



## PROPERTY REPORT

2650 DORSET RD

Oak Bay

V8R 3N1

Canada

PID: 005-156-149

APRIL 24, 2025



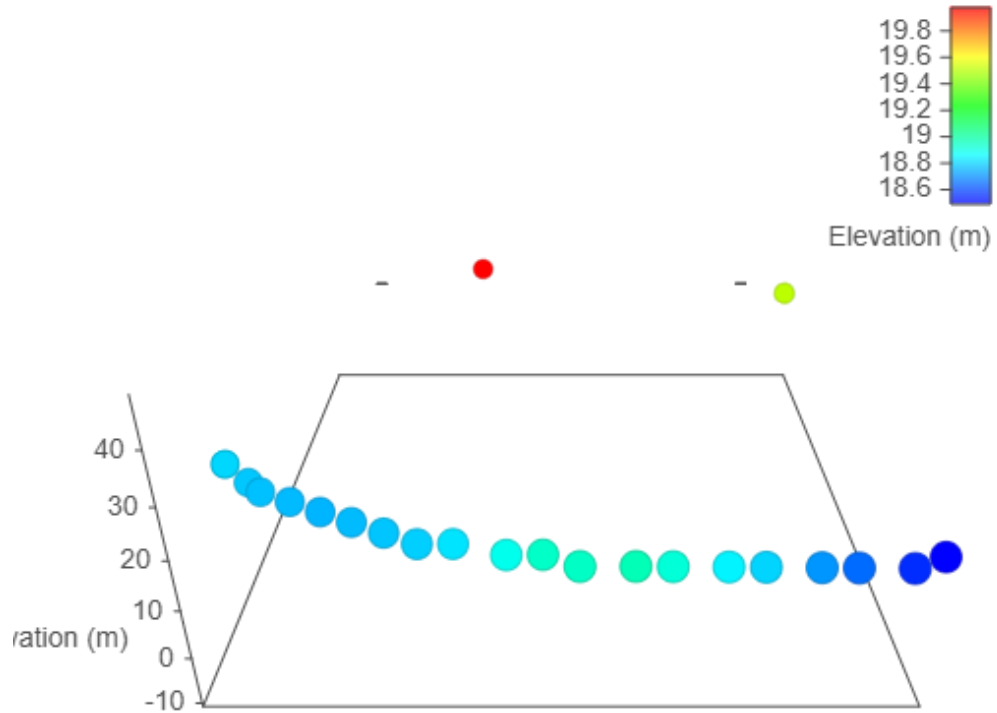
**Marc Owen-Flood**  
PERSONAL REAL ESTATE CORPORATION  
Marc Owen-Flood & Associates



# Estimated Lot Dimensions and Topography



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



Max Elevation: 19.98 m | Min Elevation: 18.49 m | Difference: 1.49 m



Google

© Google

## Property Identification & Legal Description

**Address:** 2650 DORSET RD VICTORIA BC V8R 3N1  
**Jurisdiction:** District of Oak Bay  
**Roll No:** 15585100 **Assessment Area:** 1  
**PID No:** 005-156-149  
**Neighbourhood:** North Oak Bay **MHR No:**  
**Legal Unique ID:** A00000ZCTX  
**Legal Description:** LOT 24, BLOCK 46, PLAN VIP10950, SECTION 31, VICTORIA LAND DISTRICT

## 2024 Municipal Taxes

**Gross Taxes:** \$9,013

## 2025 Assessed Values

### VALUATION:

	Land	Improve	Total
<b>Value:</b>	\$1,707,000	\$261,000	\$1,968,000

### GENERAL:

	Land	Improve	Total
<b>Gross Value:</b>	\$1,707,000	\$261,000	\$1,968,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$1,707,000	\$261,000	\$1,968,000

### SCHOOL:

	Land	Improve	Total
<b>Gross Value:</b>	\$1,707,000	\$261,000	\$1,968,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$1,707,000	\$261,000	\$1,968,000

### BC TRANSIT:

	Land	Improve	Total
<b>Gross Value:</b>	\$1,707,000	\$261,000	\$1,968,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$1,707,000	\$261,000	\$1,968,000

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2005-12-29	\$665,000	CA159630	Improved Single Property Transaction
2004-12-16	\$455,000	EW167405	Reject - Not Suitable for Sales Analysis
2004-02-09	\$455,000	EW14974	Reject - Not Suitable for Sales Analysis

## Other Property Information

<b>Lot SqFt:</b>	11,640	<b>Lot Width:</b>	
<b>Lot Acres:</b>	0.27	<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Single Family Dwelling
<b>School District:</b>	Greater Victoria	<b>Manual Class:</b>	1 STY SFD - After 1930 - 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>	2025-01-01	<b>Rec Last Modified:</b>	2025-01-01

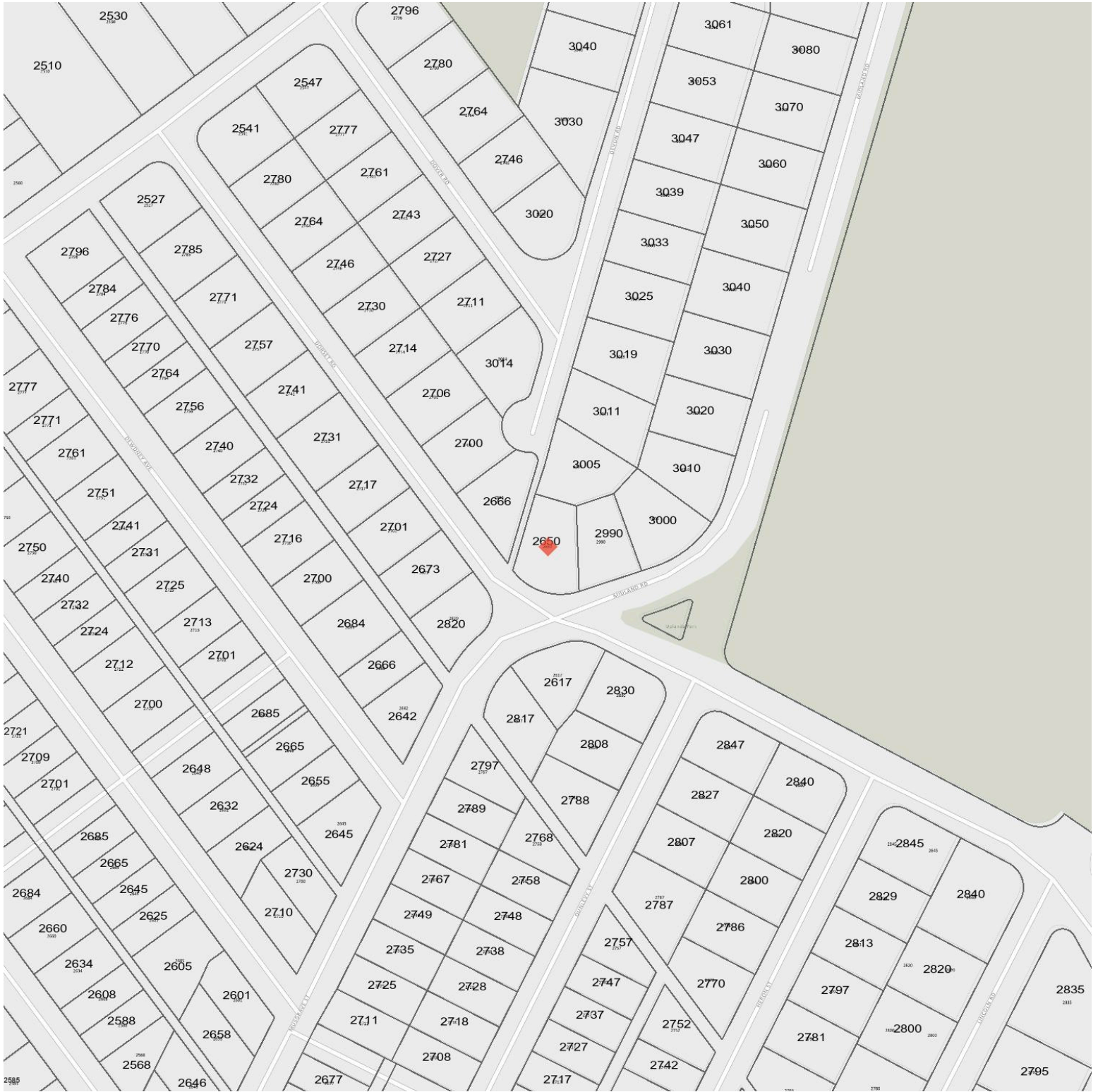
## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$1,941,000	\$9,013
2023	\$2,128,000	\$9,012
2022	\$1,940,000	\$8,336
2021	\$1,511,000	\$7,500

2020	\$1,350,000	\$6,602
2019	\$1,444,000	\$6,759
2018	\$1,355,000	\$6,378
2017	\$1,291,000	\$6,606
2016	\$972,000	\$6,146
2015	\$851,000	\$5,598
2014	\$812,000	\$5,318
2013	\$847,000	\$5,254
2012	\$866,000	\$5,190
2011	\$875,000	\$5,148
2010	\$848,000	\$5,064
2009	\$860,000	\$4,946
2008	\$860,000	\$4,803
2007	\$747,000	\$4,381
2006	\$656,000	\$4,393
2005	\$577,000	\$4,348
2004	\$455,000	\$4,002
2003	\$396,000	\$3,910
2002	\$369,000	\$3,819
2001	\$368,000	\$3,777

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

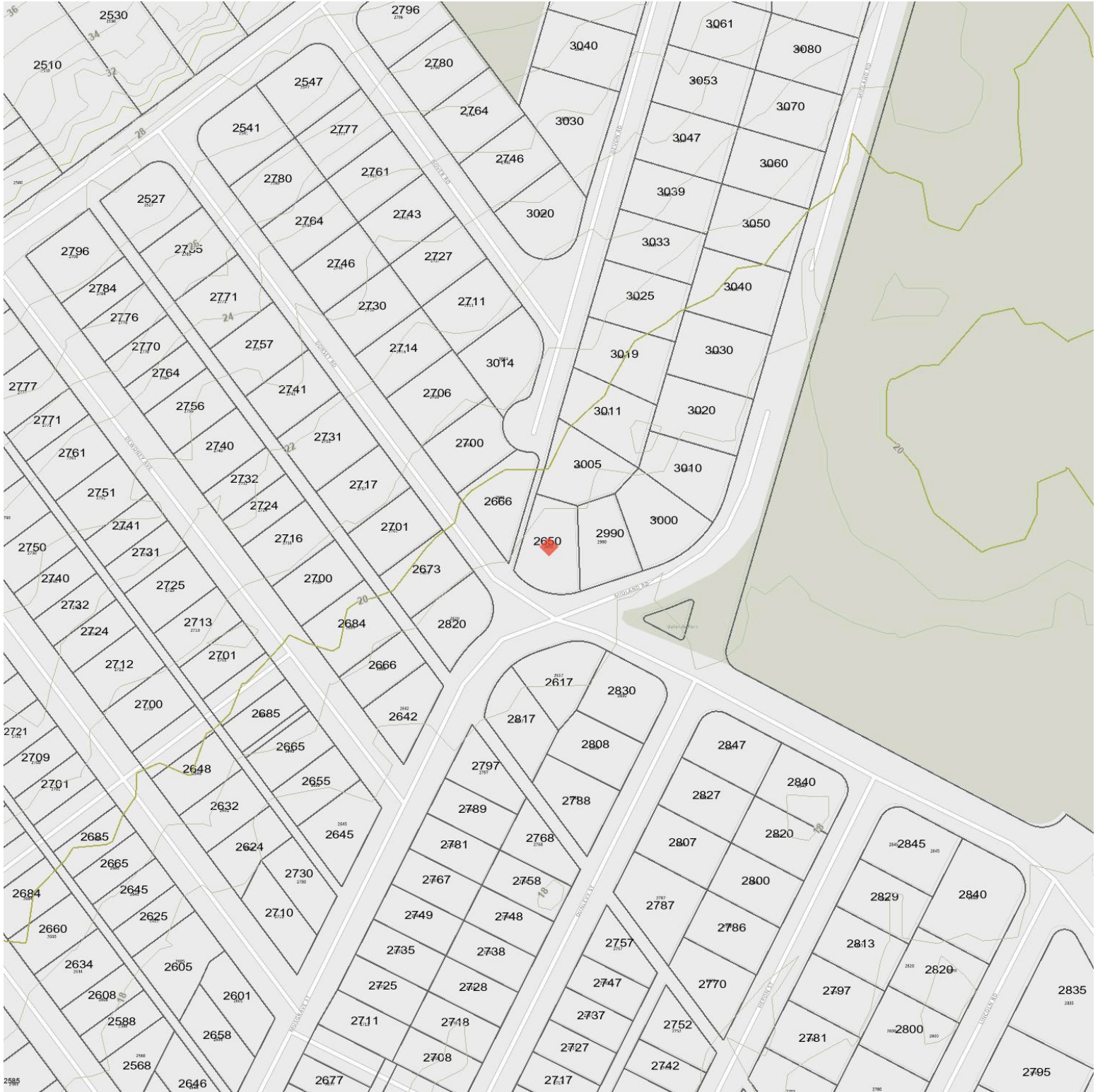
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

# Contours

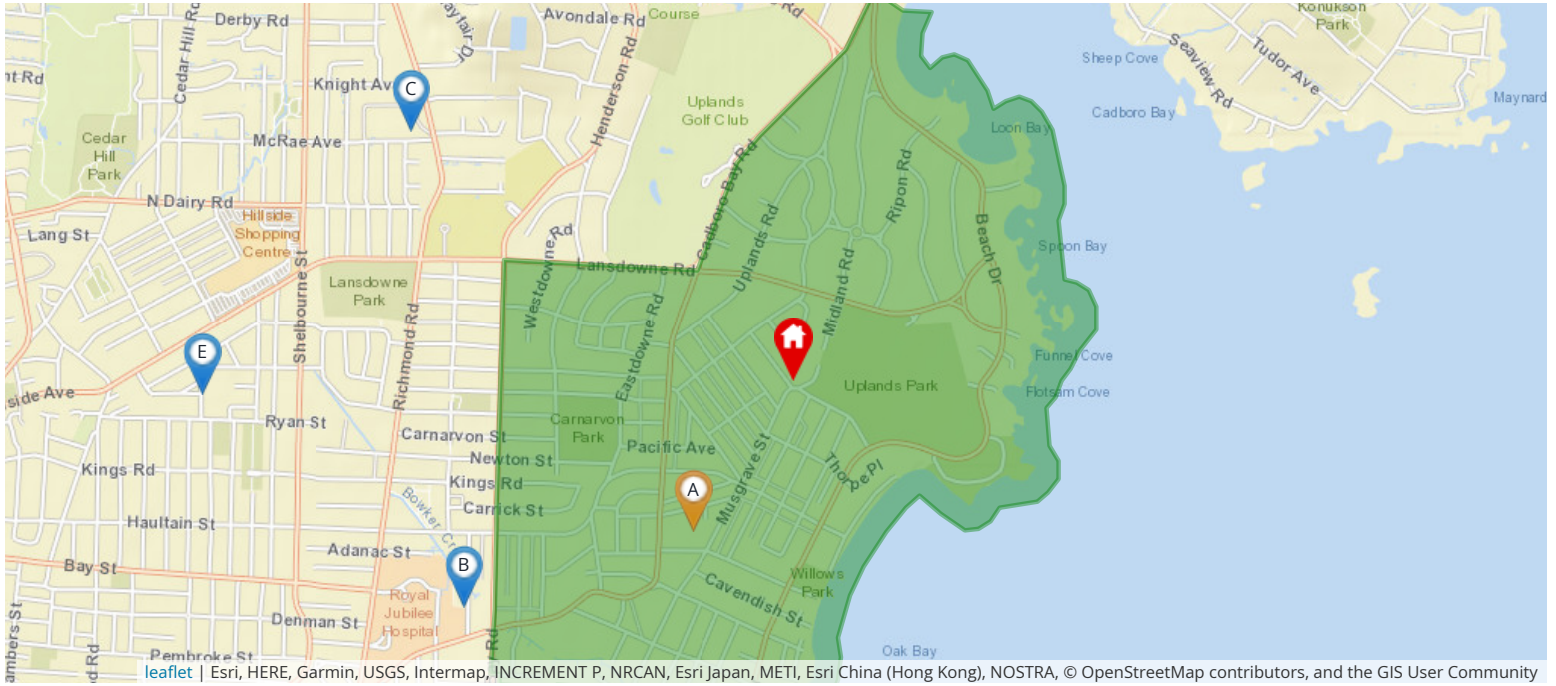


## Legend

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

## Nearest Schools

### Nearby Elementary Schools

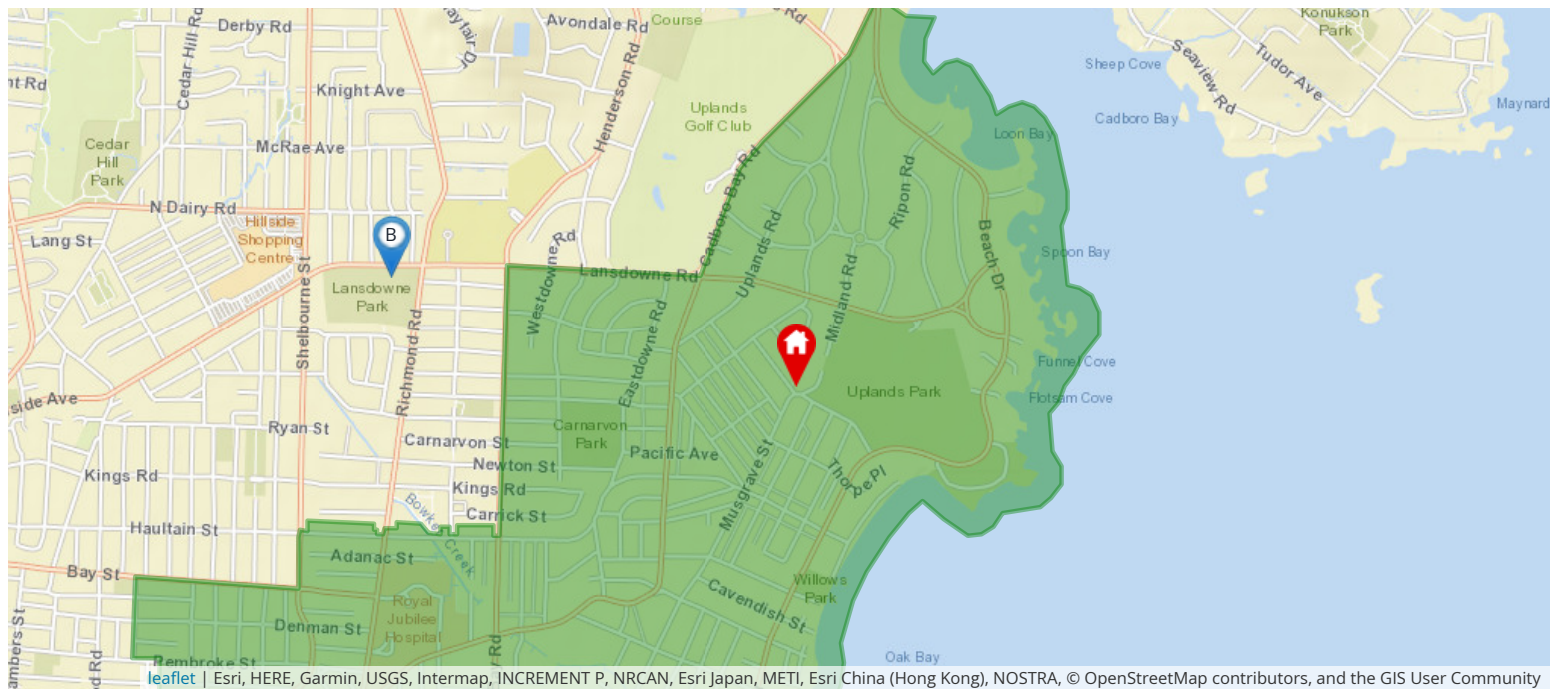


**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Willows Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Willows</a>	K - 5	<a href="#">SD 61</a>	Victoria		10 mins	0.7 km	2 mins	10 mins
B <a href="#">St Patrick's</a>	K - 7	Independent	Victoria		29 mins	2.1 km	6 mins	14 mins
C <a href="#">St Michaels</a>	K - 12	Independent	Victoria		37 mins	2.6 km	6 mins	27 mins
D <a href="#">Sundance-Bank Elementary</a>	K - 5	<a href="#">SD 61</a>	Victoria	Opens September 2021	37 mins	2.6 km	7 mins	17 mins
E <a href="#">Oaklands</a>	K - 5	<a href="#">SD 61</a>	Victoria		41 mins	3.0 km	8 mins	40 mins
F <a href="#">Frank Hobbs</a>	K - 5	<a href="#">SD 61</a>	Victoria		44 mins	3.0 km	8 mins	26 mins

## Nearby Middle Schools

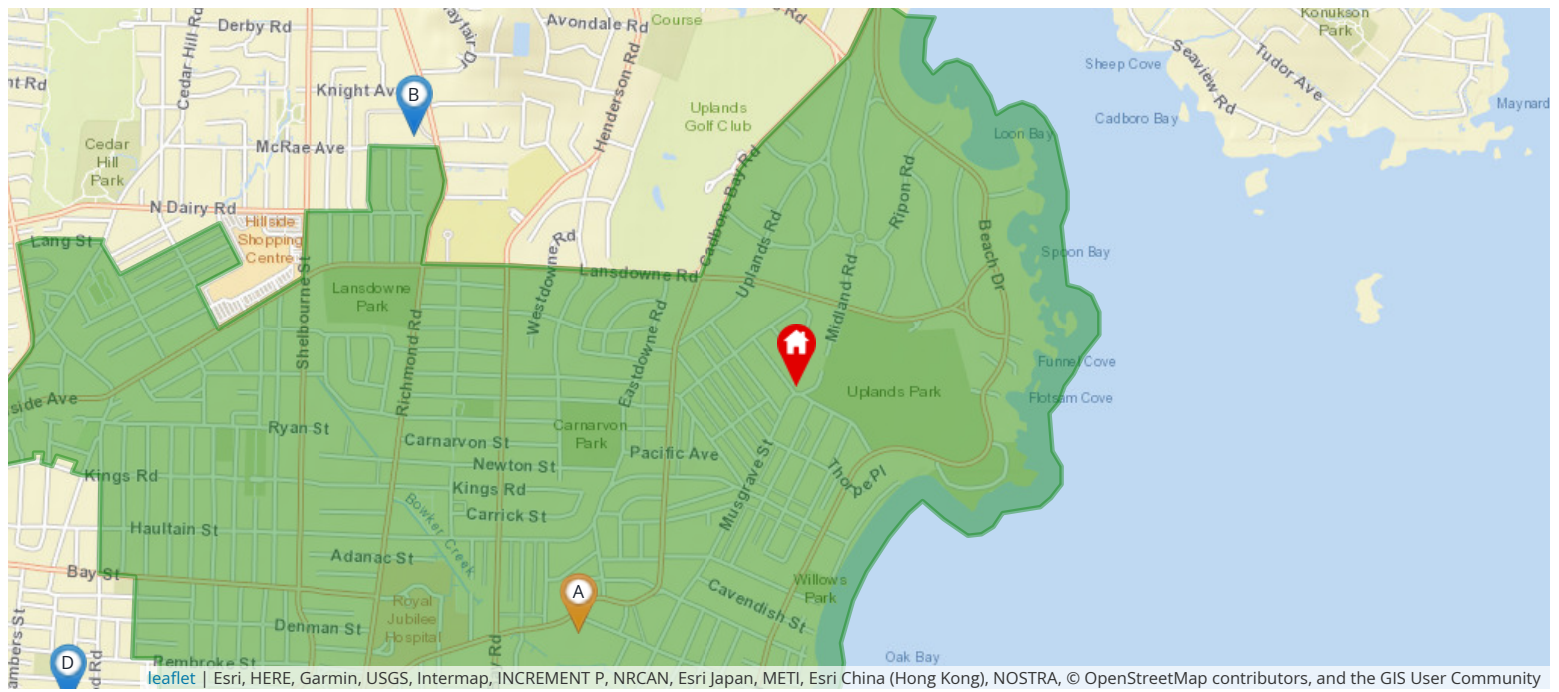


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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		38 mins	2.8 km	7 mins	28 mins
B <a href="#">Lansdowne Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		31 mins	2.2 km	5 mins	28 mins
C <a href="#">Arbutus Global Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		56 mins	4.0 km	9 mins	26 mins
D <a href="#">Central Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		55 mins	3.9 km	10 mins	17 mins
E <a href="#">Cedar Hill Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 7 mins	4.8 km	11 mins	47 mins
F <a href="#">Gordon Head Middle School</a>	6 - 8	<a href="#">SD 61</a>	Victoria		1 hour 23 mins	6.0 km	12 mins	36 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	22 mins	1.6 km	4 mins	11 mins
B <a href="#">St Michaels</a>	K - 12	Independent	Victoria	AP Program	37 mins	2.6 km	6 mins	27 mins
C <a href="#">Glenlyon Norfolk</a>	K - 12	Independent	Victoria	IB Program (DP)	48 mins	3.5 km	9 mins	29 mins
D <a href="#">Victoria High</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	55 mins	3.9 km	13 mins	30 mins
E <a href="#">Mount Douglas</a>	9 - 12	<a href="#">SD 61</a>	Victoria	AP Program	59 mins	4.1 km	9 mins	37 mins
F <a href="#">Maria Montessori</a>	K - 12	Independent	Victoria		1 hour 8 mins	4.9 km	10 mins	1 hour 2 mins

## Walk Score

2650 DORSET RD Oak Bay, V8R 3N1



Somewhat Walkable

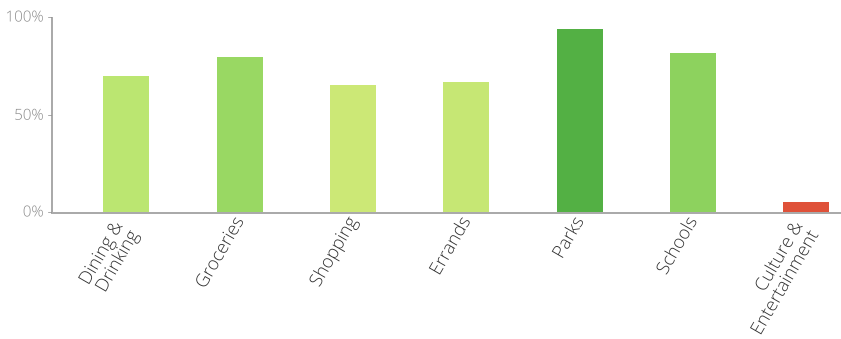
Some errands can be accomplished on foot



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 67 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Development

## Active Development



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

## Subject Property Designations:

No Development Applications