

PROPERTY REPORT

999 NEWPORT AV

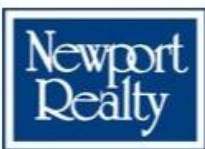
Oak Bay

V8S 5H8

Canada

PID: 017-251-559

JULY 30, 2024



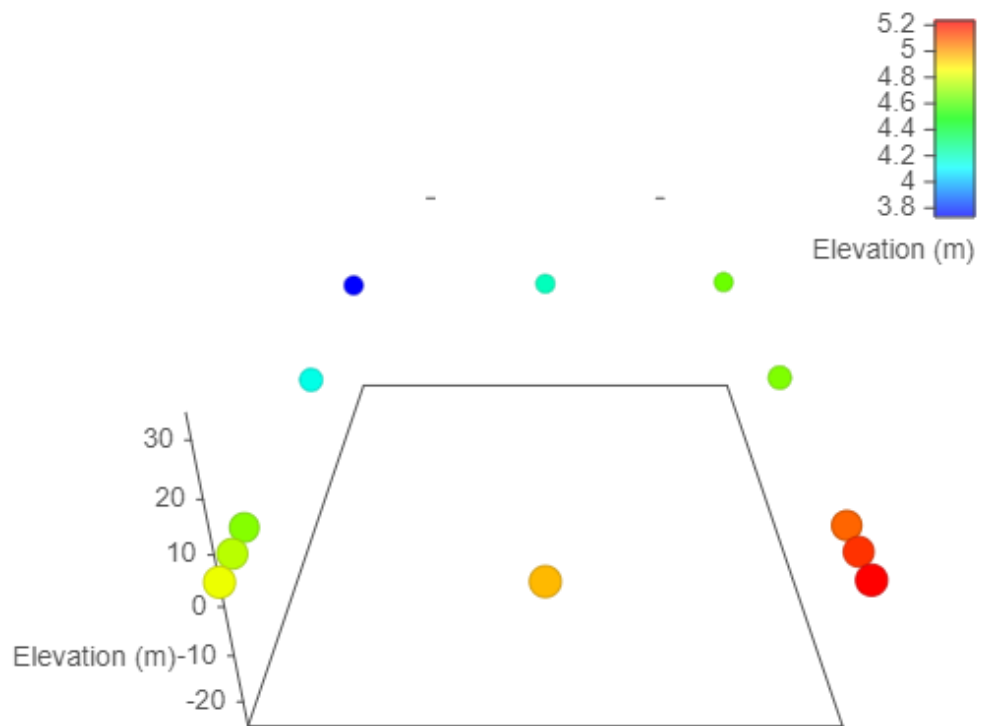
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography



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



Max Elevation: 5.23 m | Min Elevation: 3.73 m | Difference: 1.51 m



Property Identification & Legal Description

Address:	999 NEWPORT AVE VICTORIA BC V8S 5H8		
Jurisdiction:	District of Oak Bay		
Roll No:	1038700	Assessment Area:	1
PID No:	017-251-559	MHR No:	
Neighbourhood:	South Oak Bay		
Legal Unique ID:	A00000Z8GR		
Legal Description:	PARCEL C, LOT 91, PLAN VIP368, SECTION 23, VICTORIA LAND DISTRICT, PCL C (DD 92589I) OF LOTS 91 & 92, & OF LOT A OF SEC 23		

2023 Municipal Taxes

Gross Taxes: \$7,848

2024 Assessed Values

VALUATION:

Value:	Land	Improve	Total
	\$1,333,000	\$493,000	\$1,826,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,333,000	\$493,000	\$1,826,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,333,000	\$493,000	\$1,826,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,333,000	\$493,000	\$1,826,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,333,000	\$493,000	\$1,826,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,333,000	\$493,000	\$1,826,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,333,000	\$493,000	\$1,826,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2022-09-29	\$1,700,000	CB251063	Improved Single Property Transaction
2017-08-31	\$1,310,000	CA6263193	Improved Single Property Transaction
2009-11-25	\$667,000	CA1363684	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	7,936	Lot Width:	64
Lot Acres:	0.18	Lot Depth:	124
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	1 STY SFD - After 1930 - 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	\$1,802,000	\$7,848
2022	\$1,641,000	\$7,248
2021	\$1,376,000	\$7,018

2020	\$1,367,000	\$6,868
2019	\$1,383,000	\$6,662
2018	\$1,287,000	\$6,241
2017	\$1,180,000	\$6,224
2016	\$868,000	\$5,672
2015	\$693,000	\$4,754
2014	\$703,000	\$4,779
2013	\$744,000	\$4,785
2012	\$735,000	\$4,580
2011	\$711,000	\$4,363
2010	\$673,000	\$4,199
2009	\$667,000	\$4,018
2008	\$667,000	\$3,887
2007	\$638,000	\$3,886
2006	\$557,000	\$3,869
2005	\$491,000	\$3,832
2004	\$419,000	\$3,804
2003	\$341,000	\$3,490
2002	\$316,000	\$3,389
2001	\$321,000	\$3,396

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.

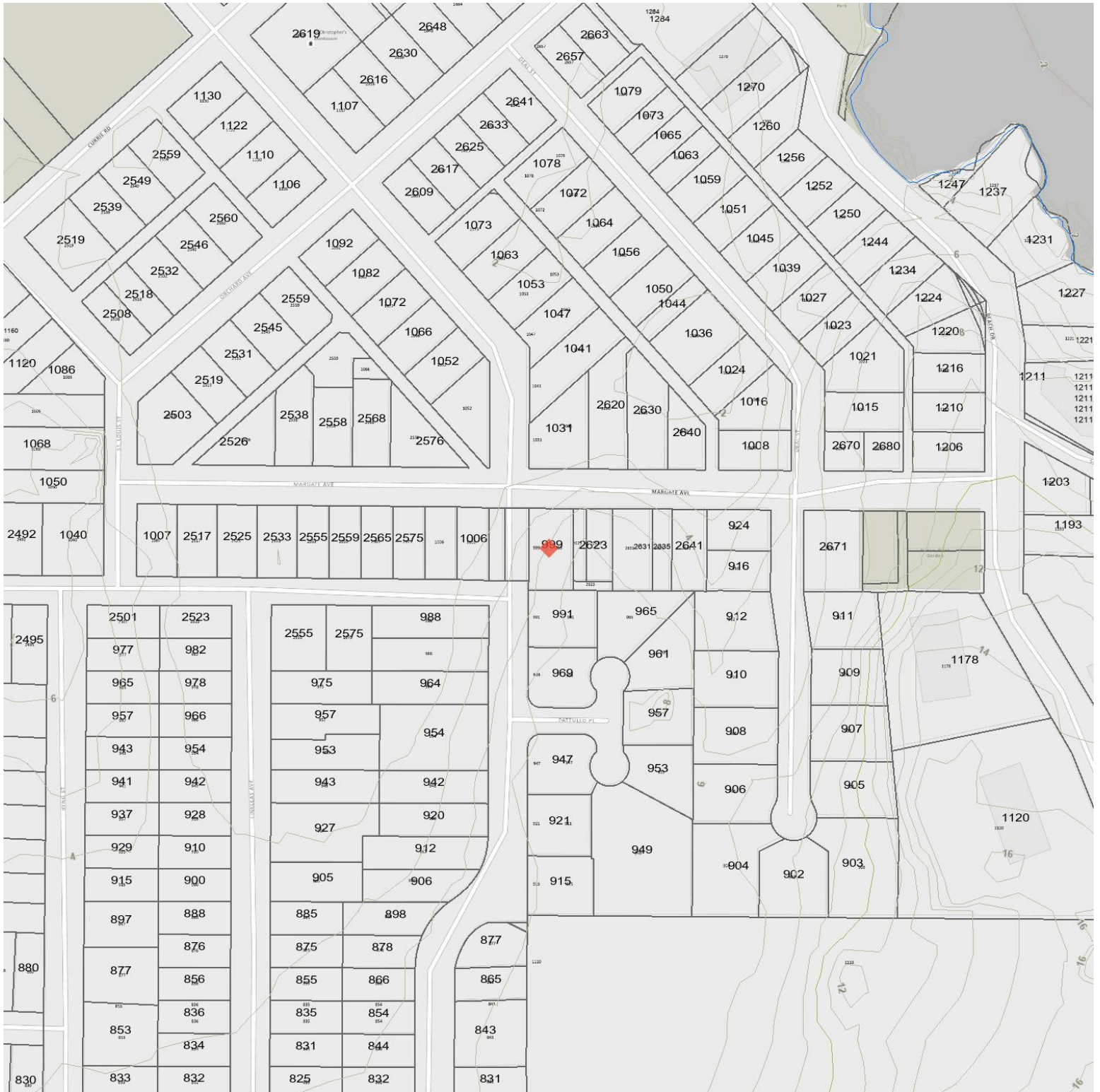
Legal



Legend

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

Contours

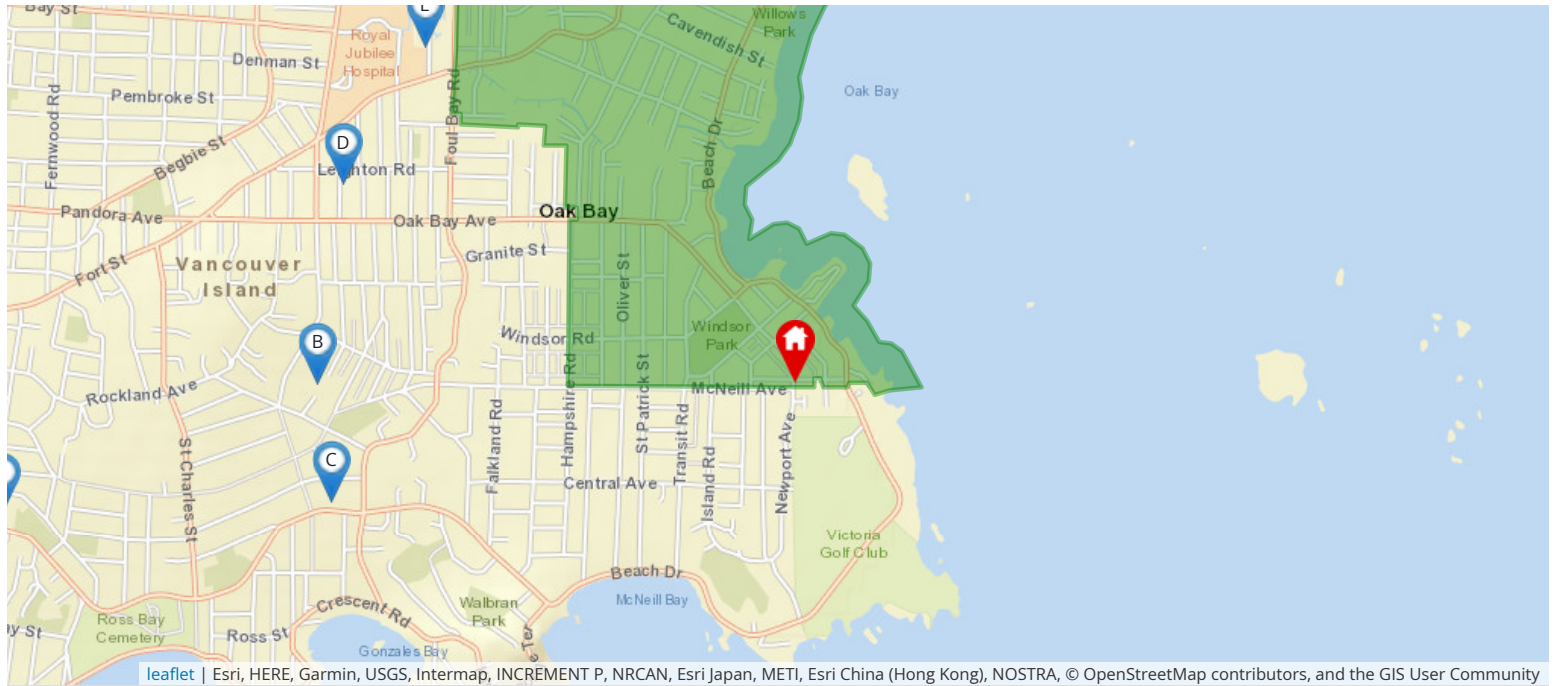


Legend

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

Nearest Schools

Nearby Elementary Schools



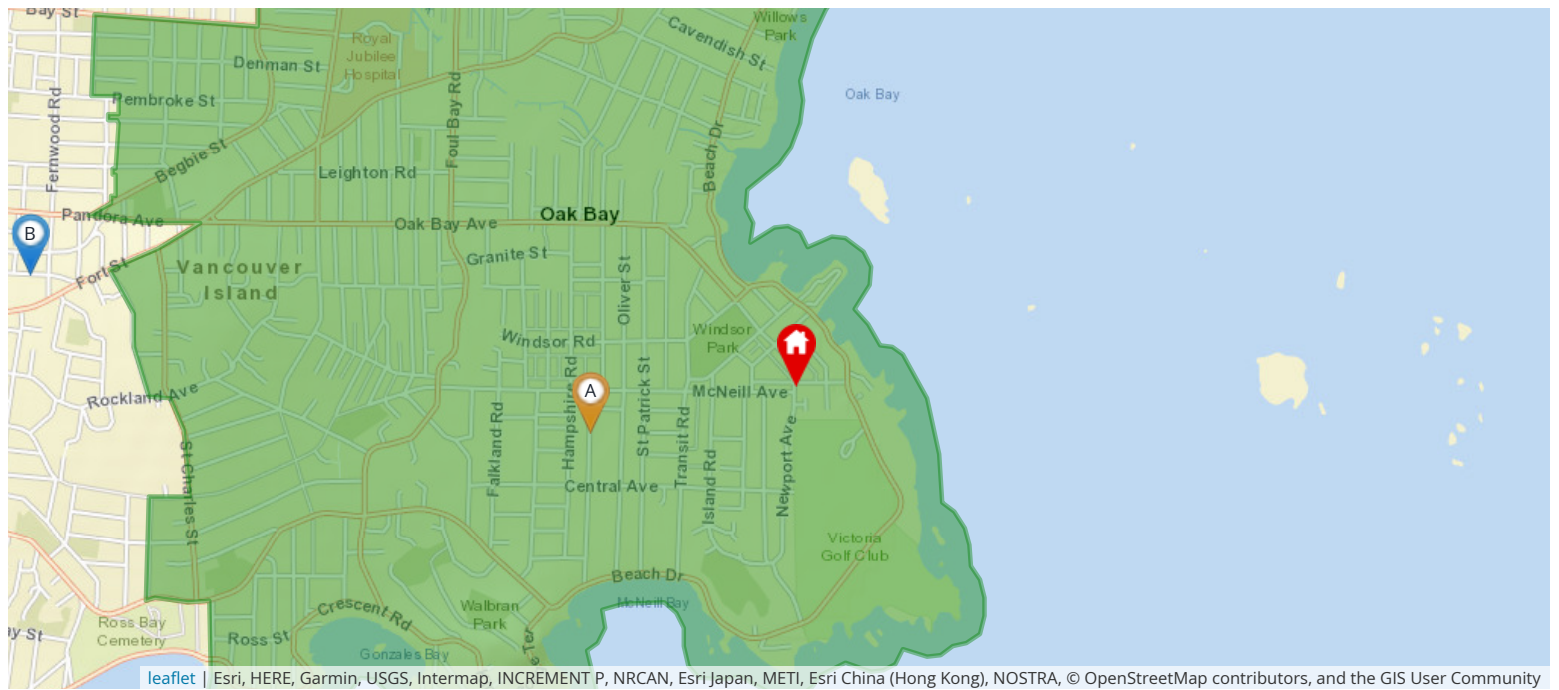
leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Willows Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Willows	K - 5	SD 61	Victoria		35 mins	2.5 km	6 mins	40 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (PYP & MYP)	30 mins	2.1 km	6 mins	23 mins
C Margaret Jenkins	K - 5	SD 61	Victoria		33 mins	2.4 km	5 mins	33 mins
D Sundance-Bank Elementary	K - 5	SD 61	Victoria	Opens September 2021	34 mins	2.4 km	6 mins	16 mins
E St Patrick's	K - 7	Independent	Victoria		37 mins	2.7 km	7 mins	24 mins
F Sir James Douglas	K - 5	SD 61	Victoria		52 mins	3.7 km	8 mins	39 mins

Nearby Middle Schools

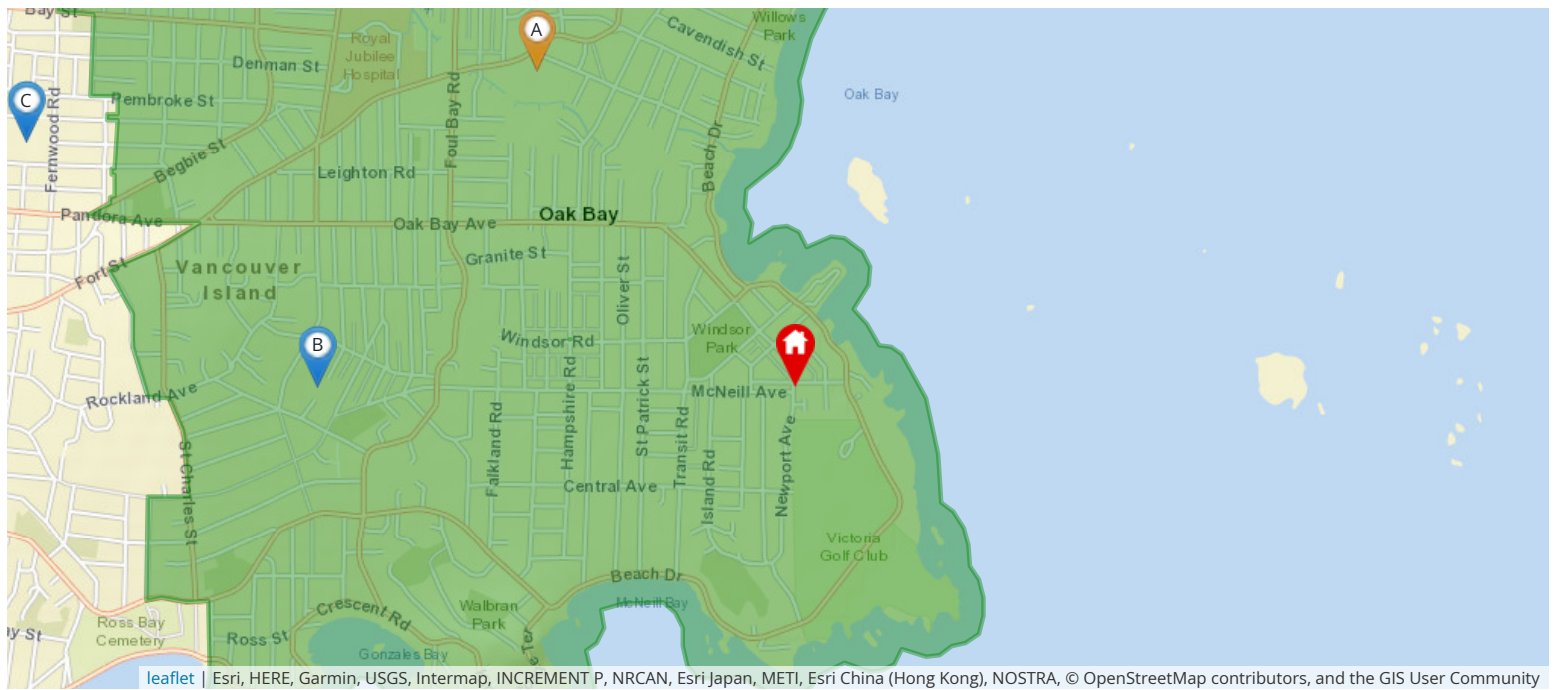


Legend: Subject Property Catchment School Other Schools

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	15 mins
B Central Middle School	6 - 8	SD 61	Victoria		51 mins	3.6 km	8 mins	22 mins
C Lansdowne Middle School	6 - 8	SD 61	Victoria		1 hour 2 mins	4.4 km	9 mins	37 mins
D Arbutus Global Middle School	6 - 8	SD 61	Victoria		1 hour 34 mins	6.7 km	12 mins	40 mins
E Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 39 mins	7.0 km	15 mins	46 mins
F Gordon Head Middle School	6 - 8	SD 61	Victoria		2 hours 1 min	8.7 km	16 mins	54 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	2.0 km	4 mins	21 mins
B Glenlyon Norfolk	K - 12	Independent	Victoria	IB Program (DP)	30 mins	2.1 km	6 mins	23 mins
C Victoria High	9 - 12	SD 61	Victoria	AP Program	53 mins	3.7 km	9 mins	20 mins
D St Michaels	K - 12	Independent	Victoria	AP Program	1 hour 9 mins	4.8 km	10 mins	37 mins
E Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 10 mins	5.0 km	13 mins	25 mins
F Mount Douglas	9 - 12	SD 61	Victoria	AP Program	1 hour 37 mins	6.9 km	13 mins	44 mins

Walk Score

999 NEWPORT AV Oak Bay, V8S 5H8



Somewhat Walkable

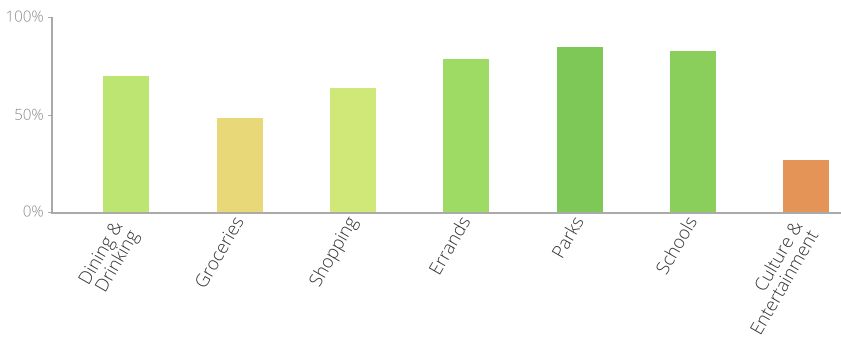
Some errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 63 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

