



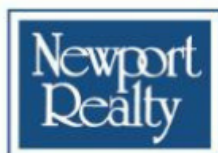
PROPERTY REPORT

925 ST CHARLES ST
Victoria BC
V8S 3P7
Canada

PID: 001-440-624

NOVEMBER 7, 2019

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

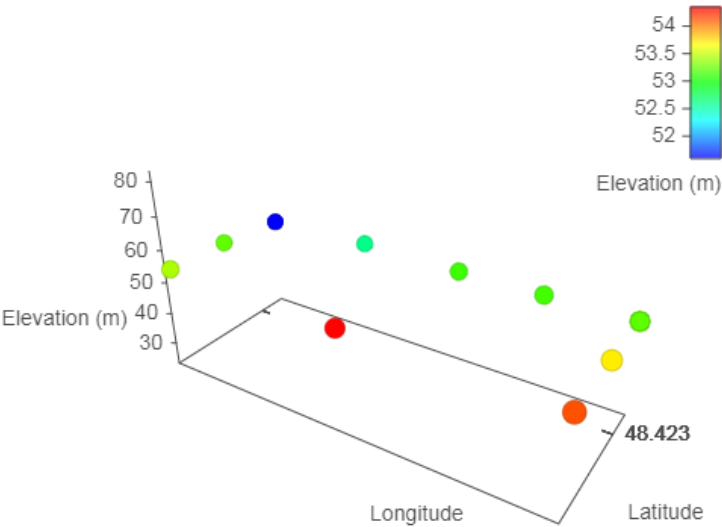


CHRISTIE'S
INTERNATIONAL REAL ESTATE

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



Property Boundary and Topography



Max Elevation: 54.35 m | Min Elevation: 51.59 m | Difference: 2.76 m

Victoria MLS® Tax Report

Tax Record Detail

DB Modified:	2019/01/01	Roll No:	4305096	Address:	925 ST. CHARLES St
Prop Modified:	2019/01/01	PID No:	001-440-624	Jurisdiction:	City of Victoria
Muni Tax Year:	2019	Oth PID(s):			
Gross Txs:	\$7,500	MHR(s):			
Lot SqFt:		Lot Width:	84	Lot Acres:	
				Lot Depth:	147

Taxable Values

Actual Values

Year:	2019	Land:	\$1,175,000	Imprvmnts:	\$312,000	Total:	\$1,487,000
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<u>Municipal</u>	<u>Land</u>	<u>Imprvmnts</u>	<u>Total</u>	<u>Sch/Hosp</u>	<u>Land</u>	<u>Imprvmnts</u>	<u>Total</u>
Gross:	\$1,175,000	\$312,000	\$1,487,000	Gross:	\$1,175,000	\$312,000	\$1,487,000
Exmpt:	\$	\$	\$	Exmpt:	\$	\$	\$
Net:	\$1,175,000	\$312,000	\$1,487,000	Net:	\$1,175,000	\$312,000	\$1,487,000

Assessed Value/Gross Tax History

Year	Assessed Value	Gross Taxes
2018	\$1,368,000	\$7,186
2017	\$1,114,000	\$6,530
2016	\$913,000	\$6,303
2015	\$842,000	\$6,058
2014	\$809,000	\$5,884
2013	\$829,000	\$5,768
2012	\$852,000	\$5,603
2011	\$822,000	\$5,236
2010	\$798,000	\$5,088
2009	\$814,000	\$5,086
2008	\$814,000	\$4,885
2007	\$774,000	\$4,918
2006	\$697,000	\$4,988
2005	\$592,000	\$4,775
2004	\$491,000	\$4,568
2003	\$408,000	\$4,115
2002	\$380,000	\$4,033
2001	\$380,000	\$3,940

Legal Description

Plan:	VIP29038	Block:		Lot:	3	Dist Lot:	
Section:	74	Tnshp:		Range:		Meridian:	
L.D.:	57 Victoria						
Freeform:							

Last Three Sales per BCA

Year	Month	Price	Title	Type
2009	9	\$407000	FB299950	Reject - Not Suitable for Sales Analysis
1994	7	\$366000	EH98474	Improved Single Property Cash Transaction
1975	12	\$100000	E11546	Improved Single Property Cash Transaction

Exemption/Taxation Code

All Fully Taxable Land / Structures etc

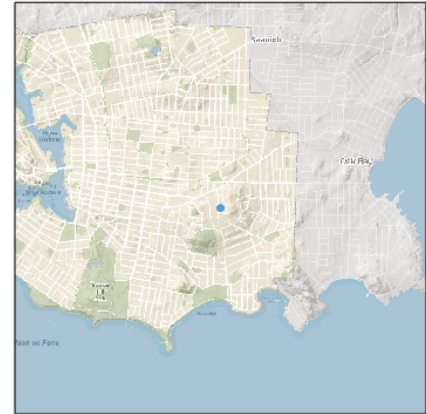
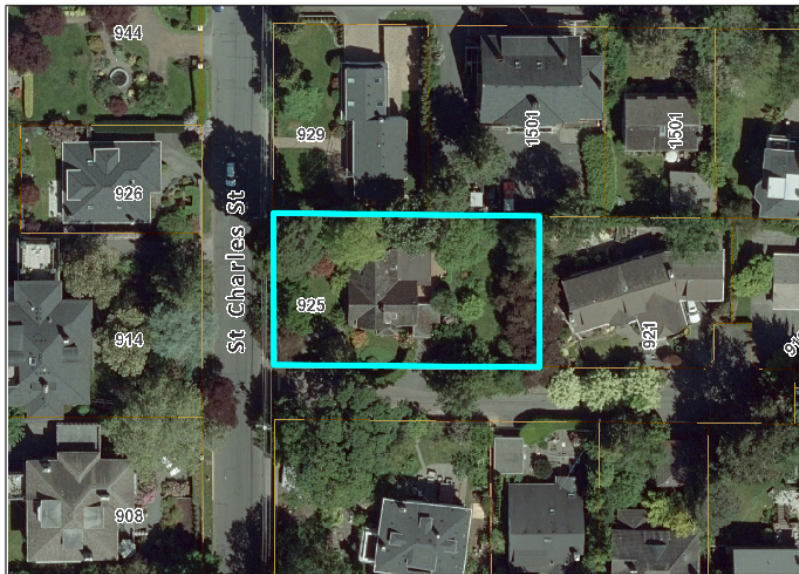
School Dist:	61	Elect Area:		Impr Dist:		Spc/Df Ar:	
Reg Dist:	03	Indian Band:		Local Area:			
Nghbrhd:	23188			Tenure:	Crown-Granted		

Actual Use: **Single Family Dwelling**

Equity:

Registered Owner

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.



Property Information

Address: 925 ST CHARLES ST

Unit: N/A

PID: 001-440-624

Folio: 04305096

Legal Information: LOT 3, SECTION 74, VICTORIA, PLAN 29038

Planning

Zoning: R1-A

Development Permit Area: DPA 15C

Land Use Contract: N/A

Councillor Liaison: GEOFF YOUNG 250.361.0220

Heritage Status: N/A

Area Planner: ALEC JOHNSTON 250.361.0487

Special Restrictions: N/A

Sign Zone Planning: Refer to map.

Neighbourhood: ROCKLAND

Current Applications

Development Applications: N/A

Assessment & Tax Summary Information

Year	Assessment Type	Land Value	Improvement Value	Total Value	Exempt Amount	Tax Amount
2019	GENERAL	\$1,175,000	\$312,000	\$1,487,000	\$0	\$7,500
2019	SCHOOL	\$1,175,000	\$312,000	\$1,487,000	\$0	\$7,500
2018	GENERAL	\$1,049,000	\$319,000	\$1,368,000	\$0	\$7,186
2018	SCHOOL	\$1,049,000	\$319,000	\$1,368,000	\$0	\$7,186
2017	GENERAL	\$874,000	\$240,000	\$1,114,000	\$0	\$6,530
2017	SCHOOL	\$874,000	\$240,000	\$1,114,000	\$0	\$6,530
2016	GENERAL	\$685,000	\$228,000	\$913,000	\$0	\$6,303
2016	SCHOOL	\$685,000	\$228,000	\$913,000	\$0	\$6,303
2015	GENERAL	\$598,000	\$244,000	\$842,000	\$0	\$6,058
2015	SCHOOL	\$598,000	\$244,000	\$842,000	\$0	\$6,058

Services

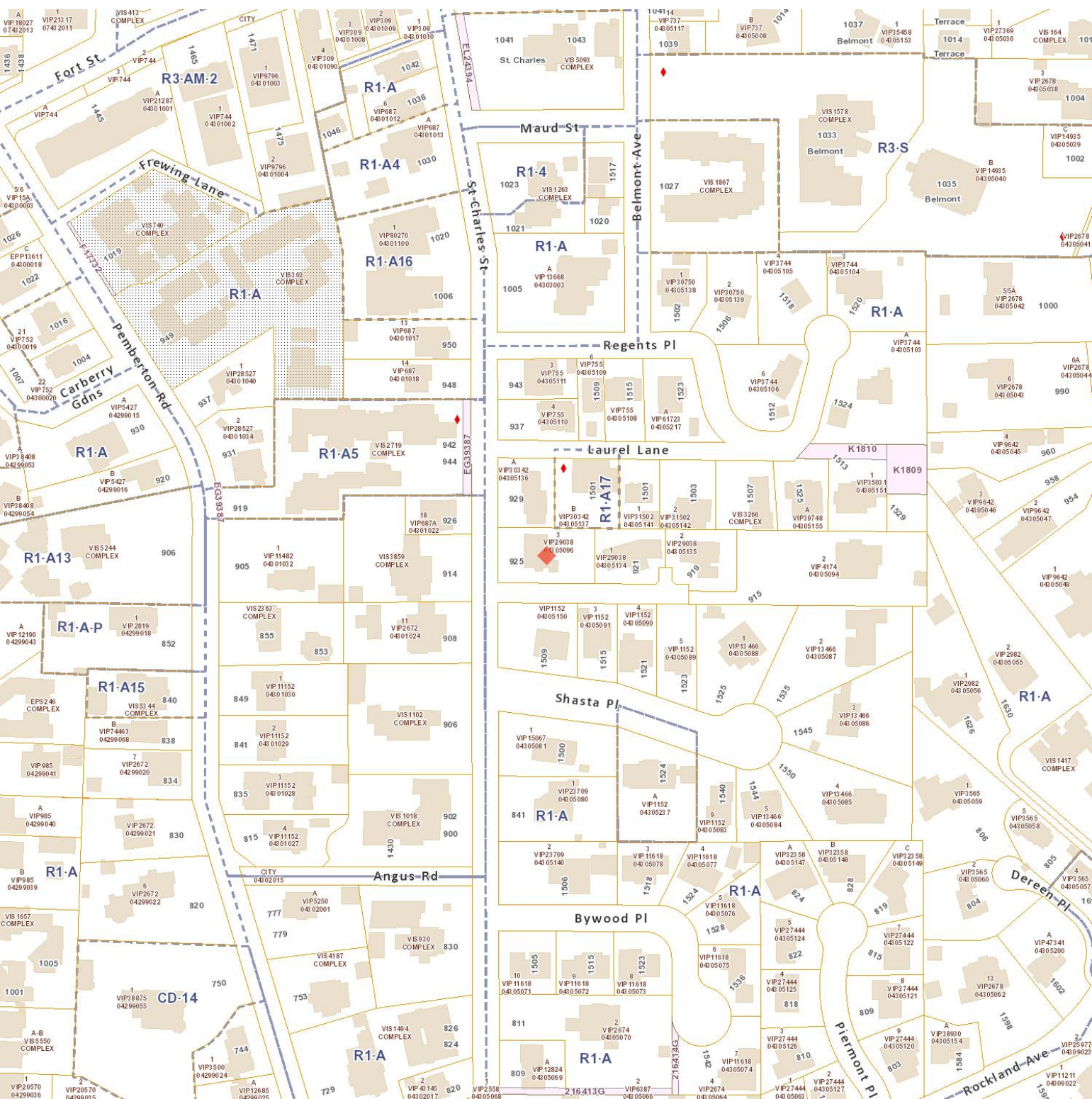
Water Service Size (inches): 0.75

Water Meter Reader Notes: 2'L OF WLKWY IN DR OPP R COR OF HDG

Garbage Collection Zone: [Zone D](#)

These data are derived from a variety of sources, historic and current. Accuracy, completeness, correctness, and currency are not guaranteed. Distribution of these 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 see the full disclaimer for more details, at http://www.victoria.ca/map_disclaimer.


Legal



Legend

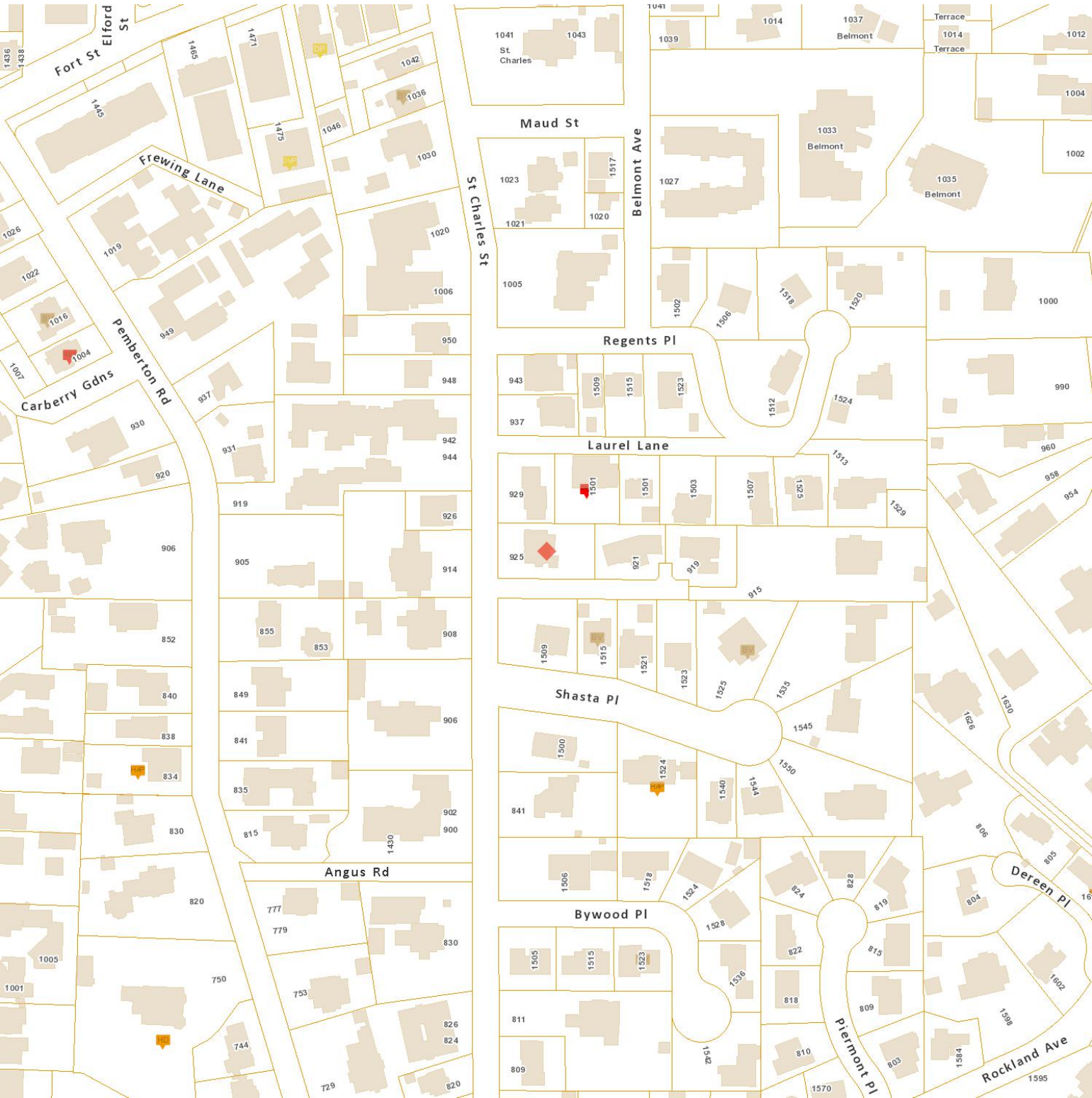
-  VictoriaParcels
 Address Labels - Esquimalt
 Legal Descriptions
 Zoning Labels
 Special Restrictions

 Esquimalt Parcels
 Main Victoria Streets
 Easements
 CD Labels

 Buildings
 All Victoria Streets
 Special Polygons
 - - CD Boundary

Address Labels
 Surrounding Streets
 Zoning Polygons
 Land Use Contract

Development Applications



Legend

VictoriaParcels

Address Labels - Esquimalt

Board of Variance

Heritage Designation

Development Variance Permit

Rezoning

Heritage Alteration Permit

Esquimalt Parcels

Main Victoria Streets

Development Permit

Rezoning

Heritage Alteration Permit

Board of Variance

Heritage Designation

Buildings

All Victoria Streets

Development Variance Permit

Board of Variance

Heritage Designation

Development Permit

Tax Incentive Permit

Address Labels

Surrounding Streets

Heritage Alteration Permit

Development Permit

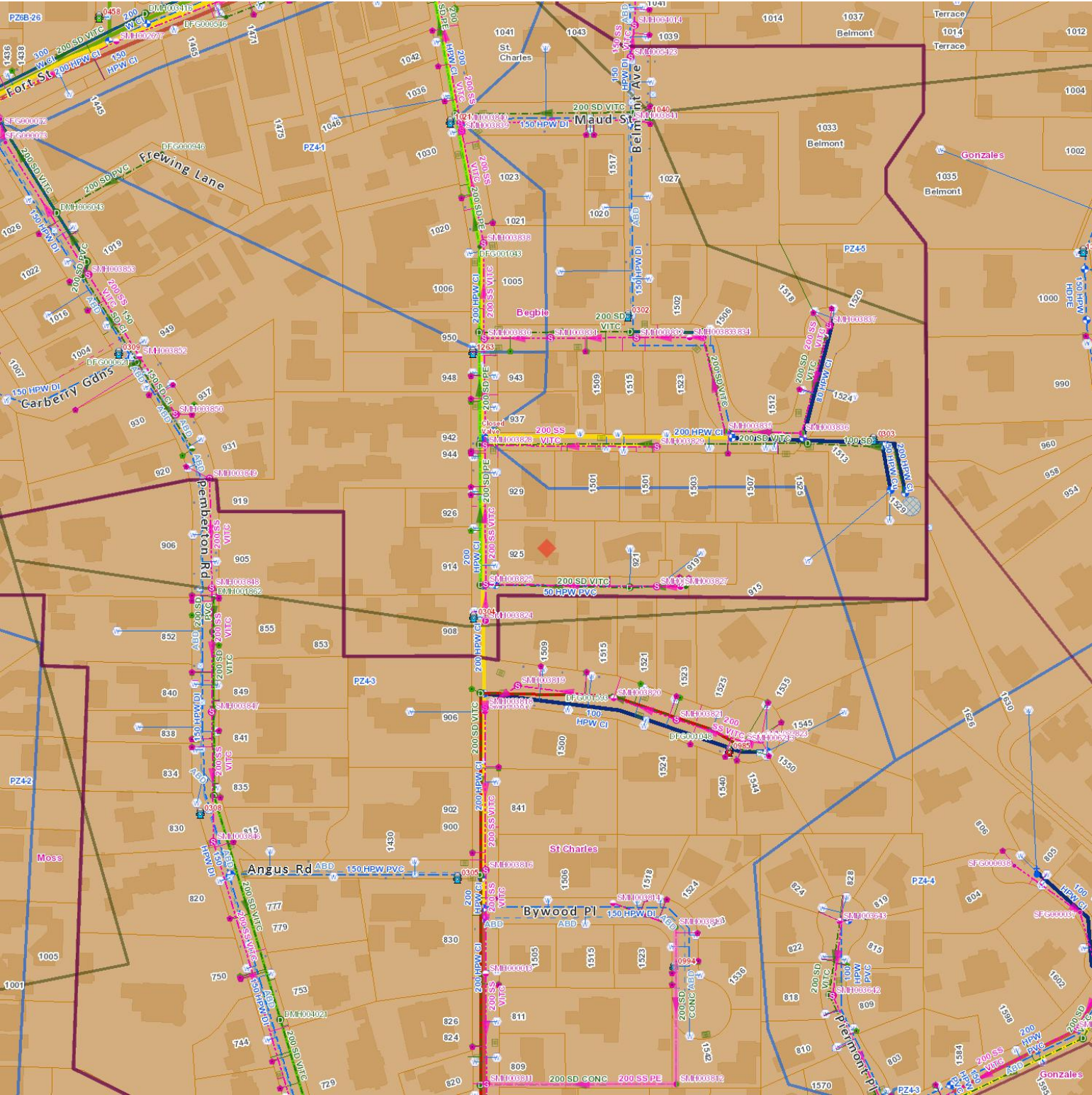
Tax Incentive Permit

Development Variance Permit

Rezoning

Generated by AUTOPROP

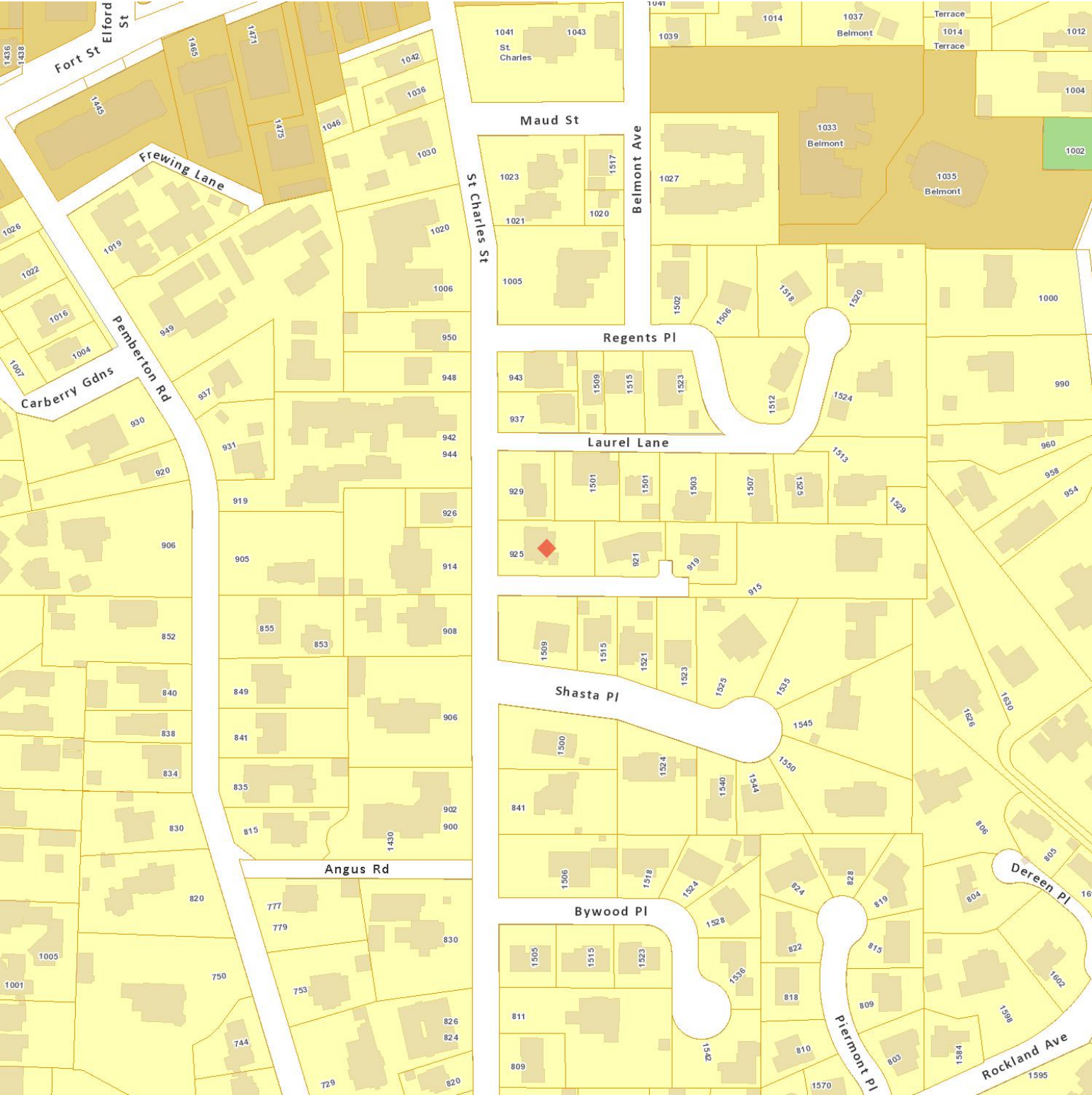
Infrastructure



Legend

<div><div>VictoriaParcels</div><div>Address Labels - Esquimalt</div><div>Sewer Catchment Areas</div><div>Active</div><div>Treatment Plant</div><div>Sewer Flow Meter</div><div>Active</div><div>Manhole</div><div>Outfall</div><div>Active</div><div>District of Saanich</div><div>Abandoned</div><div>District of Saanich</div><div>Abandoned</div><div>2018-2023 (Year 1-5), Repair</div><div>2029-2033 (Year 11-15), Repair</div><div>Drain Catchment Areas</div><div>Active</div><div>Drain Flow Arrows - Pressurized Mains</div><div><all other values></div><div>Vent</div><div>Overflow</div><div>Lined Drain Gravity Mains</div><div>Private</div><div>Active</div><div>2015-2019</div><div>Pressure Type/Flow Unknown</div><div>Unregulated/Pump, Flow 63-94 l/s</div><div>Unregulated/Pump, Flow under 31 l/s</div><div>Active</div><div>Backflow Preventer</div><div><all other values></div><div>Cross</div><div>Riser</div><div>Tee</div><div>Water Meter Point</div><div>Active</div><div>Gate</div><div>Phase 2 (2017)</div><div>1-5 yr</div><div>Capital Regional District</div><div>Township of Esquimalt</div><div>Active</div><div>PZ1 (116 HGL)</div><div>PZ5</div></div>	<div><div>Esquimalt Parcels</div><div>Main Victoria Streets</div><div>Sewer SubCatchment Areas</div><div><all other values></div><div>Sewer Fittings</div><div>Sewer Flush Zone</div><div><all other values></div><div>Vent</div><div>Overflow</div><div>Lined Sewer Gravity Mains</div><div>Private</div><div>Active</div><div>Private</div><div>Active</div><div>2018-2023 (Year 1-5), Replace</div><div>2029-2033 (Year 11-15), Replace</div><div>Catch Basins</div><div>Drain Facilities</div><div><all other values></div><div>Combined Manhole</div><div>Drain Manhole Labels</div><div><all other values></div><div>Capital Regional District</div><div>Township of Esquimalt</div><div>Drain Pressurized Mains</div><div>2020-2024</div><div>Regulated, Flow over 95 l/s</div><div>Regulated, Flow 32-62 l/s</div><div>Hydrant Labels</div><div><all other values></div><div>Blow-off Valve</div><div>Bend</div><div>Expansion Joint</div><div>Saddle</div><div>Unknown</div><div>Water Service Valve</div><div><all other values></div><div>Plug</div><div>Phase 3 (2019)</div><div>6-10 yr</div><div>District of Oak Bay</div><div>City of Victoria (no highlight)</div><div>Lined Water Main</div><div>PZ2 (92 HGL)</div><div>PZ6A (83.5 HGL)</div></div>	<div><div>Buildings</div><div>All Victoria Streets</div><div><all other values></div><div>Kiosk</div><div>Sewer Flow Arrows - Gravity Mains</div><div><all other values></div><div>Combined Manhole</div><div>Sewer Manhole Labels</div><div><all other values></div><div>Capital Regional District</div><div>Township of Esquimalt</div><div>Capital Regional District</div><div>Township of Esquimalt</div><div>Abandoned</div><div>2024-2028 (Year 6-10), Repair</div><div>2034-2038 (Year 16-20), Repair</div><div><all other values></div><div>Drain Fittings</div><div>Abandoned</div><div>Flush Tank</div><div>Drain Manhole - Esquimalt</div><div>Abandoned</div><div>District of Oak Bay</div><div>City of Victoria (no highlight)</div><div>Abandoned</div><div>2025-2029</div><div>Unregulated/Pump, Flow over 95 l/s</div><div>Unregulated/Pump, Flow 32-62 l/s</div><div><all other values></div><div>Air Valve</div><div>Surge Control Valve</div><div>Cap</div><div>Offset</div><div>Sleeve</div><div>Weld</div><div><all other values></div><div>Ball</div><div>Unknown</div><div>Phase 4 (2021)</div><div>11-20 yr</div><div>District of Saanich</div><div><all other values></div><div>Water Pump Station</div><div>PZ3 (116 HGL)</div><div>PZ6B (72 HGL)</div></div>	<div><div>Address Labels</div><div>Surrounding Streets</div><div>Abandoned</div><div>Pump Station</div><div>Sewer Flow Arrows - Pressurized Mains</div><div>Abandoned</div><div>Flush Tank</div><div>Sewer Manhole - Esquimalt</div><div>Abandoned</div><div>District of Oak Bay</div><div>City of Victoria (no highlight)</div><div>District of Oak Bay</div><div>City of Victoria (no highlight)</div><div>Active</div><div>2024-2028 (Year 6-10), Replace</div><div>2034-2038 (Year 16-20), Replace</div><div>Abandoned</div><div>Drain Flow Arrows - Gravity Mains</div><div>Active</div><div>Manhole</div><div>Outfall</div><div>Active</div><div>District of Saanich</div><div>Abandoned</div><div>Active</div><div>2030-2034</div><div>Regulated, Flow 63-94 l/s</div><div>Regulated, Flow under 31 l/s</div><div>Abandoned</div><div>Altitude Valve</div><div>Water Facility</div><div>Coupling</div><div>Reducer</div><div>Tap</div><div>Water Main Flushing</div><div>Abandoned</div><div>Butterfly</div><div>Phase 1 (2015)</div><div>Phase 5 (2023)</div><div>21-30 yr</div><div>Private</div><div>Abandoned</div><div><all other values></div><div>PZ4 (116 HGL)</div><div>PZ7 (116 HGL)</div></div>
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OCP Designation



Legend

VictoriaParcels

Address Labels - Esquimalt

Light Industrial Employment with Limited Residential

Core Songhees

Marine Industrial

Urban Residential

Esquimalt Parcels

Main Victoria Streets

Employment with Limited Residential

Core Business

Core Residential

Town Centre

Traditional Residential

Buildings

All Victoria Streets

Rail Corridor

Core Employment

General Employment

Large Urban Village

Public Facilities, Institutions, Parks and Open Space

Address Labels

Surrounding Streets

Core Historic

Core Inner Harbour/Legislative

Industrial Employment

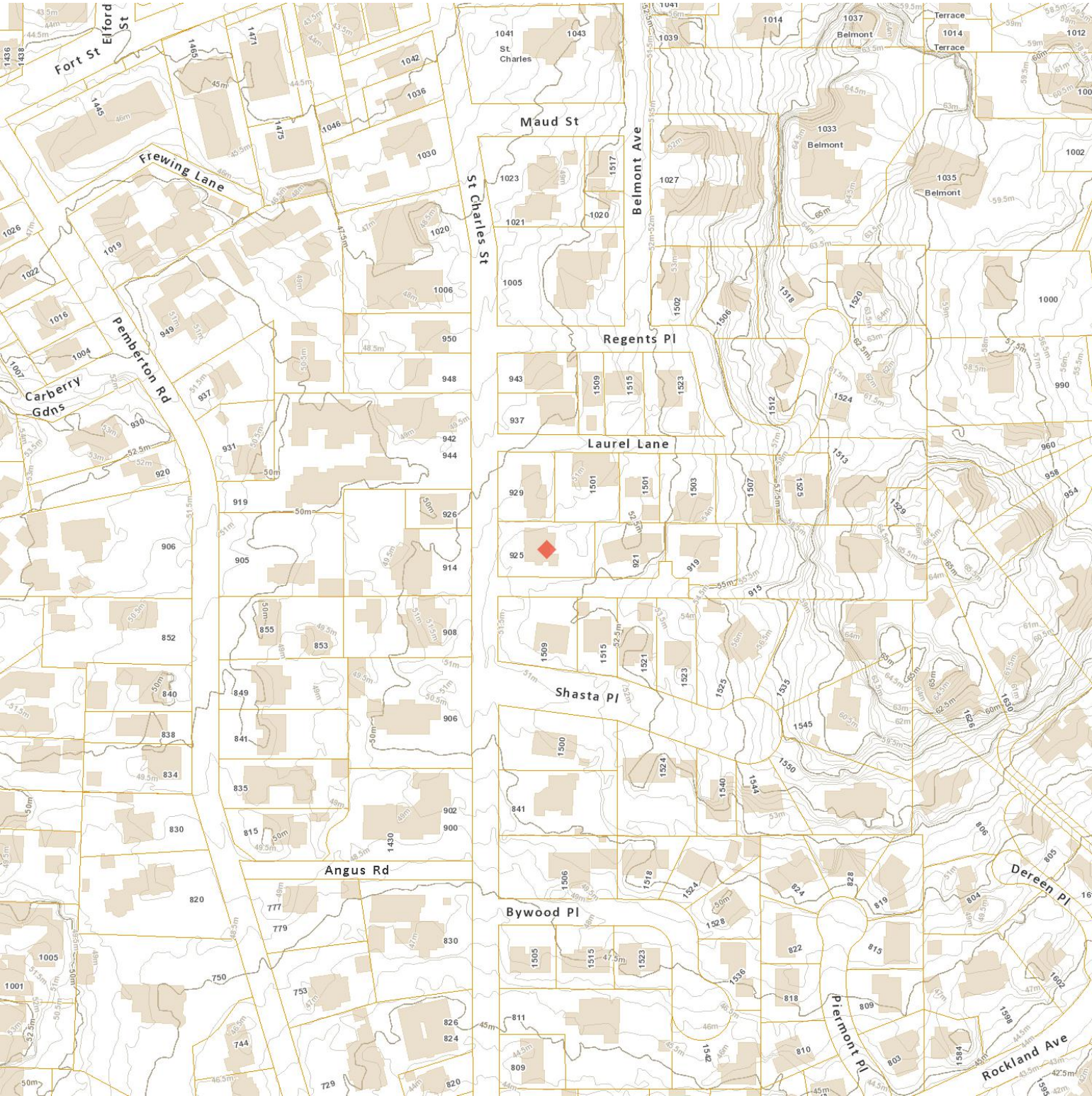
Small Urban Village

Marine - General

Marine - Harbour

Generated by AUTOPROP

Contours



Legend

- VictoriaParcels

Address Labels - Esquimalt

Contour (2.5m)
- Esquimalt Parcels

Main Victoria Streets

Contour (0.5m)
- Buildings

All Victoria Streets
- Address Labels

Surrounding Streets

Legal - Easements, ROWs and other encumbrances



Legend

Right of Way

Covenant

Other Encumbrance

Inactive Encumbrance

Water Features & Drainage



Stream or Ditch

River

Wetland

Stream or Ditch

Pond

Full Watershed

Stream or Ditch

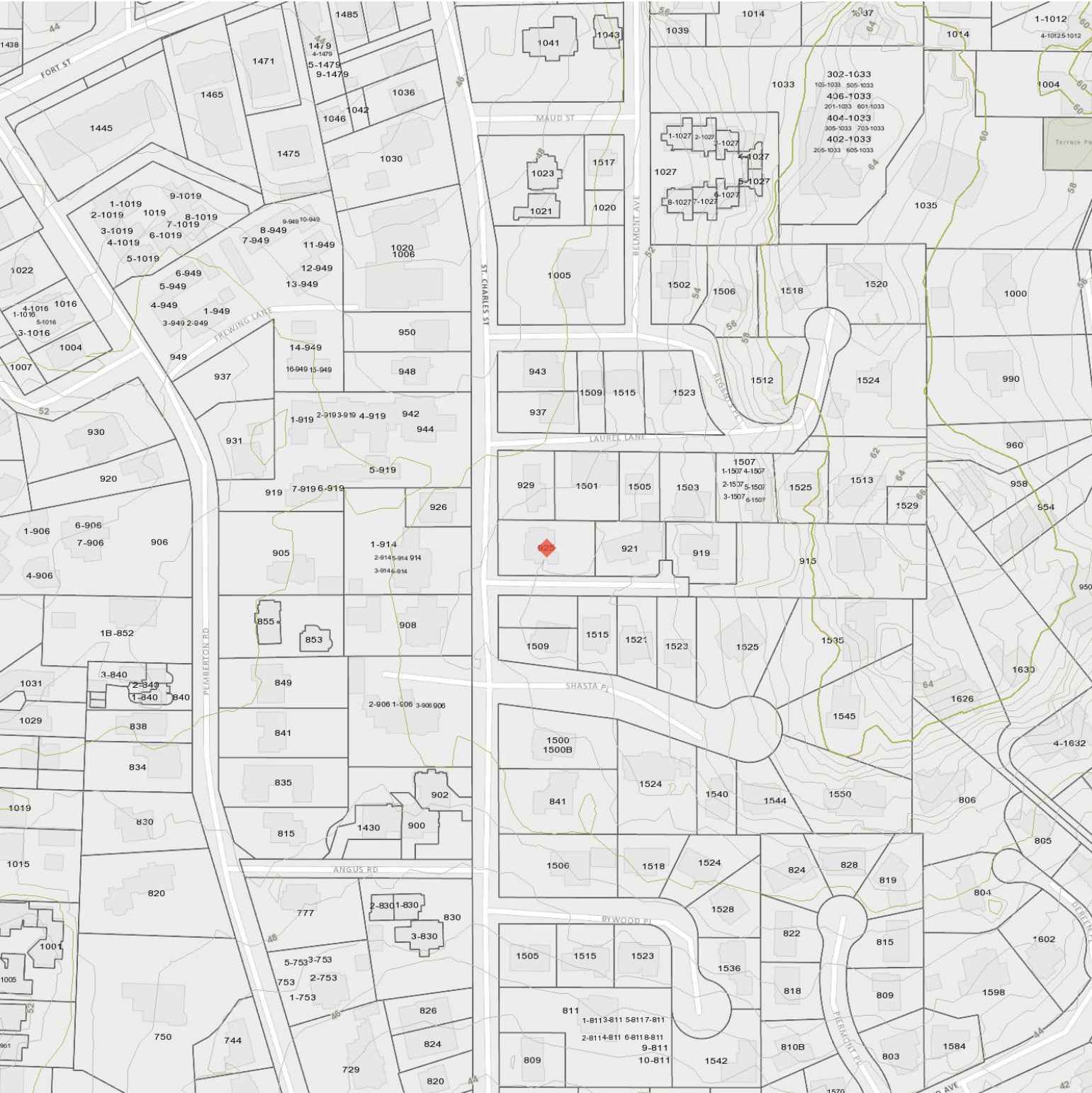
Lake

Sub Watershed

Stream or Ditch

Reservoir

Contours

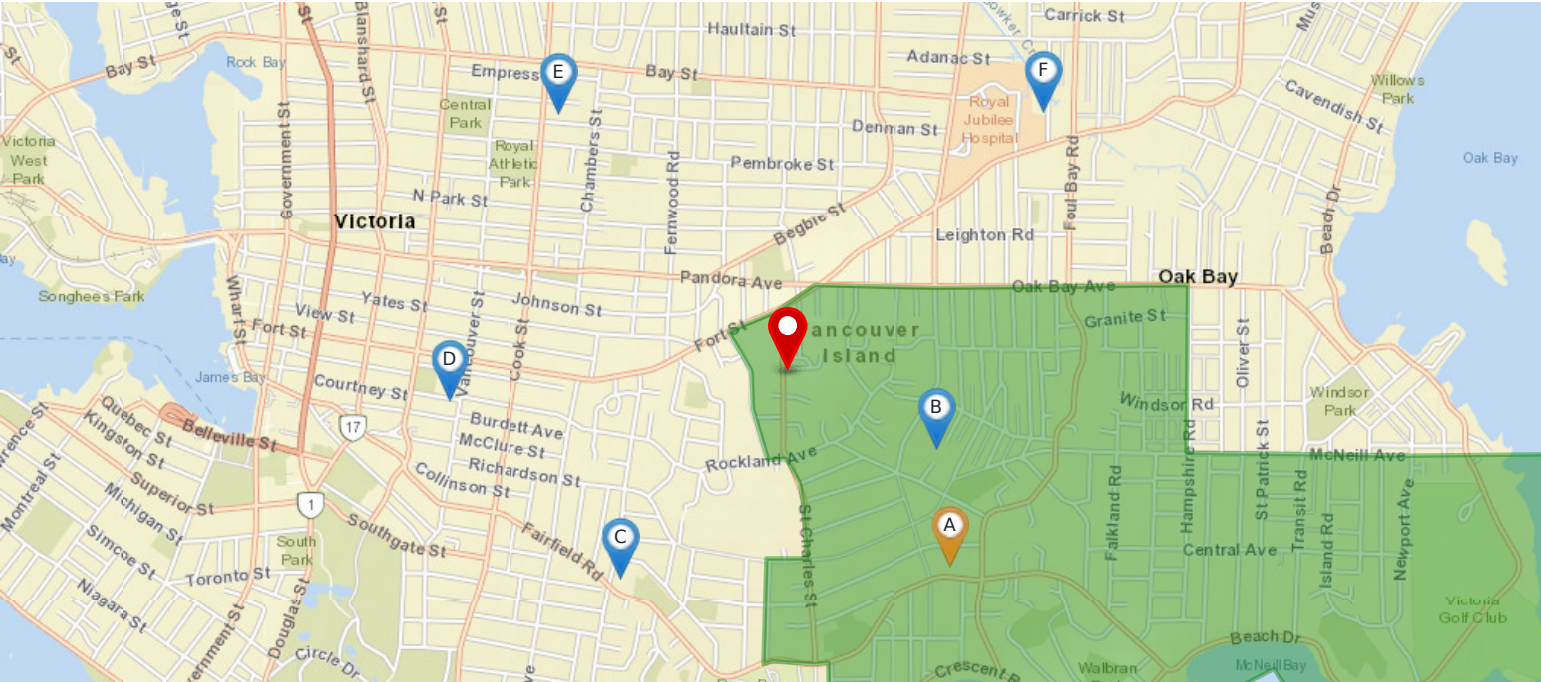


Legend

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

Nearest Schools with Ranking

Nearby Elementary Schools

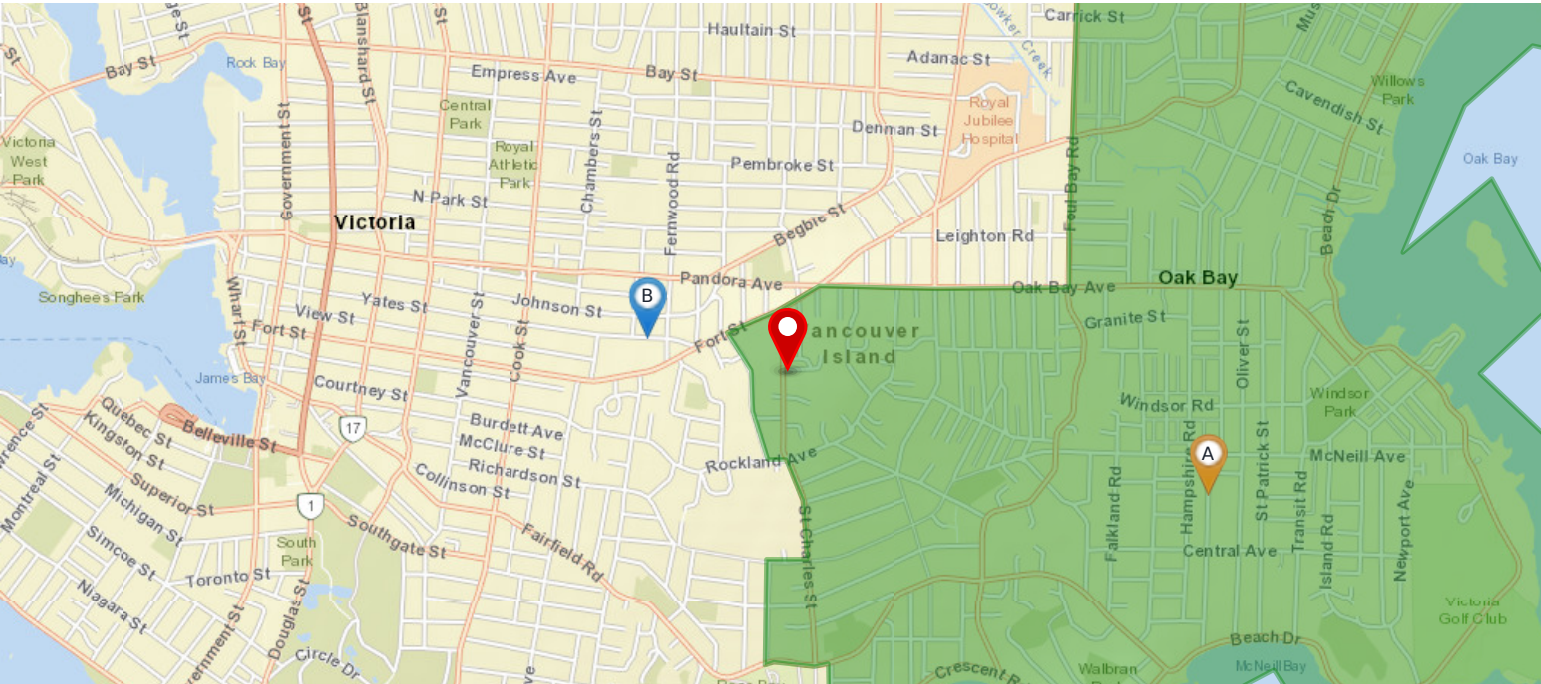


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Margaret Jenkins -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Margaret Jenkins		6.6	6.5	333/955	290/805	Victoria		17 mins	1.4 km	3 mins	17 mins
B Glenlyon Norfolk		9.6	9.3	29/955	30/805	Victoria	IB Program (PYP & MYP)	17 mins	1.4 km	4 mins	17 mins
C Sir James Douglas		6.6	6.7	333/955	257/805	Victoria		19 mins	1.6 km	4 mins	19 mins
D Christ Church Cathedral		9.6	9.2	29/955	35/805	Victoria		22 mins	1.8 km	5 mins	18 mins
E George Jay		4	n/a	833/955	n/a	Victoria		24 mins	2.0 km	6 mins	21 mins
F St Patrick's		8	8.4	114/955	75/805	Victoria		21 mins	1.8 km	5 mins	14 mins

Nearby Middle Schools

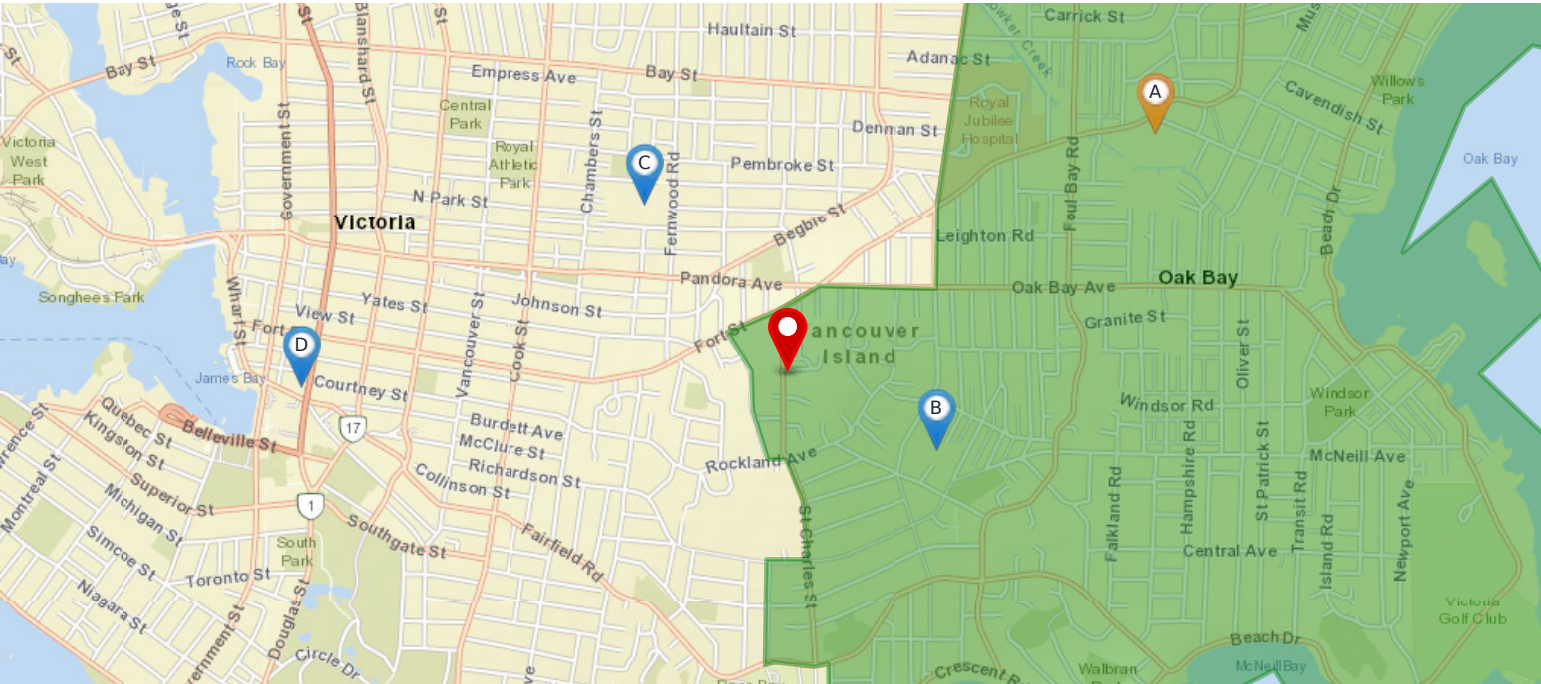


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Monterey Middle School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Monterey Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		29 mins	2.4 km	6 mins	24 mins
B Central Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		11 mins	0.9 km	2 mins	10 mins
C Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		38 mins	3.1 km	7 mins	18 mins
D Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 8 mins	5.4 km	12 mins	30 mins
E Rockheights	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 20 mins	6.3 km	16 mins	41 mins
F Colquitz Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 29 mins	7.1 km	17 mins	39 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Oak Bay High School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Oak Bay		5.6	6.7	155/253	76/246	Victoria	AP Program	26 mins	2.2 km	5 mins	12 mins
B Glenlyon Norfolk		9.6	9.3	29/955	30/805	Victoria	IB Program (DP)	17 mins	1.4 km	4 mins	17 mins
C Victoria High		4.2	4.2	213/253	220/246	Victoria	AP Program	15 mins	1.2 km	4 mins	14 mins
D Pacific School of Innovation and Inquiry	8 - 12	n/a	n/a	n/a	n/a	Victoria	Independent School	30 mins	2.6 km	7 mins	17 mins
E St Michaels		10	9.7	1/955	18/805	Victoria	AP Program	45 mins	3.6 km	8 mins	18 mins
F Esquimalt		5.3	4.6	169/253	209/246	Victoria	AP Program	1 hour 9 mins	5.5 km	14 mins	32 mins

925 ST CHARLES ST Victoria, V8S 3P7



Very Walkable

Most errands can be accomplished on foot



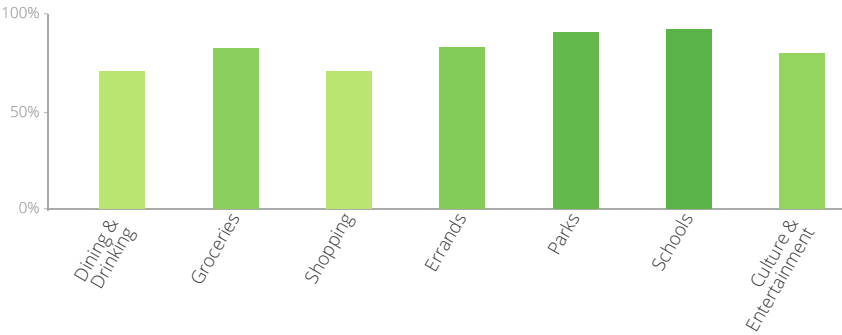
Good Transit

Many nearby public transportation options



Very Bikeable

The Walk Score here is 78 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q