8 km	8 mins	30 mins

## Nearby Middle Schools

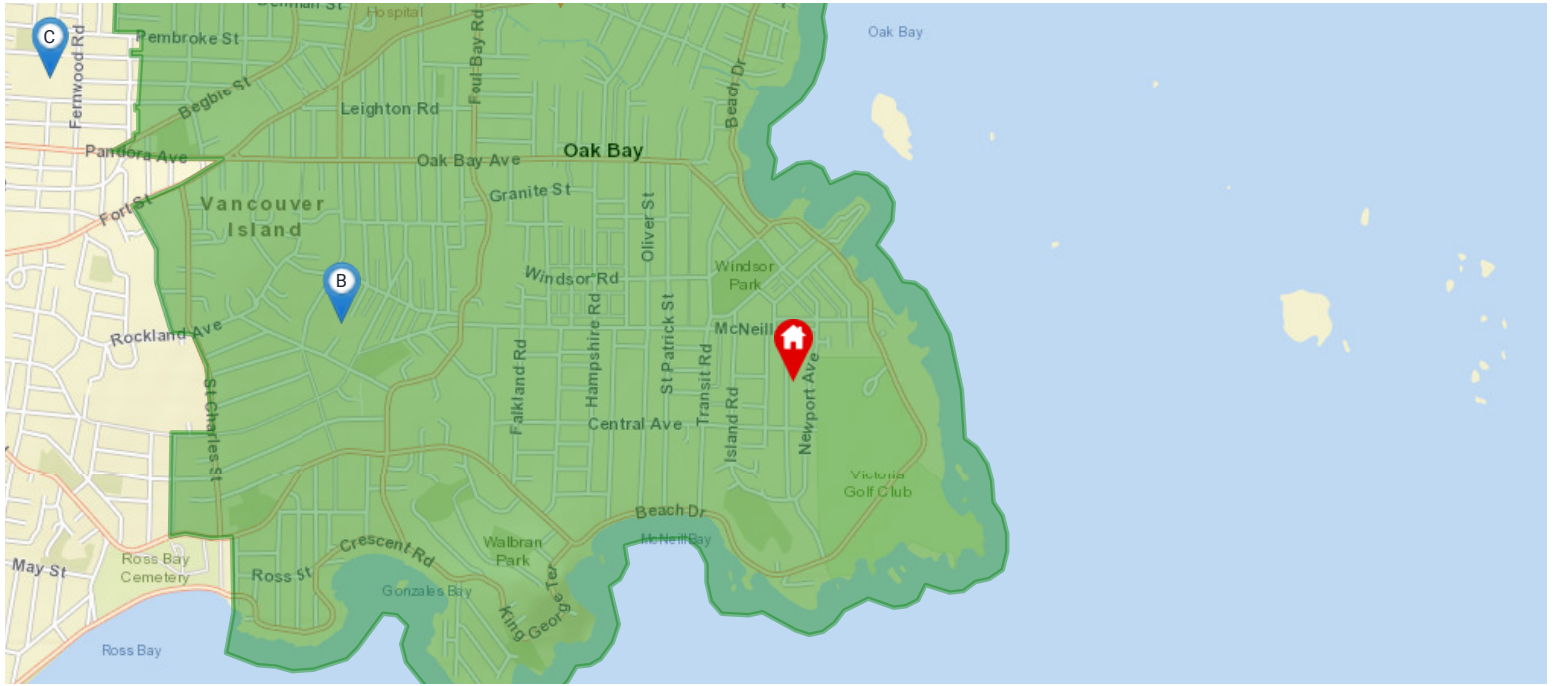


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Monterey Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Monterey Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		14 mins	1.1 km	3 mins	14 mins
B <a href="#">Central Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		49 mins	3.8 km	9 mins	24 mins
C <a href="#">Lansdowne Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 1 min	4.8 km	10 mins	22 mins
D <a href="#">Arbutus Global Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 29 mins	7.0 km	14 mins	1 hour 1 min
E <a href="#">Cedar Hill Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 34 mins	7.4 km	16 mins	41 mins
F <a href="#">Gordon Head Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 54 mins	9.1 km	17 mins	56 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 <a href="#">Oak Bay</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	30 mins	2.4 km	6 mins	30 mins
B <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (DP)	28 mins	2.2 km	6 mins	25 mins
C <a href="#">Victoria High</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	52 mins	4.1 km	11 mins	22 mins
D <a href="#">St Michaels</a>	K - 12	Independent	Victoria	AP Program	1 hour 6 mins	5.2 km	11 mins	29 mins
E <a href="#">Pacific School of Innovation and Inquiry</a>	8 - 12	Independent	Victoria	Independent School	1 hour 3 mins	5.0 km	13 mins	26 mins
F <a href="#">Mount Douglas</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	1 hour 32 mins	7.3 km	14 mins	44 mins

# Walkscore

825 LINKLEAS AV Oak Bay, V8S 5C4



Car-Dependent

Most errands require a car



Some Transit

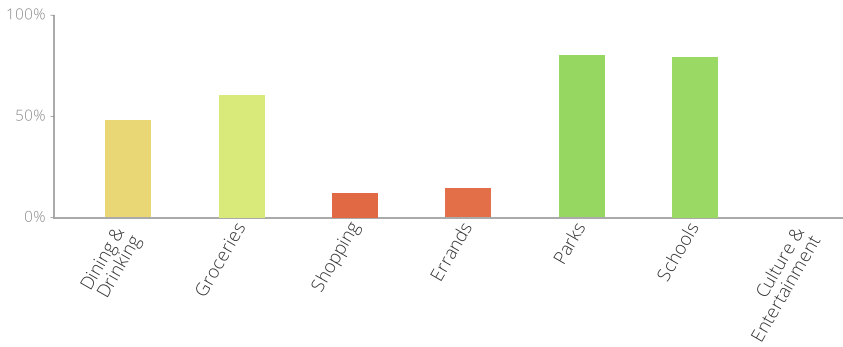
A few nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 38 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

