



PROPERTY REPORT

4030 INTERURBAN RD

Saanich

V8Z 6E8

Canada

PID: 001-440-543

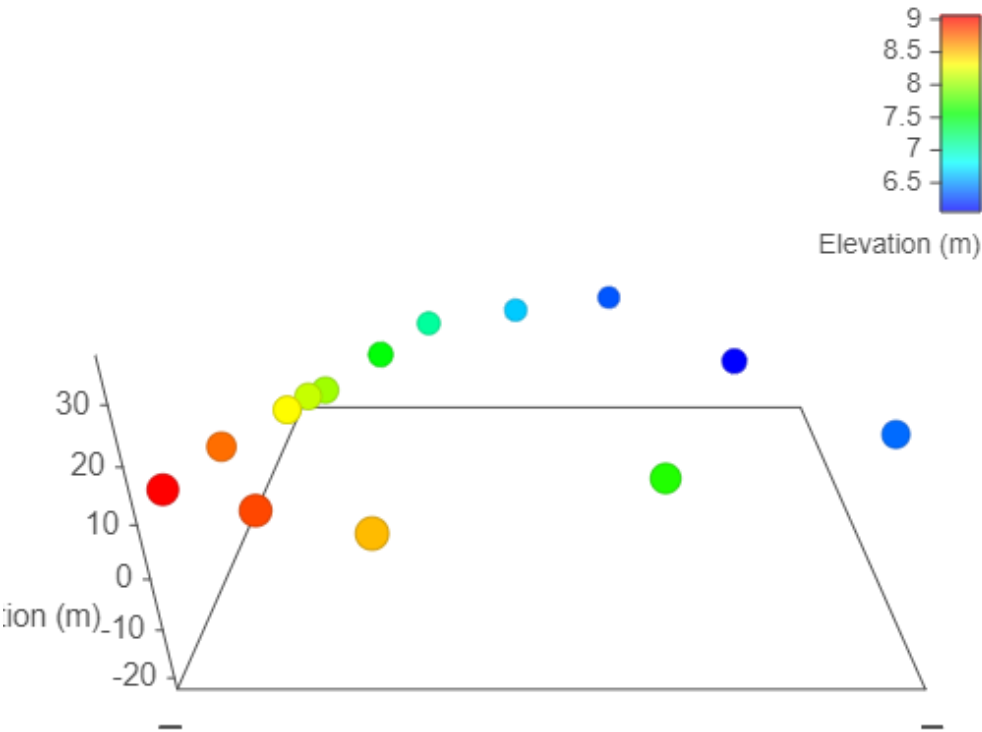
NOVEMBER 2, 2022

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I'm more than a real estate agent. I'm a REALTOR®.



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



Max Elevation: 9.06 m | Min Elevation: 6.05 m | Difference: 3.01 m

Property Identification & Legal Description

Address:	4030 INTERURBAN RD VICTORIA BC V8Z 6E8		
Jurisdiction:	District of Saanich (SD61)		
Roll No:	515267100	Assessment Area:	1
PID No:	001-440-543		
Neighbourhood:	Wilkinson / Interurban	MHR No:	
Legal Unique ID:	A00000Y8C0		
Legal Description:	Lot B, Plan VIP29035, Section 79, Victoria Land District		

2022 Municipal Taxes

Gross Taxes: \$3,955

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$705,000	\$211,000	\$916,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$705,000	\$211,000	\$916,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$705,000	\$211,000	\$916,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$705,000	\$211,000	\$916,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$705,000	\$211,000	\$916,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$705,000	\$211,000	\$916,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$705,000	\$211,000	\$916,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2002-07-02	\$181	ET74864	Reject - Not Suitable for Sales Analysis
1995-09-28	\$180,000	EJ104442	Improved Single Property Transaction
1993-06-15	\$187,000	EG73314	Improved Single Property Transaction

Other Property Information

Lot SqFt:	7,915	Lot Width:	
Lot Acres:	0.18	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Greater Victoria	Manual Class:	1.5 STY SFD - After 1960 - 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

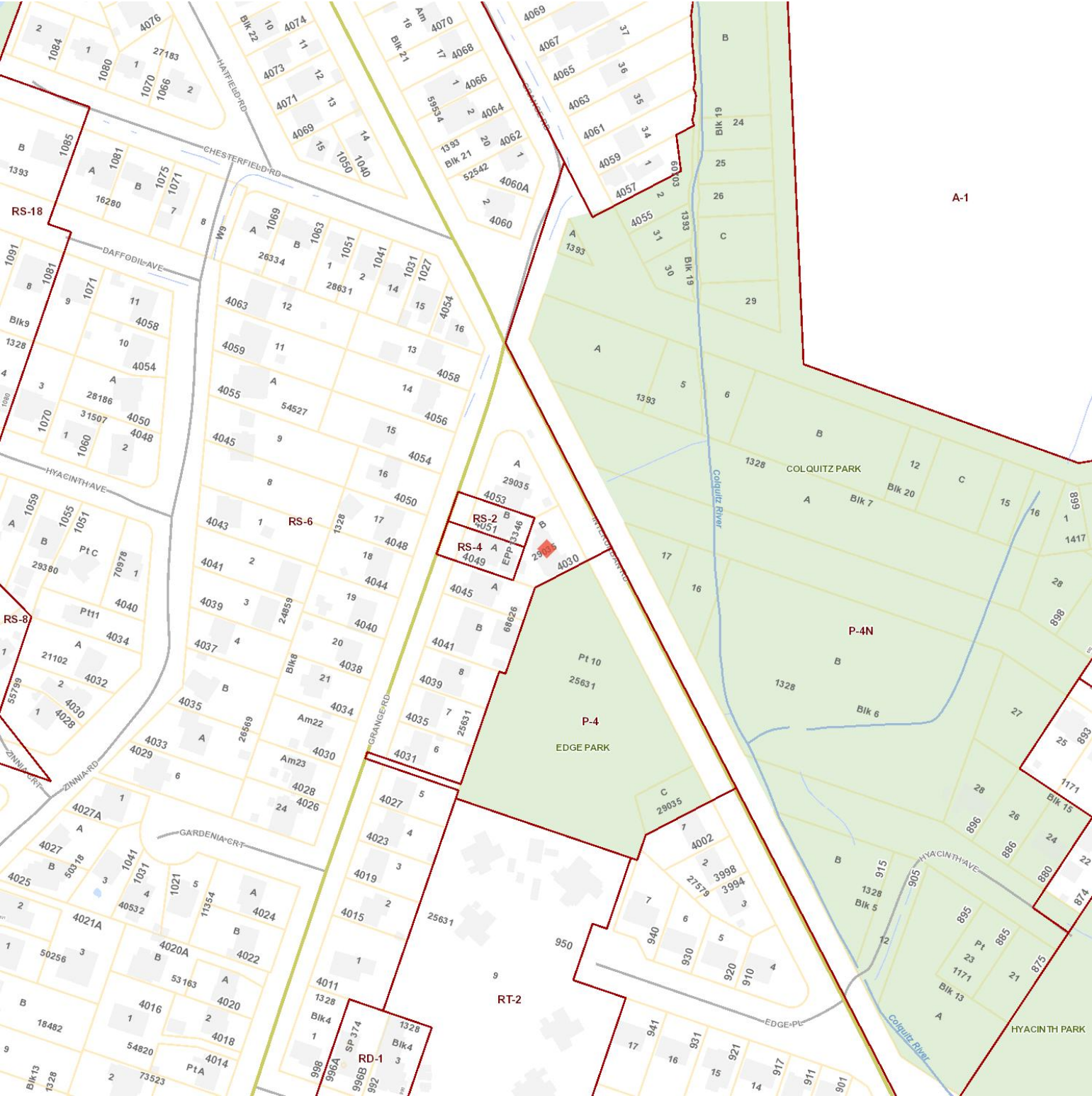
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$748,000	\$3,750
2020	\$724,000	\$3,626
2019	\$713,000	\$3,415

2018	\$647,000	\$3,150
2017	\$586,000	\$3,201
2016	\$510,000	\$3,268
2015	\$485,000	\$3,183
2014	\$481,000	\$3,120
2013	\$491,000	\$3,195
2012	\$535,000	\$3,295
2011	\$0	\$2,816
2010	\$436,000	\$2,699
2009	\$415,000	\$2,532
2008	\$415,000	\$2,486
2007	\$389,000	\$2,524
2006	\$361,000	\$2,685
2005	\$286,200	\$2,439
2004	\$240,100	\$2,369
2003	\$209,600	\$2,267
2002	\$181,900	\$2,110
2001	\$177,100	\$2,022

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

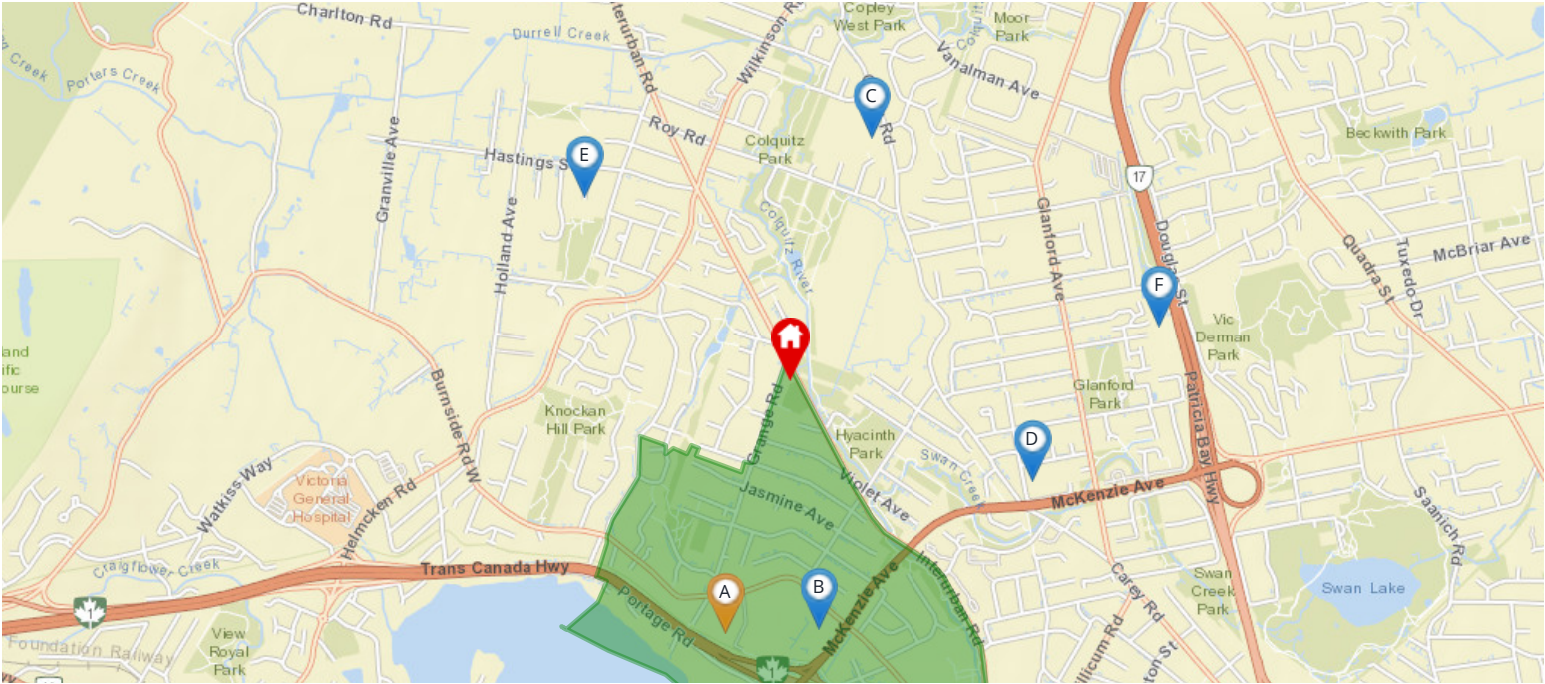


Legend

Address	Ocean Labels	Facilities	Schools
 Building	 Municipal Boundary	 CRD Region	 Local Area Boundary
 Highway	 Major	 Collector	 Other
 Highway	 Major	 Collector	 Highway
 Major	 Other	 Other	 Highway
 Major	 Collector	 Bridge	 Highway
 Major	 Other	 Water Course >1:4000	 Man-made
 Natural	 Water Body	 Parks >1:15000	 Parks <1:15000
 Parcel >1:7500	 Parcel	 PMBC	 Bridge
 Pacific Ocean	 Zoning	 Legal	

Nearest Schools

Nearby Elementary Schools

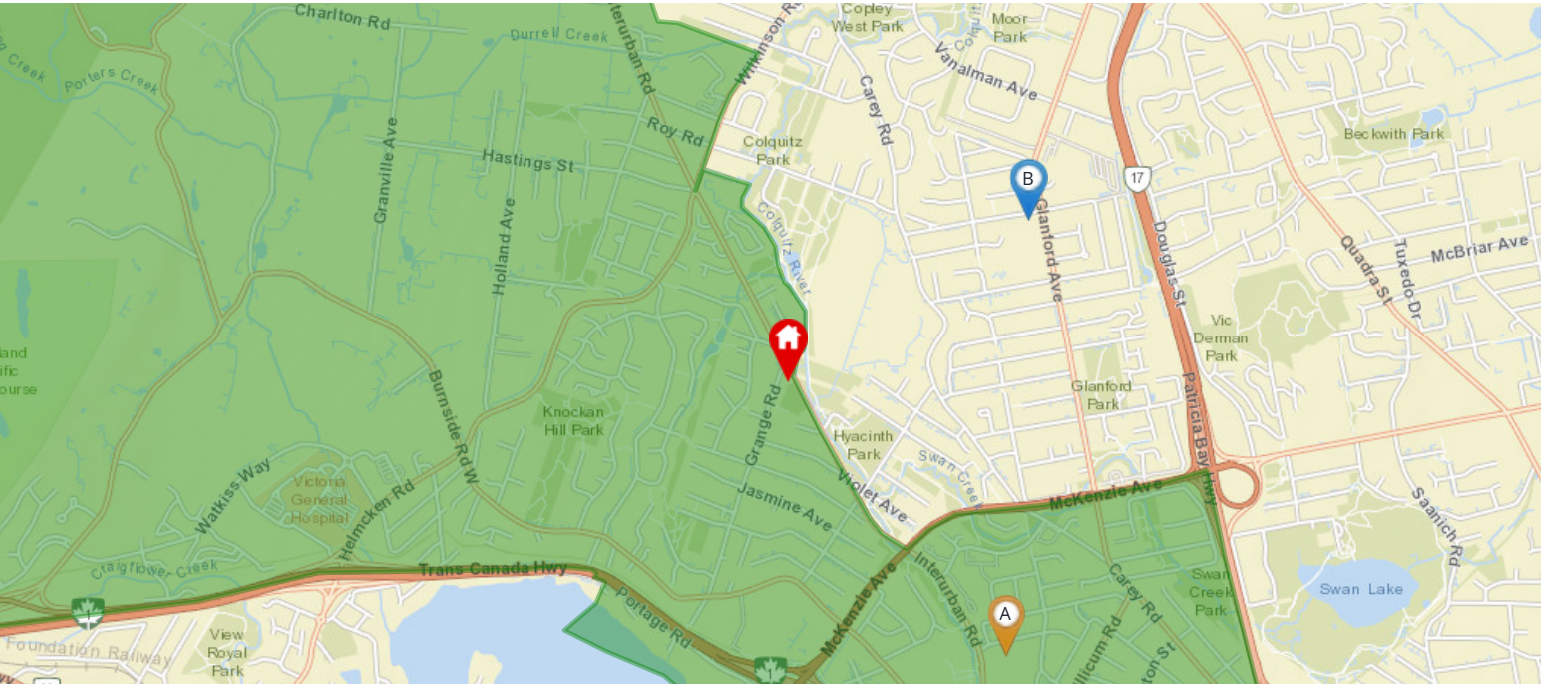


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Marigold Elementary -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Marigold	K - 5	SD 61	Victoria		19 mins	1.5 km	3 mins	15 mins
B	St Joseph's	K - 7	Independent	Victoria		17 mins	1.3 km	3 mins	13 mins
C	Northridge	K - 5	SD 61	Victoria		24 mins	2.0 km	4 mins	19 mins
D	McKenzie	K - 5	SD 61	Victoria		18 mins	1.4 km	4 mins	13 mins
E	Strawberry Vale	K - 5	SD 61	Victoria		20 mins	1.5 km	3 mins	15 mins
F	Pacific Christian	K - 12	Independent	Victoria		26 mins	2.0 km	5 mins	26 mins

Nearby Middle Schools

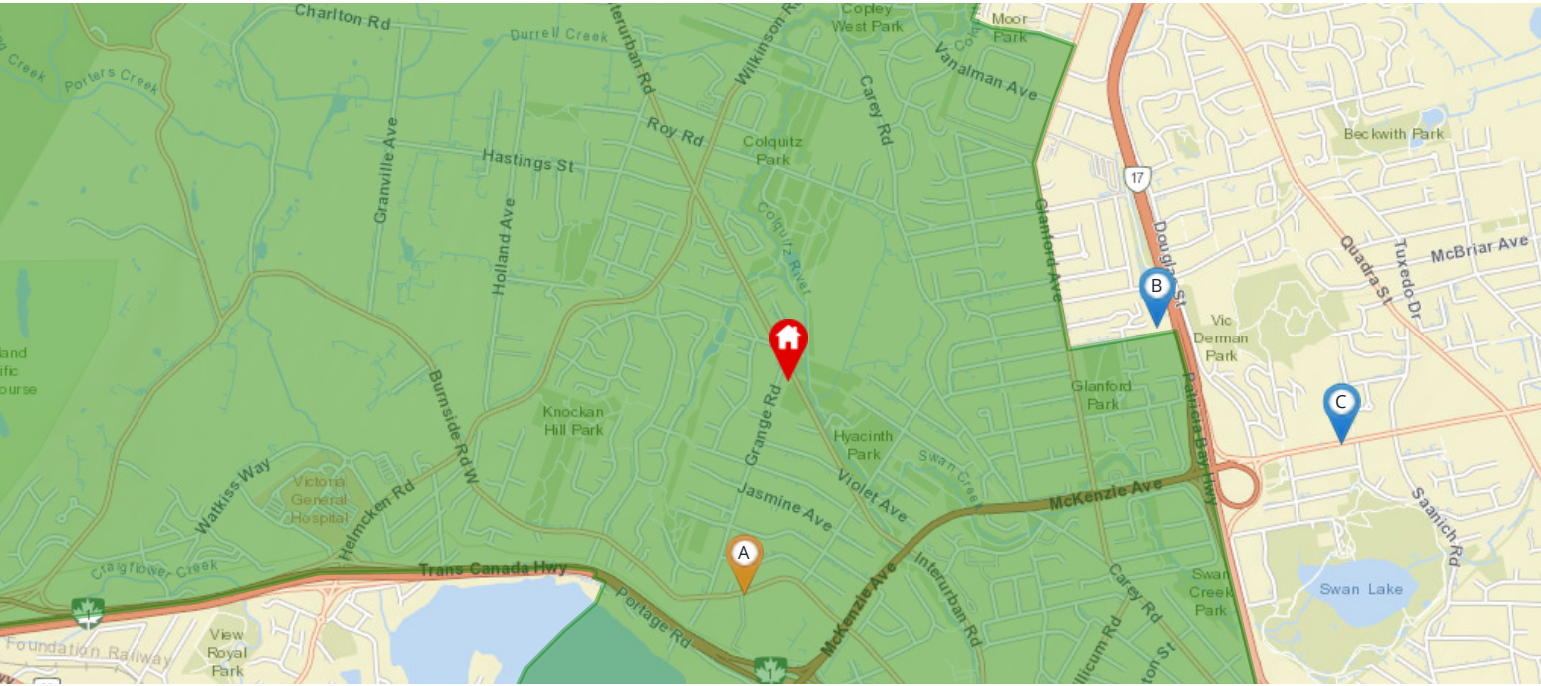


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Colquitz Middle -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Colquitz Middle School	6 - 8	SD 61	Victoria		19 mins	1.5 km	2 mins	9 mins
B	Glanford Middle School	6 - 8	SD 61	Victoria		26 mins	2.1 km	4 mins	22 mins
C	Shoreline Middle School	6 - 8	SD 61	Victoria		47 mins	3.7 km	6 mins	29 mins
D	Rockheights	6 - 8	SD 61	Victoria		1 hour 9 mins	5.4 km	10 mins	31 mins
E	Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 17 mins	6.0 km	12 mins	33 mins
F	Gordon Head Middle School	6 - 8	SD 61	Victoria		1 hour 30 mins	7.0 km	15 mins	44 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Spectrum Community School -

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Spectrum	9 - 12	SD 61	Victoria	AP Program	16 mins	1.3 km	2 mins	12 mins
B	Pacific Christian	K - 12	Independent	Victoria	AP Program	26 mins	2.0 km	5 mins	26 mins
C	St Andrew's	8 - 12	Independent	Victoria		35 mins	2.7 km	5 mins	27 mins
D	Reynolds	9 - 12	SD 61	Victoria	AP Program	50 mins	3.9 km	8 mins	30 mins
E	Esquimalt	9 - 12	SD 61	Victoria	AP Program	55 mins	4.4 km	8 mins	25 mins
F	Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	1 hour 4 mins	5.0 km	9 mins	21 mins