



PROPERTY REPORT

1174 MONTEREY AV

Oak Bay

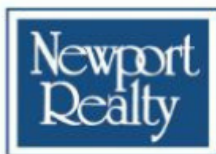
V8S 4V6

Canada

PID: 008-034-788

APRIL 29, 2021

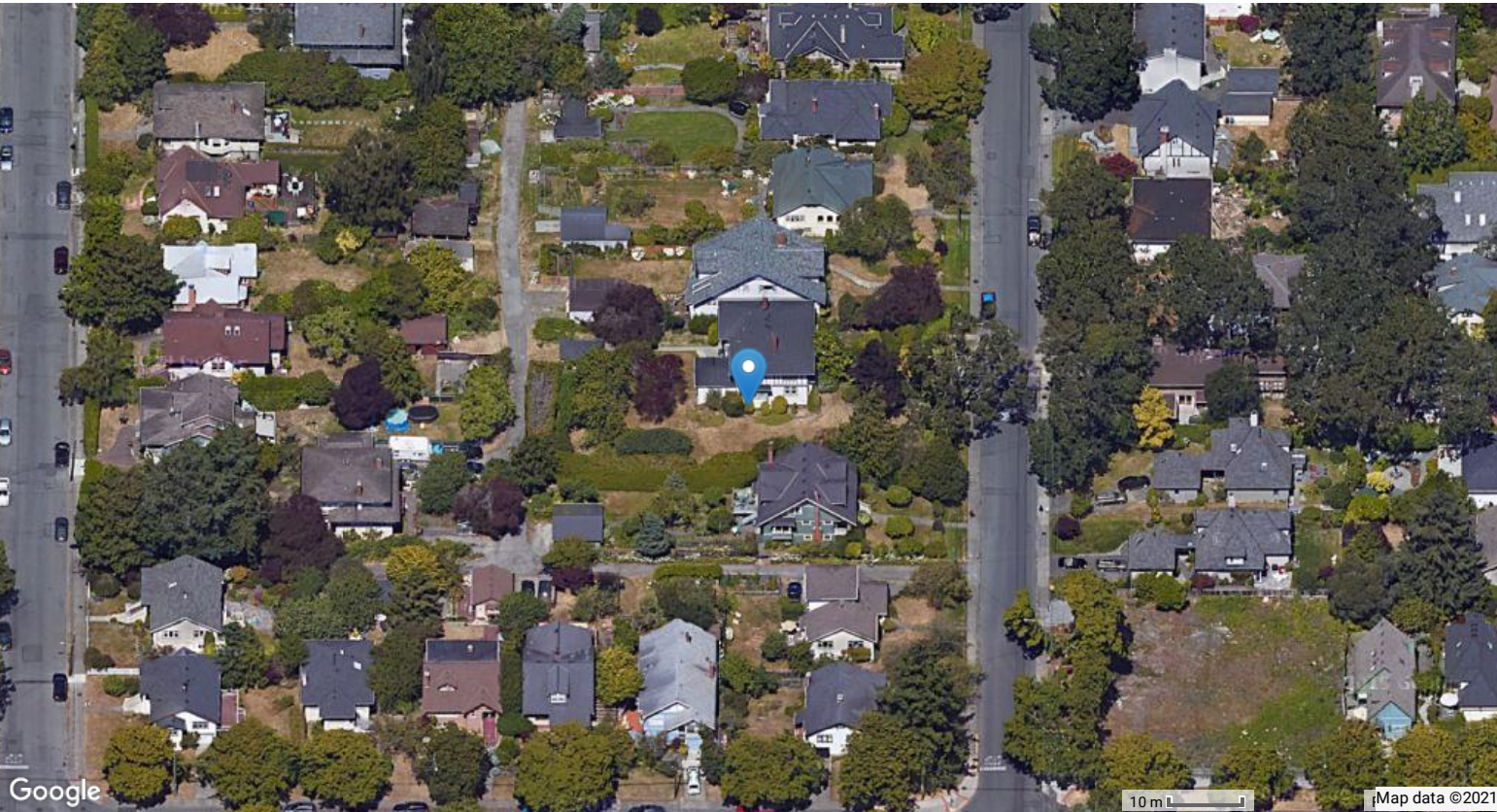
**Marc
Owen-Flood**
Personal Real Estate Corporation



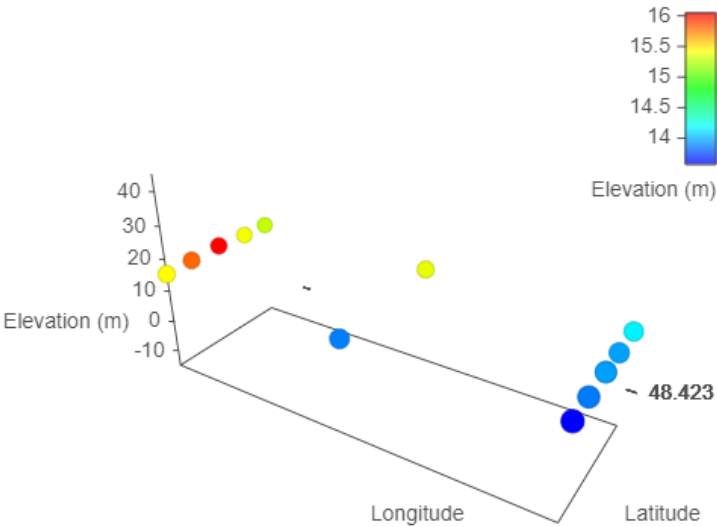
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

Provided by Newport Realty Ltd, Marc Owen-Flood PREC*.
Convenient reference only and user must verify all information



Property Boundary and Topography



Max Elevation: 16.04 m | Min Elevation: 13.57 m | Difference: 2.48 m

Property Identification & Legal Description

Address:	1174 MONTEREY AVE VICTORIA BC V8S 4V6		
Jurisdiction:	District of Oak Bay	Assessment Area:	1
Roll No:	6203900	PID List:	008034788,008034770
PID No:	008-034-788	MHR No:	
Neighbourhood:	SOUTH OAK BAY		
Legal Unique ID:	A00000Z9V1		
Legal Description:	Lot 27, Block 3, Plan VIP1091, Section 23, Victoria Land District		

2020 Municipal Taxes

Gross Taxes: \$8,870

2020 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$1,419,000	\$337,000	\$1,756,000
		Land	Improve	Total
	Gross Value:	\$1,419,000	\$337,000	\$1,756,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$1,419,000	\$337,000	\$1,756,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,419,000	\$337,000	\$1,756,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,419,000	\$337,000	\$1,756,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,419,000	\$337,000	\$1,756,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,419,000	\$337,000	\$1,756,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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Other Property Information

Lot SqFt:	17,280	Lot Width:	96
Lot Acres:	0.40	Lot Depth:	180
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	
Vacant Flag:	No	Man Class % Dev:	
BC Transit Flag:	Yes	Reg District:	Capital
Police Tax Flag:		Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2020-03-19	Rec Last Modified:	2020-03-19

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2019	\$1,843,000	\$8,827
2018	\$1,724,000	\$8,305
2017	\$1,622,000	\$8,485
2016	\$1,177,000	\$7,631
2015	\$1,135,000	\$7,613
2014	\$1,035,000	\$6,929
2013	\$1,093,000	\$6,938
2012	\$1,101,000	\$6,760
2011	\$1,053,000	\$6,367
2010	\$1,032,000	\$6,328
2009	\$1,014,000	\$6,007
2008	\$1,014,000	\$5,813

2007	\$934,000	\$5,617
2006	\$862,000	\$5,895
2005	\$719,000	\$5,544
2004	\$577,000	\$5,200
2003	\$465,000	\$4,723
2002	\$430,000	\$4,576
2001	\$426,000	\$4,477

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.

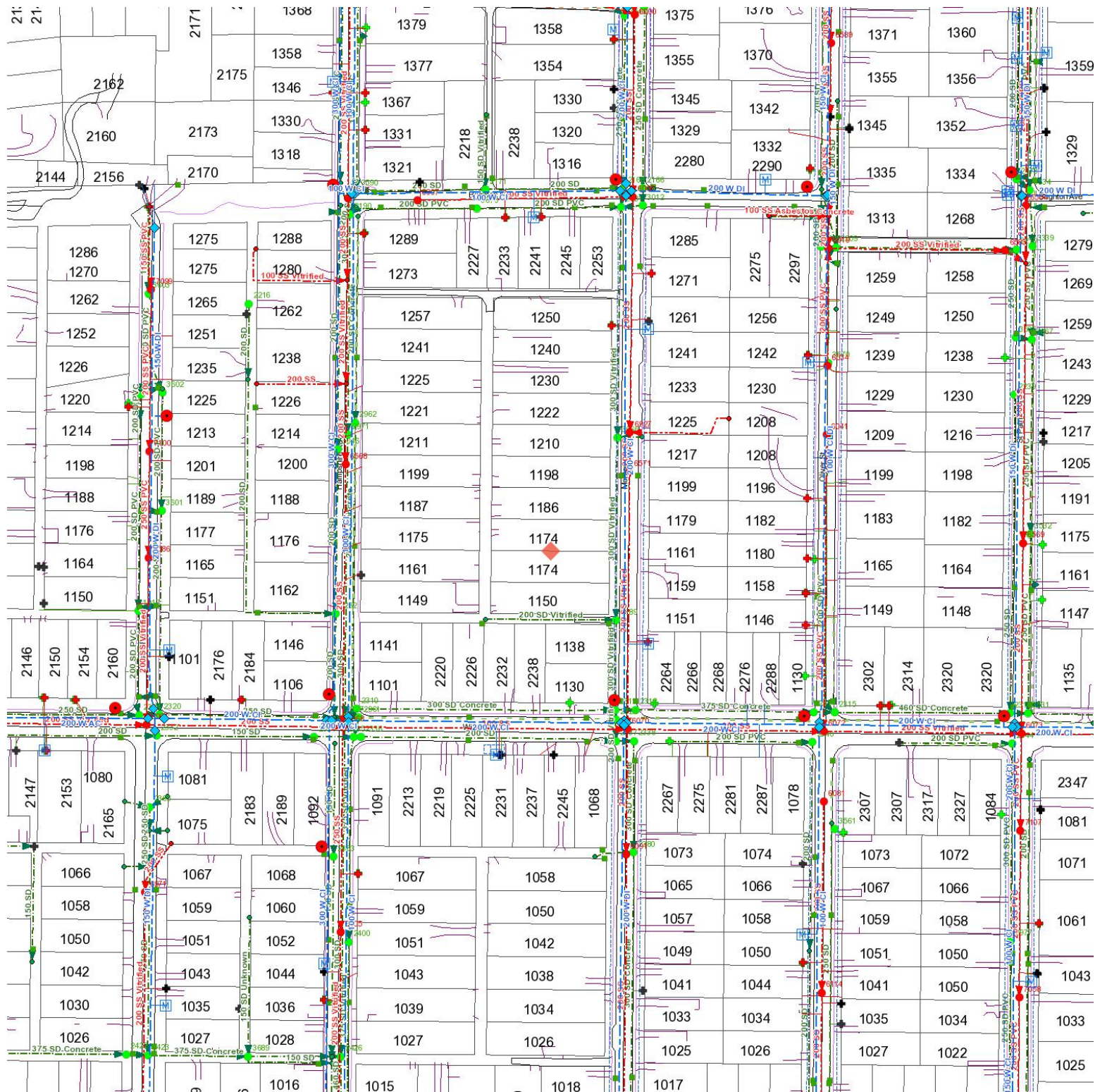
Legal



Legend

- Sidewalk
- 30 km/hr
- Municipal Boundary
- Private
- Heritage Register
- Driveway
- 35 km/hr
- Parcel
- Sewer Easement
- Heritage Designation
- Curb Line
- 40 km/hr
- Municipal
- Building Footprint
- 20 km/hr
- 50 km/hr
- Pole Line Easement
- OakBay.DBO.Parks

Infrastructure

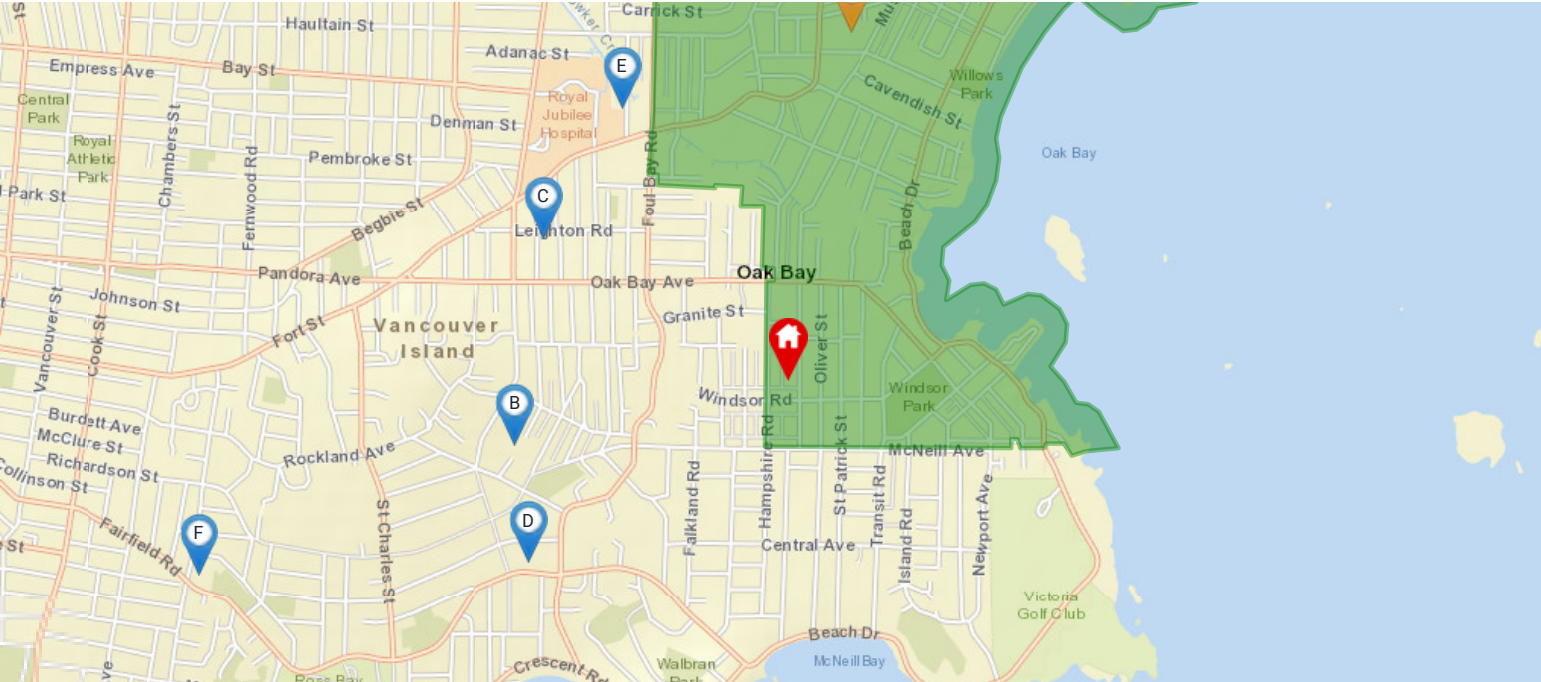


Legend

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> Sidewalk 30 km/hr Municipal Boundary Storm Catch Basin Storm Pump Sewer Fitting Sewer Pump Abandoned Blow Off Valve Active, Opened, Left to Open Municipal Active | <ul style="list-style-type: none"> Driveway 35 km/hr Parcel Cleanout Storm Lateral Cleanout Sewer Lateral Sewer Pressurized Main Cap Active, Closed, Right to Open Private Abandoned | <ul style="list-style-type: none"> Curb Line 40 km/hr Oak Bay DBO Parks Inspection Chamber Active Inspection Chamber Sewer TV Air Release Valve Service Cock Active, Closed, Left to Open Water Meter Water Irrigation | <ul style="list-style-type: none"> 20 km/hr 50 km/hr Storm Fitting Active Abandoned Active Active Flush Point Active, Opened, Right to Open Abandoned, Closed, Right to Open Water Pump Water Lateral |
|--|--|--|---|

Nearest Schools with Ranking

Nearby Elementary Schools

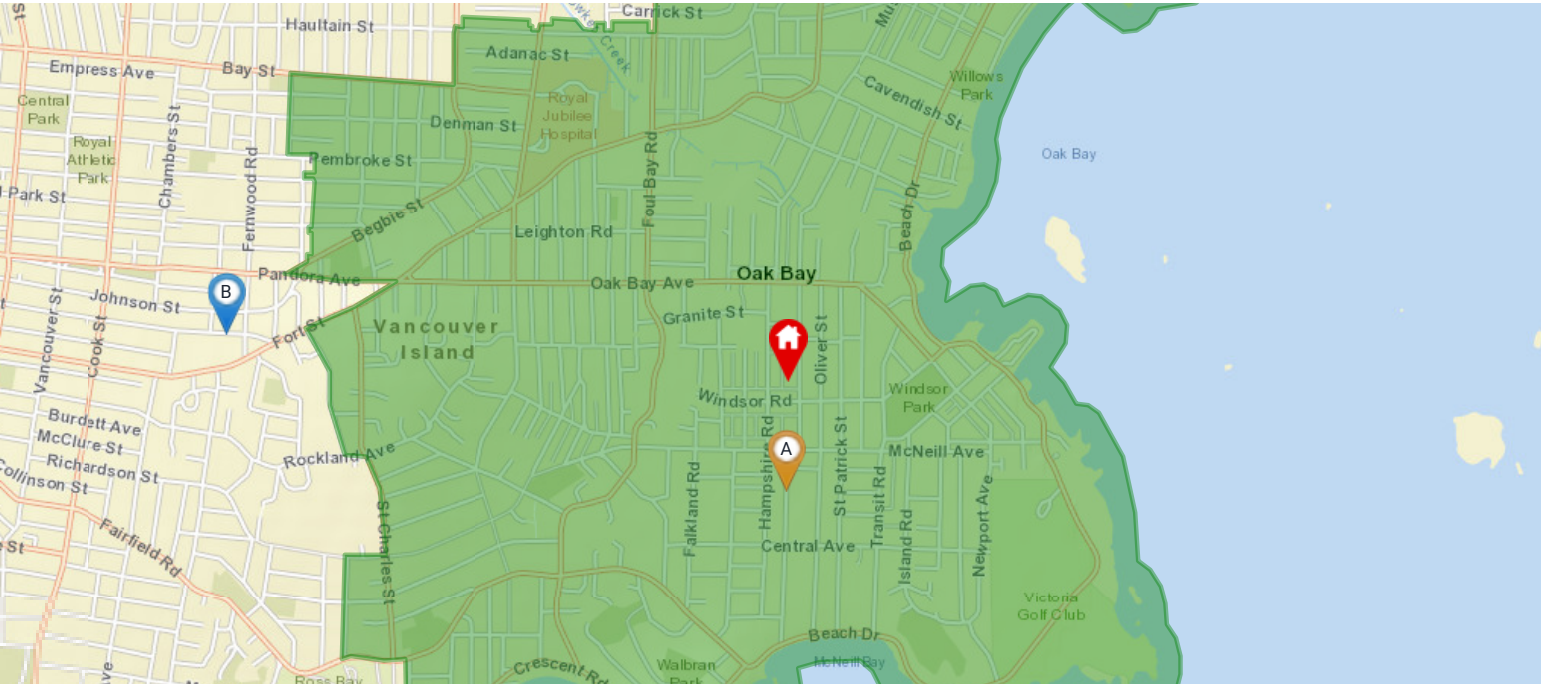


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Willows Elementary -

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 Willows	K - 5	7.3	7.1	181/955	177/805	Victoria		25 mins	2.0 km	5 mins	17 mins
B Glenlyon Norfolk	K - 12	9.6	9.3	29/955	30/805	Victoria	IB Program (PYP & MYP)	19 mins	1.5 km	4 mins	19 mins
C Bank Elementary	K - 5	n/a	n/a	n/a	n/a	Victoria		21 mins	1.6 km	5 mins	15 mins
D Margaret Jenkins	K - 5	6.6	6.5	333/955	290/805	Victoria		22 mins	1.7 km	4 mins	22 mins
E St Patrick's	K - 7	8	8.4	114/955	75/805	Victoria		23 mins	1.9 km	6 mins	21 mins
F Sir James Douglas	K - 5	6.6	6.7	333/955	257/805	Victoria		39 mins	3.1 km	7 mins	20 mins

Nearby Middle Schools

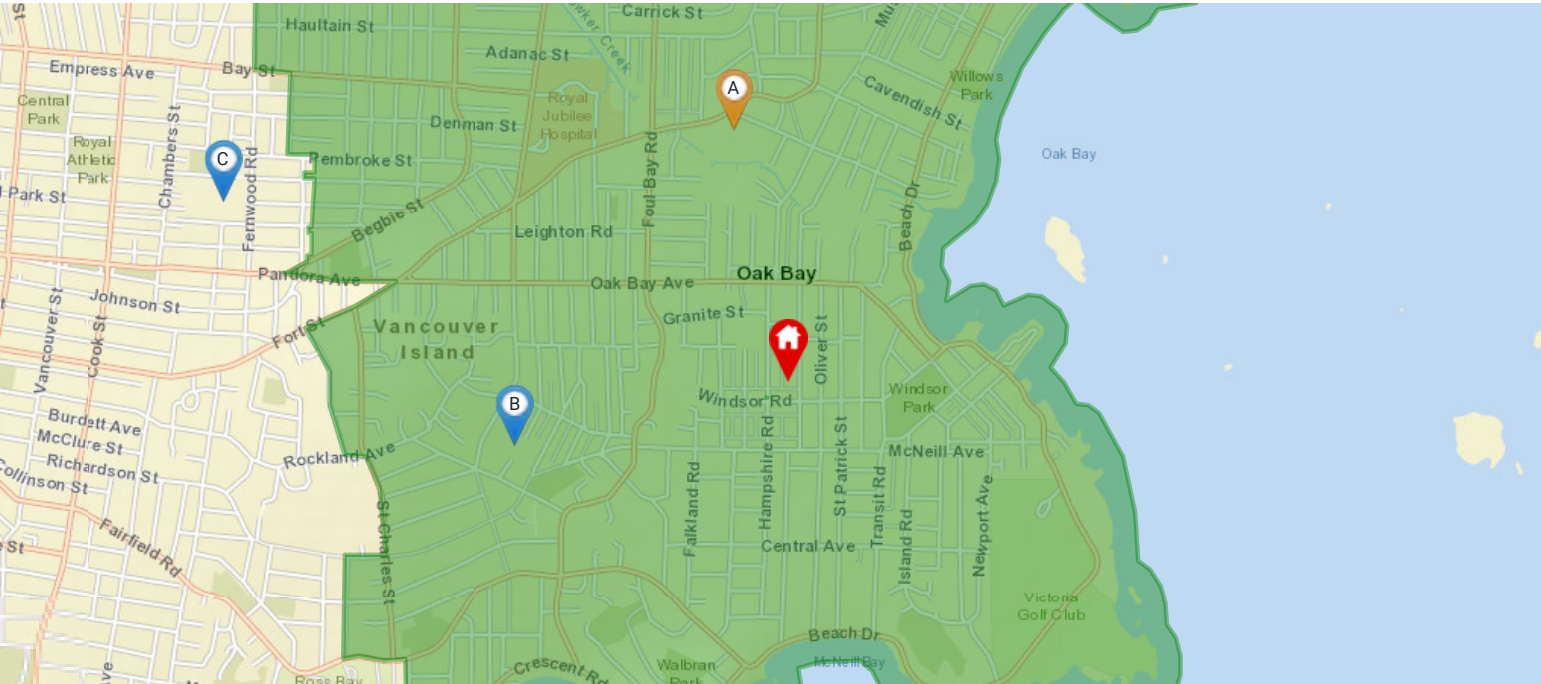


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Monterey Middle -

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		6 mins	0.5 km	2 mins	6 mins
B Central Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		36 mins	2.8 km	7 mins	20 mins
C Lansdowne Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		46 mins	3.7 km	8 mins	19 mins
D Cedar Hill Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 20 mins	6.3 km	14 mins	39 mins
E Arbutus Global Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 21 mins	6.4 km	12 mins	41 mins
F Gordon Head Middle School	6 - 8	n/a	n/a	n/a	n/a	Victoria		1 hour 41 mins	8.0 km	16 mins	46 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Oak Bay High -

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	9 - 12	5.7	6.7	150/251	76/246	Victoria	AP Program	18 mins	1.4 km	4 mins	15 mins
B Glenlyon Norfolk	K - 12	9.4	9.3	9/251	30/805	Victoria	IB Program (DP)	19 mins	1.5 km	4 mins	19 mins
C Victoria High	9 - 12	3.7	4.2	232/251	220/246	Victoria	AP Program	38 mins	3.0 km	8 mins	18 mins
D St Michaels	K - 12	7.9	9.7	26/251	18/805	Victoria	AP Program	52 mins	4.1 km	9 mins	26 mins
E Pacific School of Innovation and Inquiry	8 - 12	n/a	n/a	n/a	n/a	Victoria	Independent School	54 mins	4.3 km	11 mins	22 mins
F Mount Douglas	9 - 12	6	6.8	130/251	70/246	Victoria	AP Program	1 hour 19 mins	6.3 km	13 mins	48 mins

1174 MONTEREY AV Oak Bay, V8S 4V6



Somewhat Walkable

Some errands can be accomplished on foot



Some Transit

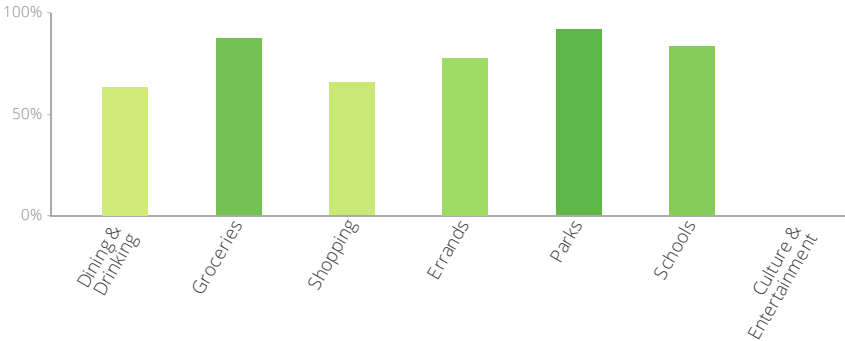
A few nearby public transportation options



Very Bikeable

Biking is convenient for most trips

The Walk Score here is 69 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

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