



PROPERTY REPORT

966 LINKLEAS AV

Oak Bay

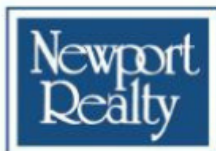
V8S 5C3

Canada

PID: 008-124-248

FEBRUARY 16, 2023

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



CHRISTIE'S
INTERNATIONAL REAL ESTATE

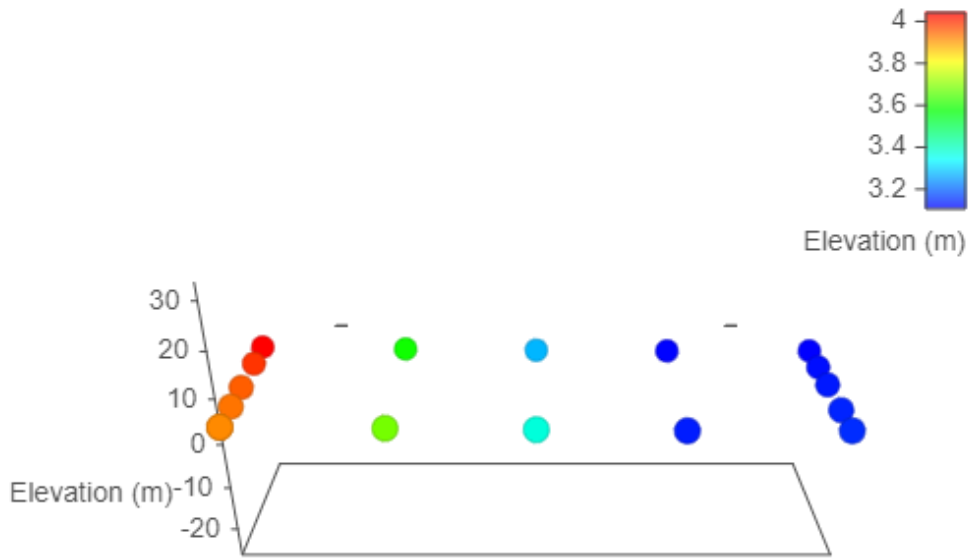
www.owen-flood.com
250-385-2033



Estimated Lot Dimensions and Topography



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



Max Elevation: 4.04 m | Min Elevation: 3.11 m | Difference: 0.94 m

Property Identification & Legal Description

Address: 966 LINKLEAS AVE VICTORIA BC V8S 5C3
Jurisdiction: District of Oak Bay
Roll No: 5160400 **Assessment Area:** 1
PID No: 008-124-248
Neighbourhood: South Oak Bay **MHR No:**
Legal Unique ID: A00000Z9GX
Legal Description: Lot 4, Block 3, Plan VIP992, Section 73, Victoria Land District

2022 Municipal Taxes

Gross Taxes: \$5,290

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,113,000	\$118,000	\$1,231,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,113,000	\$118,000	\$1,231,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,113,000	\$118,000	\$1,231,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,113,000	\$118,000	\$1,231,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,113,000	\$118,000	\$1,231,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,113,000	\$118,000	\$1,231,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,113,000	\$118,000	\$1,231,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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Other Property Information

Lot SqFt:	5,500	Lot Width:	50
Lot Acres:	0.13	Lot Depth:	110
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:	2022-03-21	Rec Last Modified:	2022-03-21

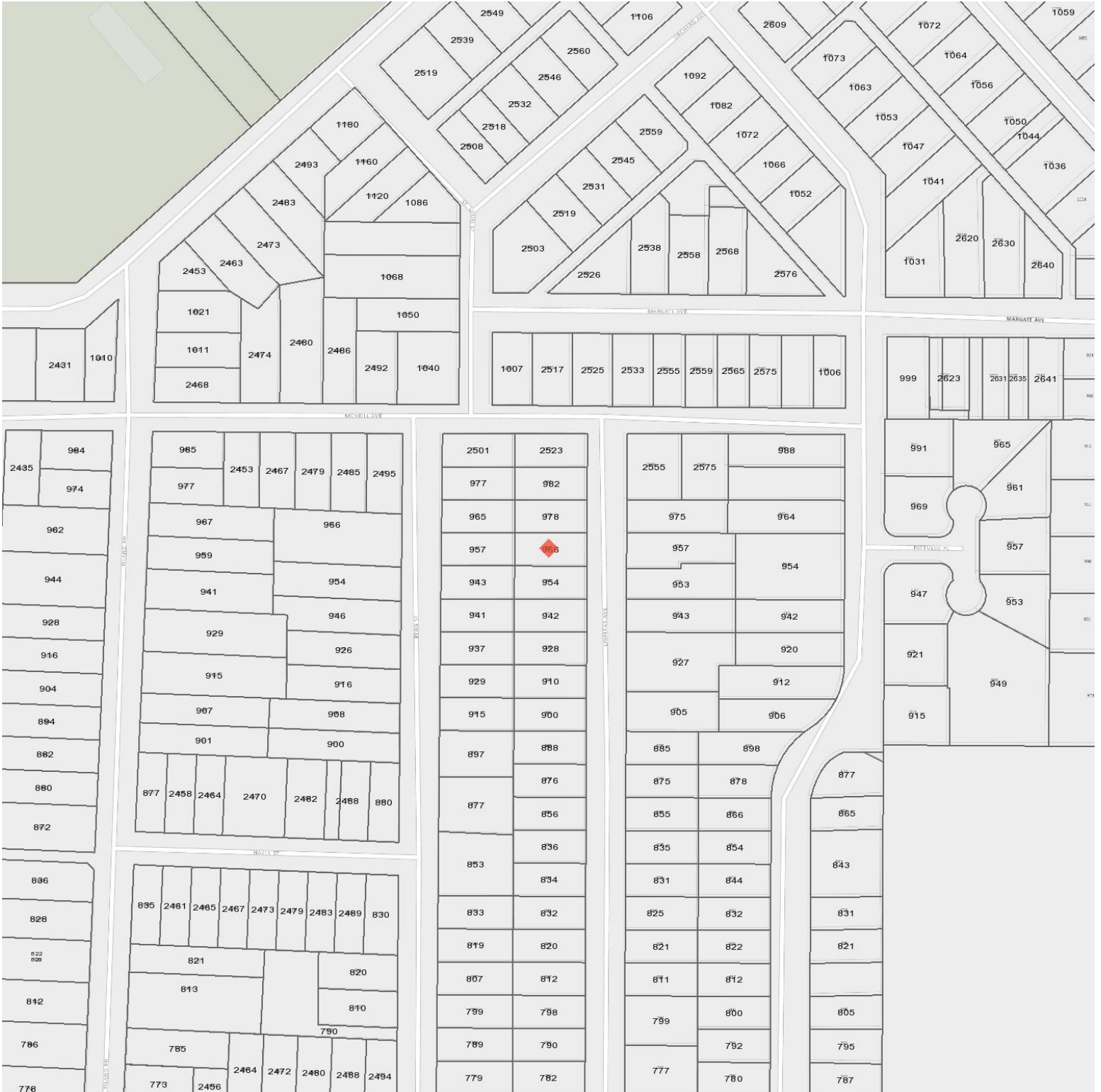
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$1,002,800	\$4,977
2020	\$964,300	\$4,715
2019	\$1,023,600	\$4,869
2018	\$948,200	\$4,543
2017	\$850,100	\$4,440

2016	\$649,300	\$4,191
2015	\$590,100	\$3,958
2014	\$601,400	\$4,003
2013	\$636,200	\$4,001
2012	\$628,400	\$3,826
2011	\$616,500	\$3,691
2010	\$574,300	\$3,498
2009	\$560,600	\$3,294
2008	\$560,600	\$3,198
2007	\$522,000	\$3,115
2006	\$447,100	\$3,048
2005	\$394,200	\$3,022
2004	\$333,900	\$2,977
2003	\$267,200	\$2,687
2002	\$245,900	\$2,595
2001	\$249,400	\$2,607

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

Contours

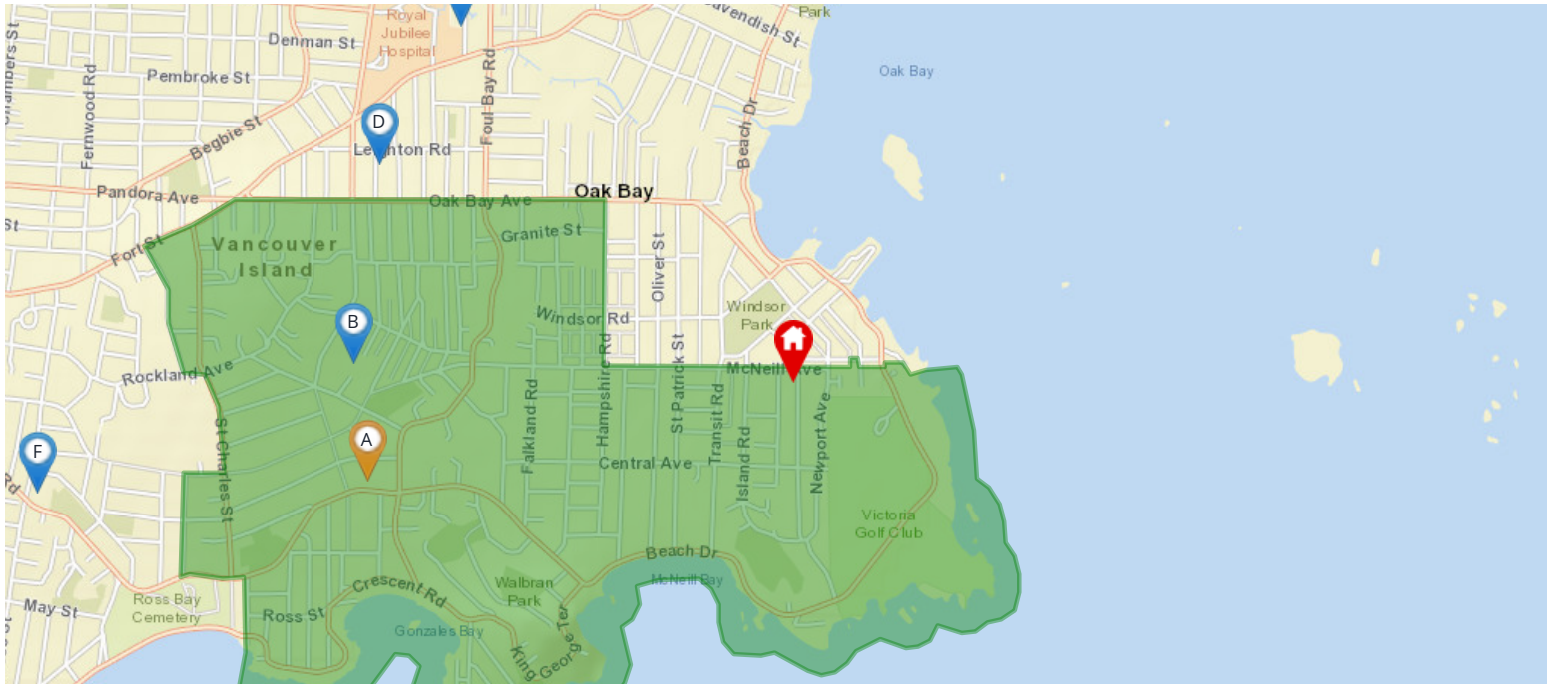


Legend

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

Nearest Schools

Nearby Elementary Schools

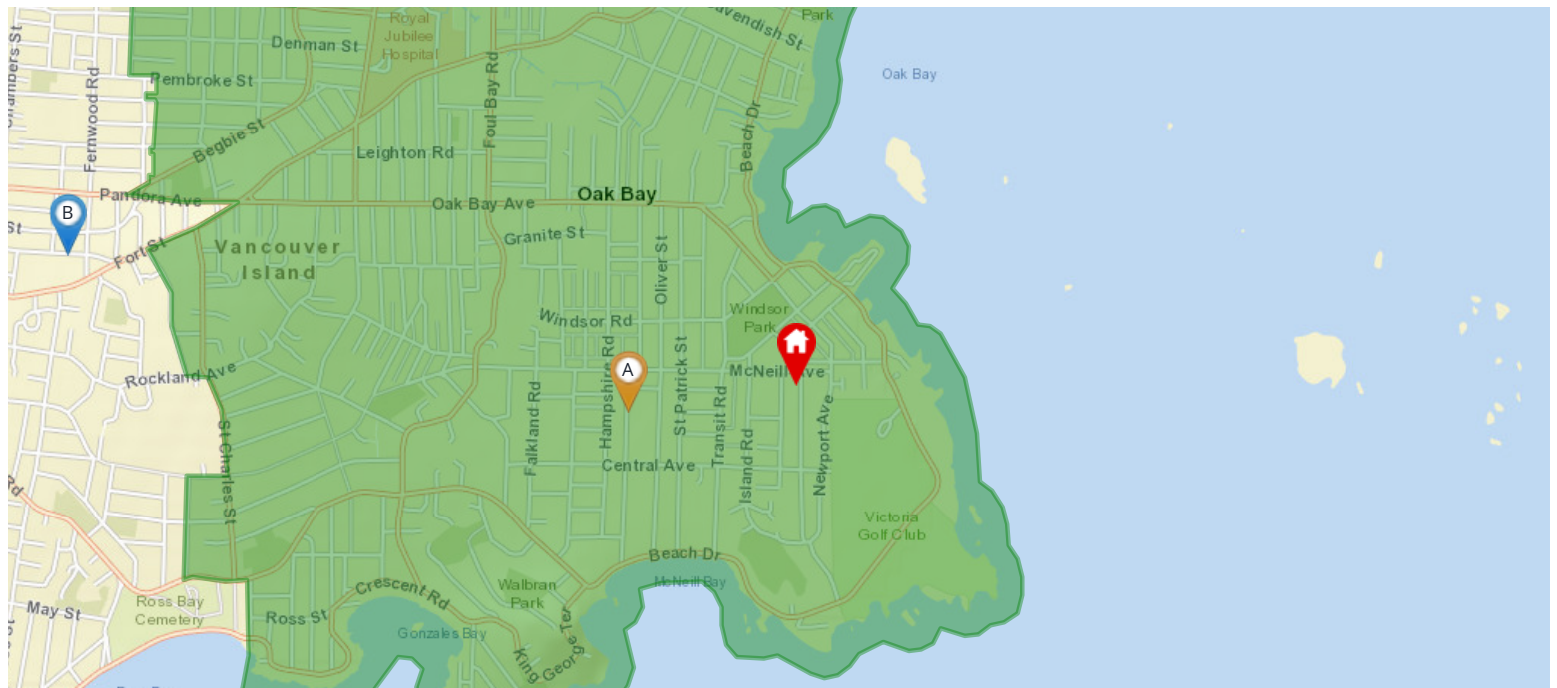


Legend: Subject Property Catchment School Other Schools

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		29 mins	2.3 km	5 mins	22 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	26 mins	2.0 km	5 mins	24 mins
C Willows	K - 5	SD 61	Victoria		34 mins	2.7 km	6 mins	27 mins
D Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	33 mins	2.6 km	7 mins	18 mins
E St Patrick's	K - 7	Independent	Victoria		36 mins	2.8 km	7 mins	25 mins
F Sir James Douglas	K - 5	SD 61	Victoria		46 mins	3.7 km	8 mins	28 mins

Nearby Middle Schools

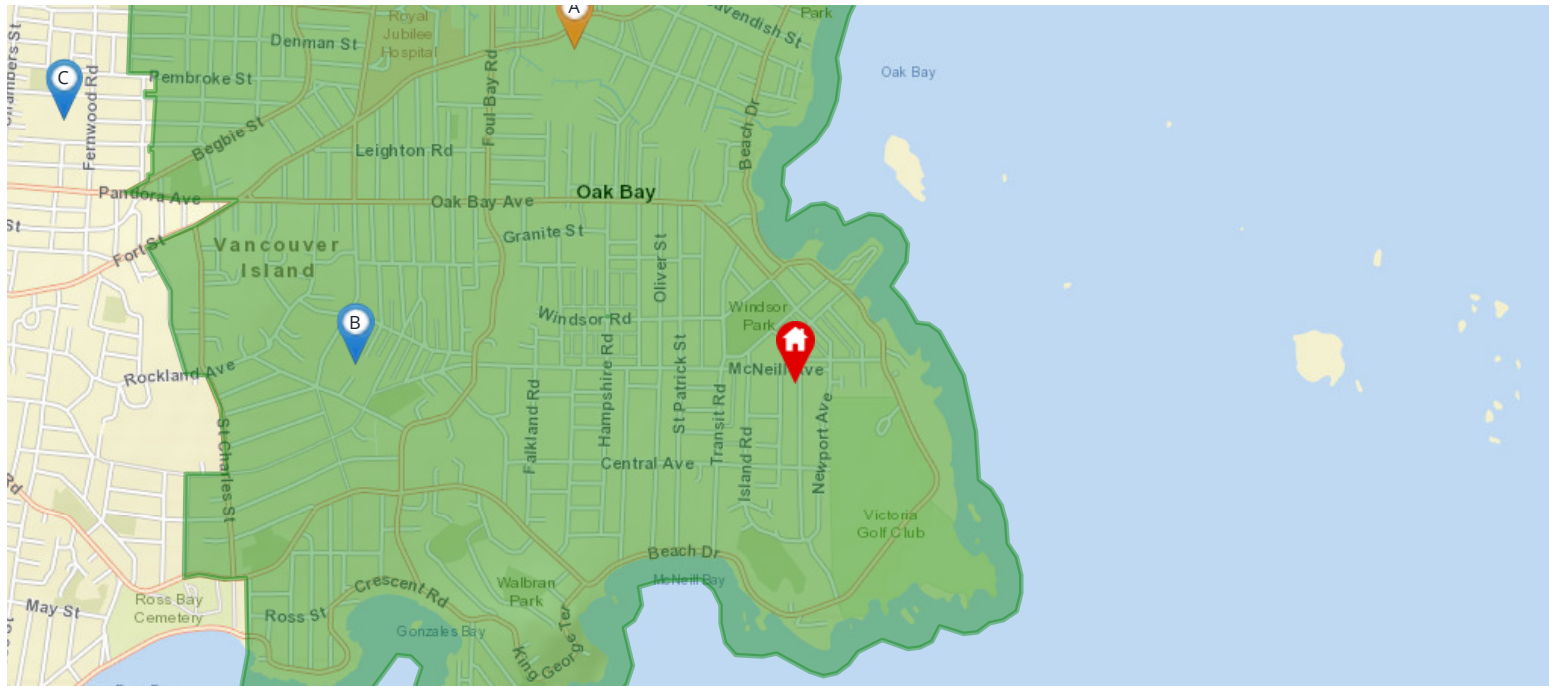


Legend: Subject Property Catchment School Other Schools

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		12 mins	1.0 km	3 mins	12 mins
B Central Middle School	6 - 8	SD 61	Victoria		47 mins	3.7 km	9 mins	24 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		59 mins	4.6 km	10 mins	34 mins
D Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 27 mins	6.8 km	13 mins	48 mins
E Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 32 mins	7.2 km	16 mins	45 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 52 mins	8.9 km	17 mins	53 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	28 mins	2.2 km	5 mins	23 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	26 mins	2.0 km	5 mins	24 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	50 mins	3.9 km	10 mins	22 mins
D St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 4 mins	5.0 km	11 mins	34 mins
E Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 1 min	4.8 km	13 mins	27 mins
F Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 30 mins	7.1 km	14 mins	1 hour 1 min

Walkscore

966 LINKLEAS AV Oak Bay, V8S 5C3



Somewhat Walkable

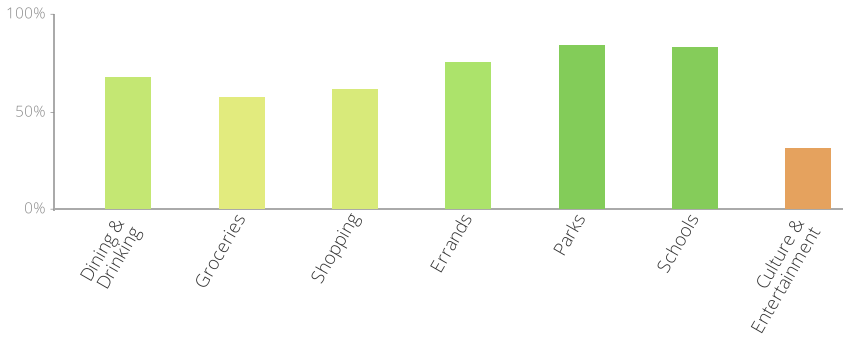
Some errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 64 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

