

PROPERTY REPORT

1709 FALCON HEIGHTS RD
Langford
V9B 6H6
Canada

PID: 017-814-278

NOVEMBER 30, 2023



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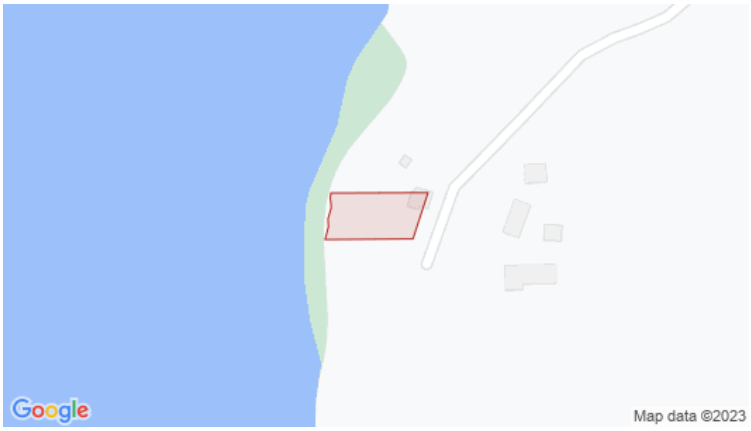
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South Island Property Excellence

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Summary Sheet

1709 FALCON HEIGHTS RD Langford BC V9B 6H6



PID	017-814-278
Registered Owner	WI*, L*
Legal Description	LOT A, SECTION 41, HIGHLAND DISTRICT, PLAN VIP54457
Plan	VIP54457
Zoning	RR4 - Rural Residential 4
Community Plan(s)	OCP: Hillside or Shoreline, not in ALR

Year Built	1958	Structure	SINGLE FAMILY DWELLING
Lot Size	14423.89 ft²	Bedrooms	1
Bathrooms	0	Dimensions	–
Max Elev.	35.53 m	Min Elev.	31.96 m
Floor Area	829 Ft²	Walk Score	–
Transit Score	–	Annual Taxes	$1,982.00

ASSESSMENT

	2022	%	2023
Building	$20,400	↑ 60.78	$32,800
Land	$376,000	↑ 25.00	$470,000
Total	$396,400	↑ 26.84	$502,800

APPRECIATION

	Date	($)	% Growth
Assessment	2023	$502,800	↓ -32.96
Sales History	11/03/2022	$750,000	↑ 507.53
	07/11/2017	$123,450	↑ 4.62
	15/01/1999	$118,000	–

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
195911	Sold 15/01/1999	104	$129,900 / $118,000	Royal LePage TPM Realty - Colwood

DEVELOPMENT APPLICATIONS

–

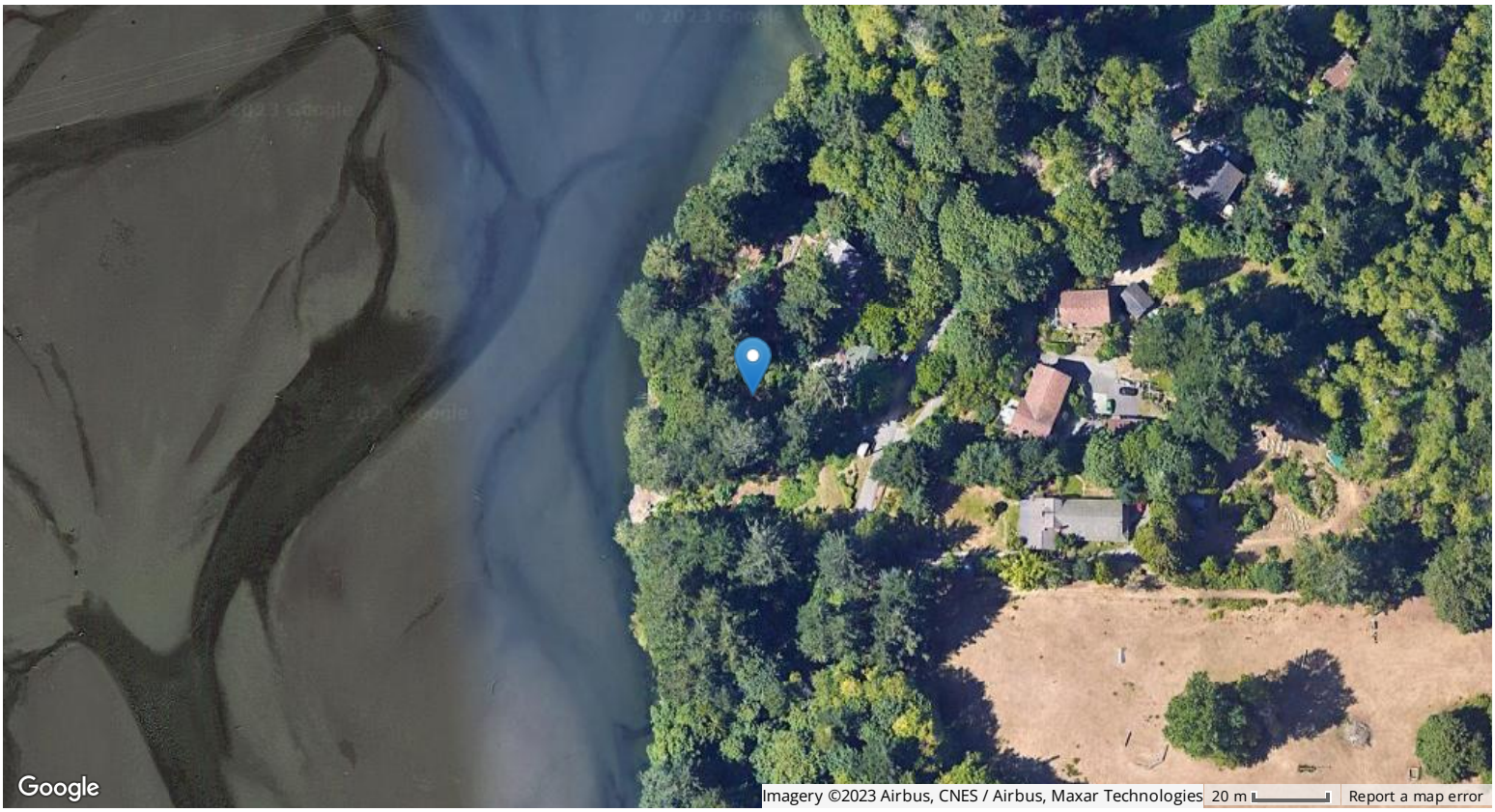
SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Willway	Spencer Middle	Belmont
School District	SD 62	SD 62	SD 62
Grades	K - 5	6 - 8	9 - 12

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

The enclosed information, while deemed to be correct, is not guaranteed.

Google Views

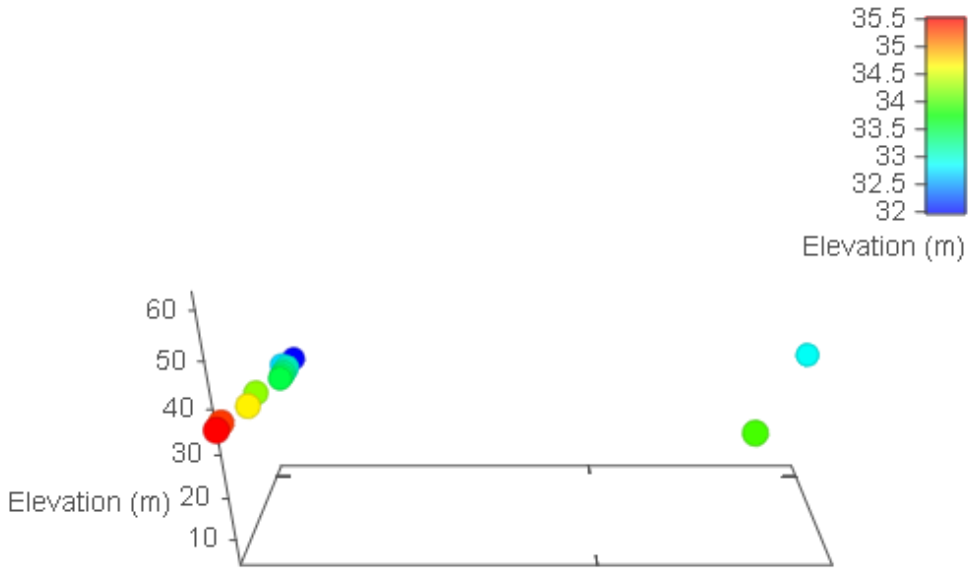




Estimated Lot Dimensions and Topography



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



Max Elevation: 35.53 m | Min Elevation: 31.96 m | Difference: 3.57 m

VIVA Public Records

Property Identification & Legal Description

Address: 1709 FALCON HEIGHTS RD VICTORIA BC V9B 6H6
Jurisdiction: City of Langford
Roll No: 15105200 **Assessment Area:** 1
PID No: 017-814-278
Neighbourhood: Bear Mountain **MHR No:**

Legal Unique ID: A00000ZKTG
Legal Description: LOT A, PLAN VIP54457, SECTION 41, HIGHLAND LAND DISTRICT

2023 Municipal Taxes

Gross Taxes: $1,982

2023 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	$470,000	$32,800	$502,800

GENERAL:

	Land	Improve	Total
Gross Value:	$470,000	$32,800	$502,800
Exempt Value:	$0	$0	$0
Net Value:	$470,000	$32,800	$502,800

SCHOOL:

	Land	Improve	Total
Gross Value:	$470,000	$32,800	$502,800
Exempt Value:	$0	$0	$0
Net Value:	$470,000	$32,800	$502,800

BC TRANSIT:

	Land	Improve	Total
Gross Value:	$470,000	$32,800	$502,800
Exempt Value:	$0	$0	$0
Net Value:	$470,000	$32,800	$502,800

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2022-03-11	$750,000	CA9778236	Reject - Not Suitable for Sales Analysis
2017-11-07	$123,450	CA6427901	Reject - Not Suitable for Sales Analysis
1999-01-15	$118,000	EN4089	Improved Single Property Transaction

Other Property Information

Lot SqFt: 16,553 **Lot Width:**
Lot Acres: 0.38 **Lot Depth:**

Tenure: Crown-Granted **Actual Use:** Single Family Dwelling
School District: Sooke **Manual Class:** 1 STY Recr Home - All Ages - Basic
Vacant Flag: No **Reg District:** Capital
BC Transit Flag: Yes **Reg Hosp Dist:** Capital
Farm No: **Mgd Forest No:**

DB Last Modified: 2023-03-23 **Rec Last Modified:** 2023-03-23

Assessment & Tax History

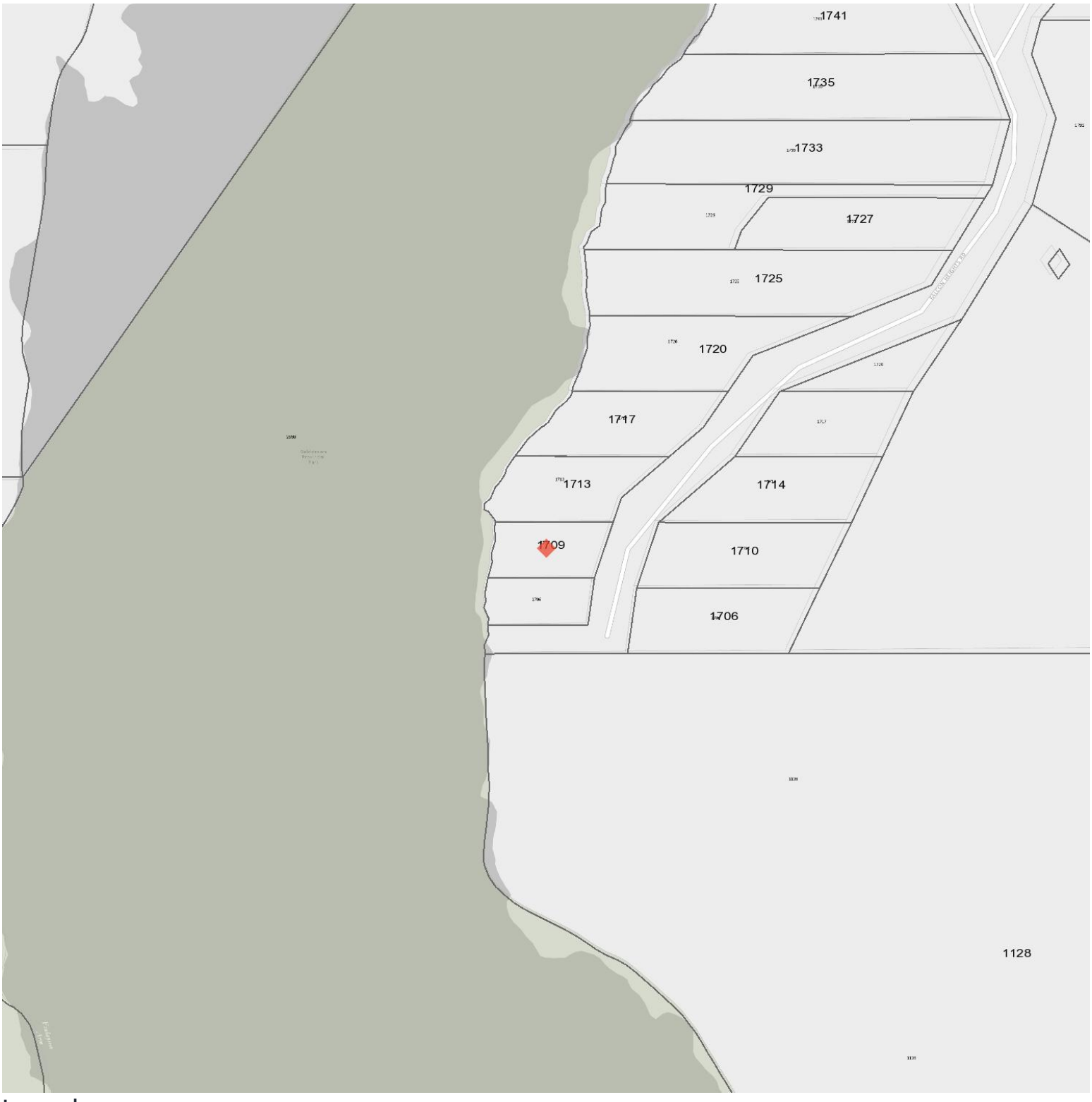
Year	Assessed Value	Gross Taxes
2022	$396,400	$1,615
2021	$310,500	$1,484
2020	$304,800	$1,487
2019	$307,000	$1,470

2017	$246,900	$1,358
2016	$236,500	$1,411
2015	$229,400	$1,418
2014	$257,400	$1,544
2013	$297,800	$1,690
2012	$298,300	$1,564
2011	$298,800	$1,509
2010	$295,600	$1,541
2009	$267,400	$1,367
2008	$267,400	$1,316
2007	$208,000	$1,130
2006	$158,400	$1,001
2005	$145,200	$1,056
2004	$125,700	$1,077
2003	$114,400	$1,074
2002	$114,300	$1,142
2001	$115,400	$1,158

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.

Capital Regional District GIS

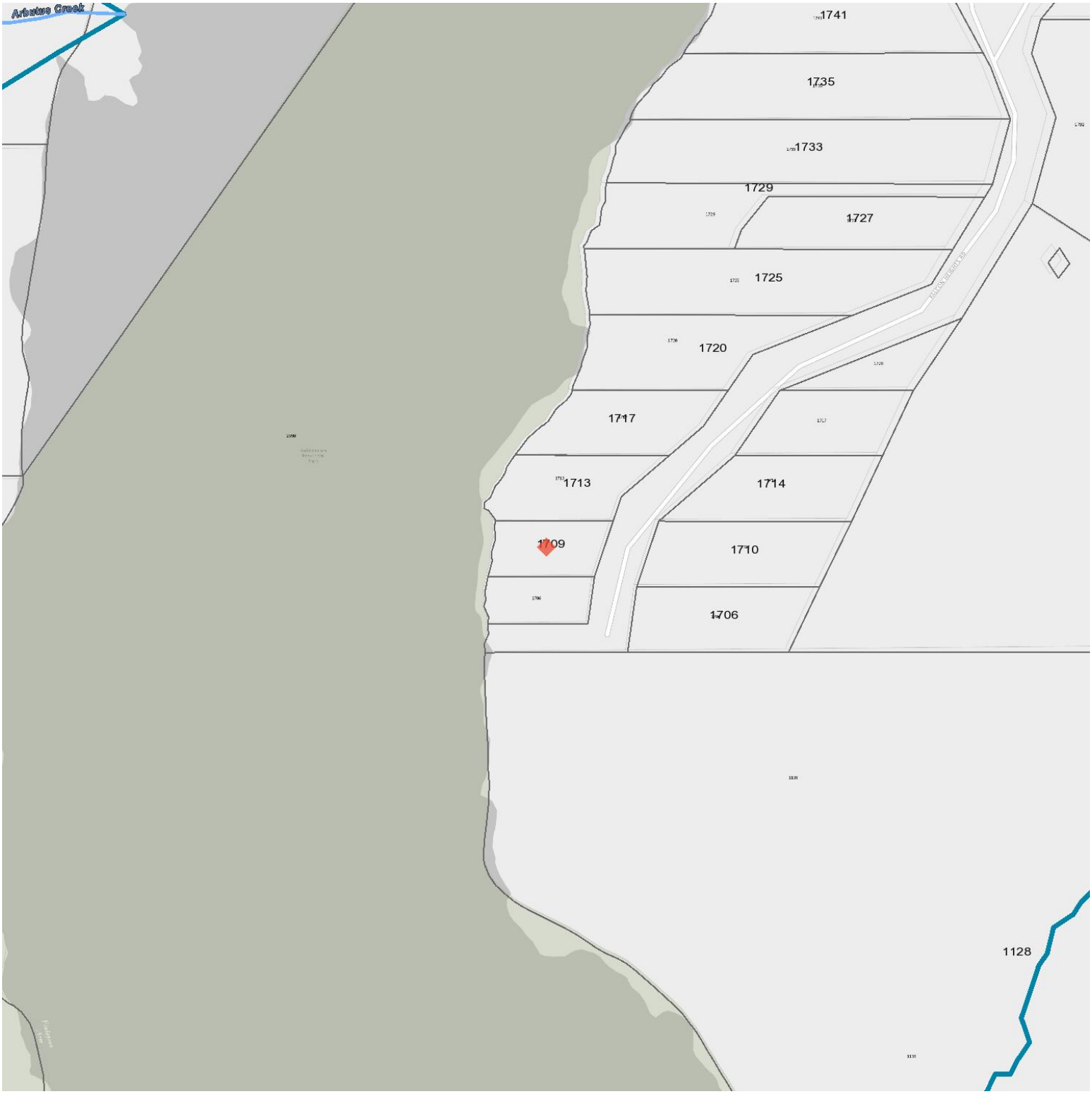
Legal



Legend

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

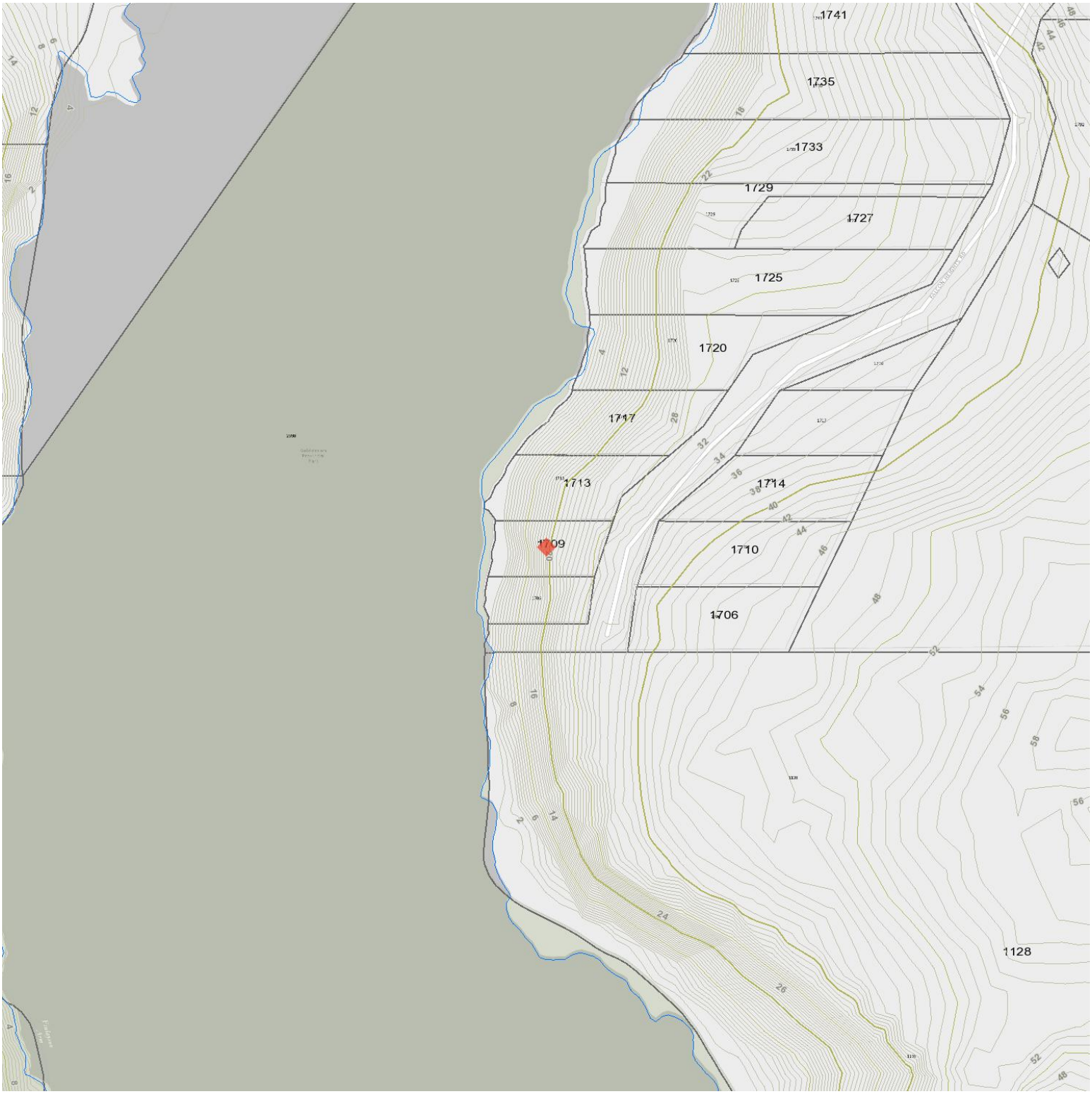
Water Features & Drainage



Legend

- Stream or Ditch
- Pond
- Full Watershed
- Stream or Ditch
- Lake
- Sub Watershed
- Stream or Ditch
- Reservoir
- River
- Wetland

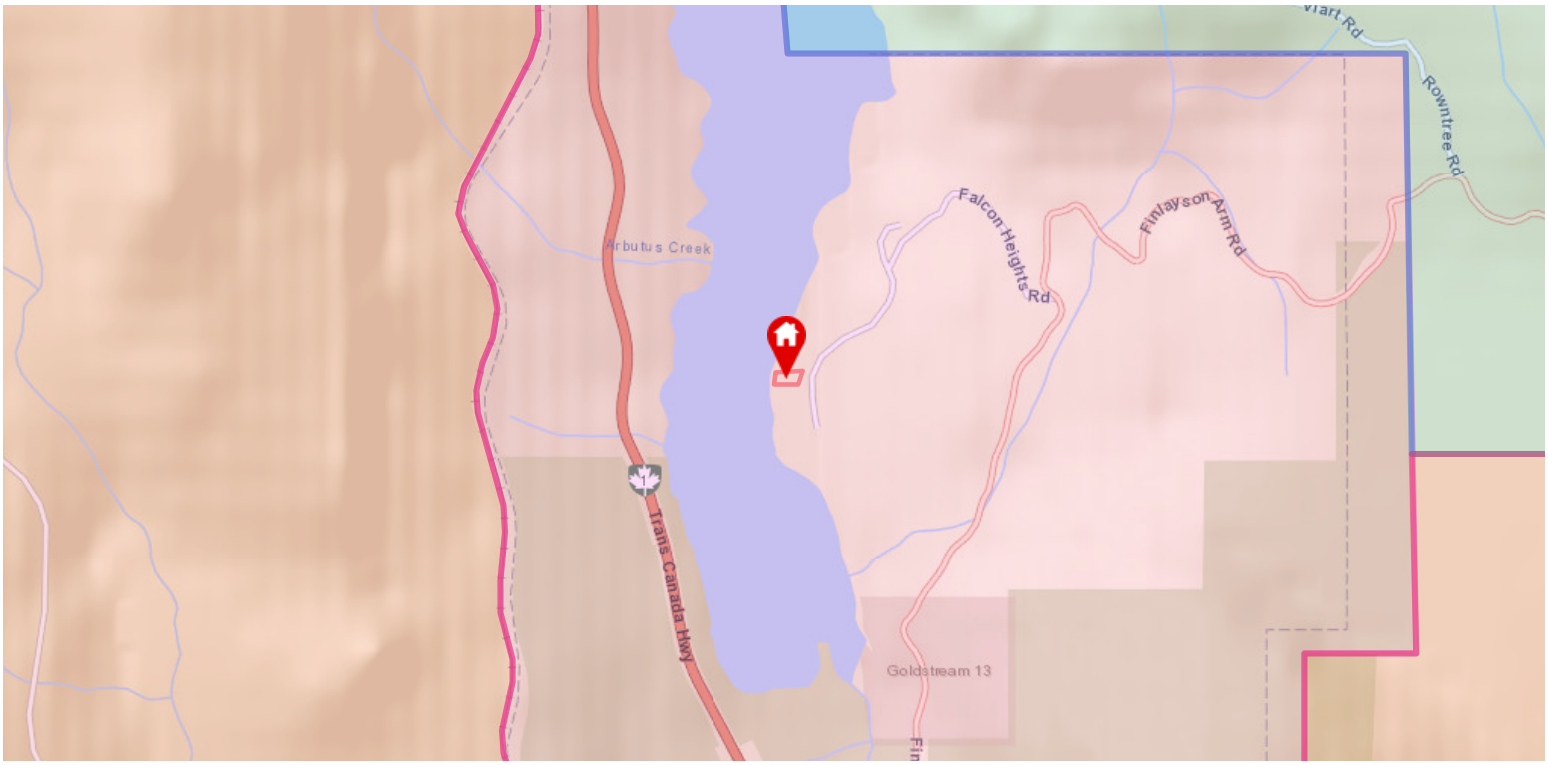
Contours



Legend

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

Sub Areas



Subject Property Designations:

Area: Langford

Sub-Area: La Goldstream

Layer Legend:

- **La Goldstream**
- HI Western Highlands
- ML Malahat Proper
- HI Bear Mountain

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RR4 Description: Rural Residential 4
Official Community Plan	OCP Land Use: Hillside or Shoreline
Proposed Plans	Not Applicable
Development Permit Area	Habitat and Biodiversity,Steep Slopes
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Langford Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Land Use

Zoning



Subject Property Designations:

Code: RR4
Description: Rural Residential 4

Layer Legend:

	Code	Description
	RR4	**Rural Residential 4**
	P4	Park and Open Space
	RAE1	Rural Agriculture and Eco-Tourism
	CR2	Marina Commercial
	GB-2	Greenbelt 2

Land Use

Official Community Plan



Subject Property Designations:

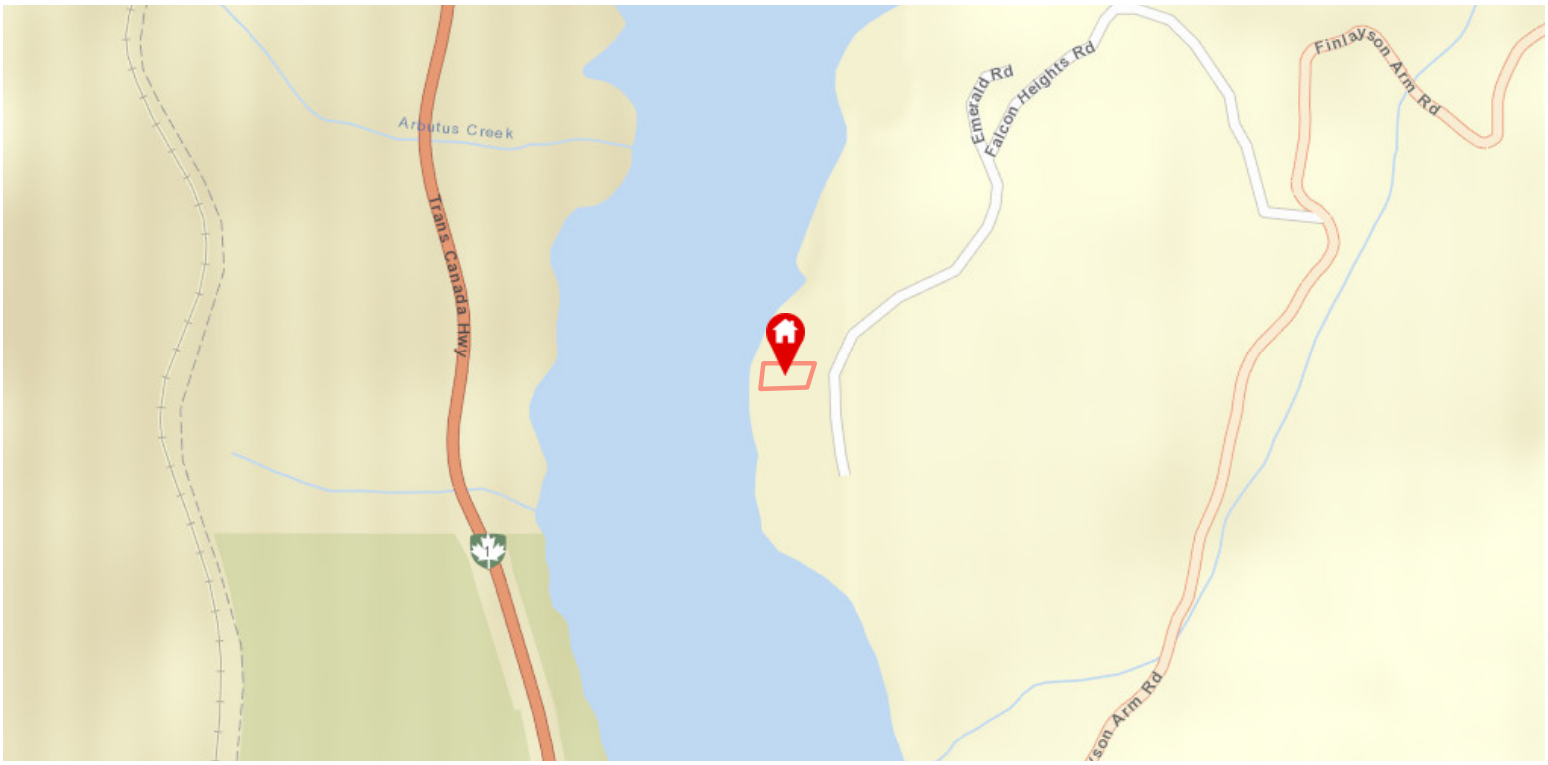
OCP Land Use: Hillside or Shoreline

Layer Legend:

- **Hillside or Shoreline**
- Open Space
- SA - Settlement Area
- P - Park

Land Use

Proposed Plans



Subject Property Designations:

Not Applicable

Land Use

Development Permit Area



Subject Property Designations:

Habitat and Biodiversity

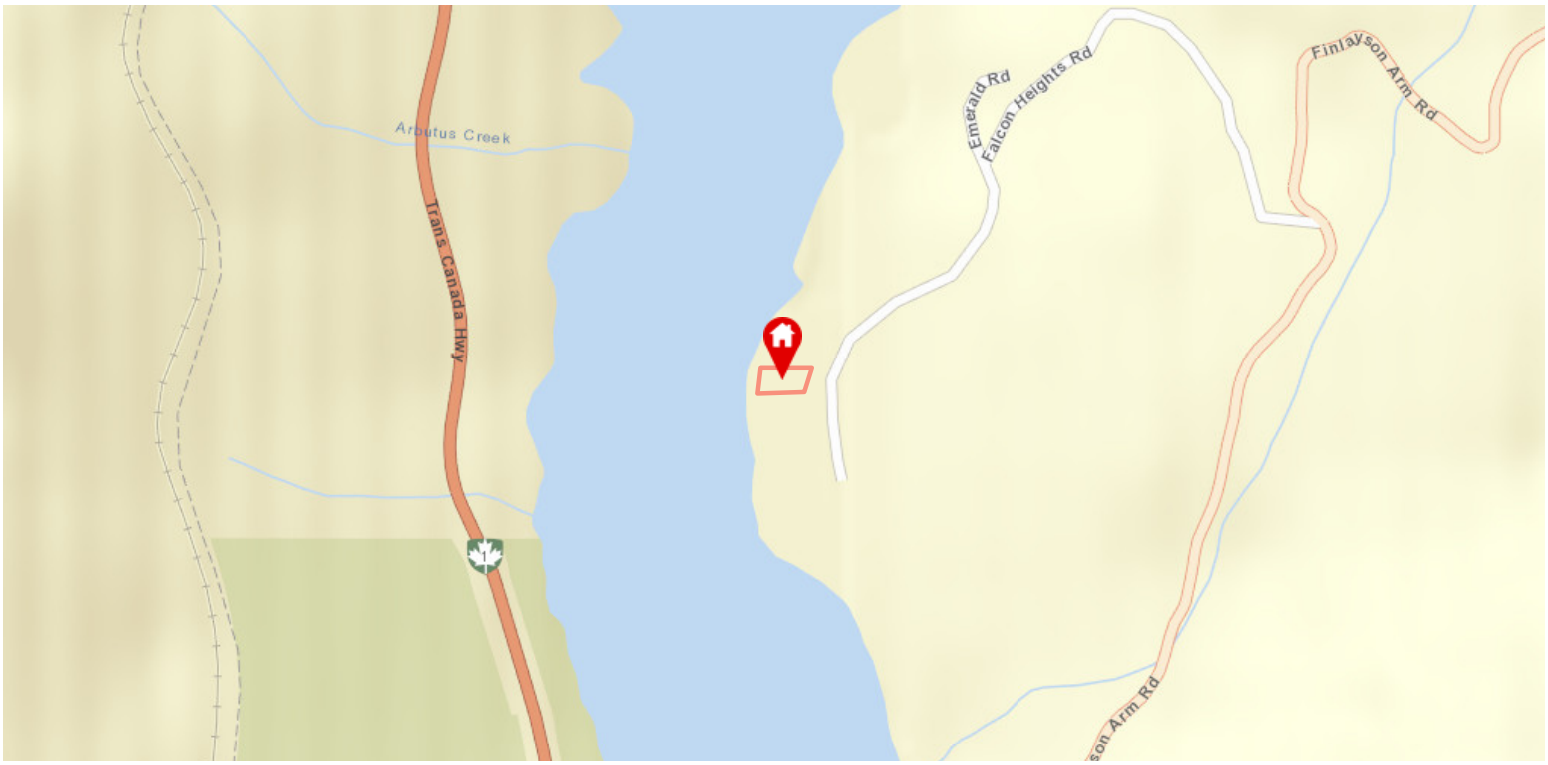
Steep Slopes

Layer Legend:

- **Habitat and Biodiversity**
- **Steep Slopes**
- Wetland
- 200 Year Flood Plain
- Older Forest

Land Use

Agricultural Land Reserve

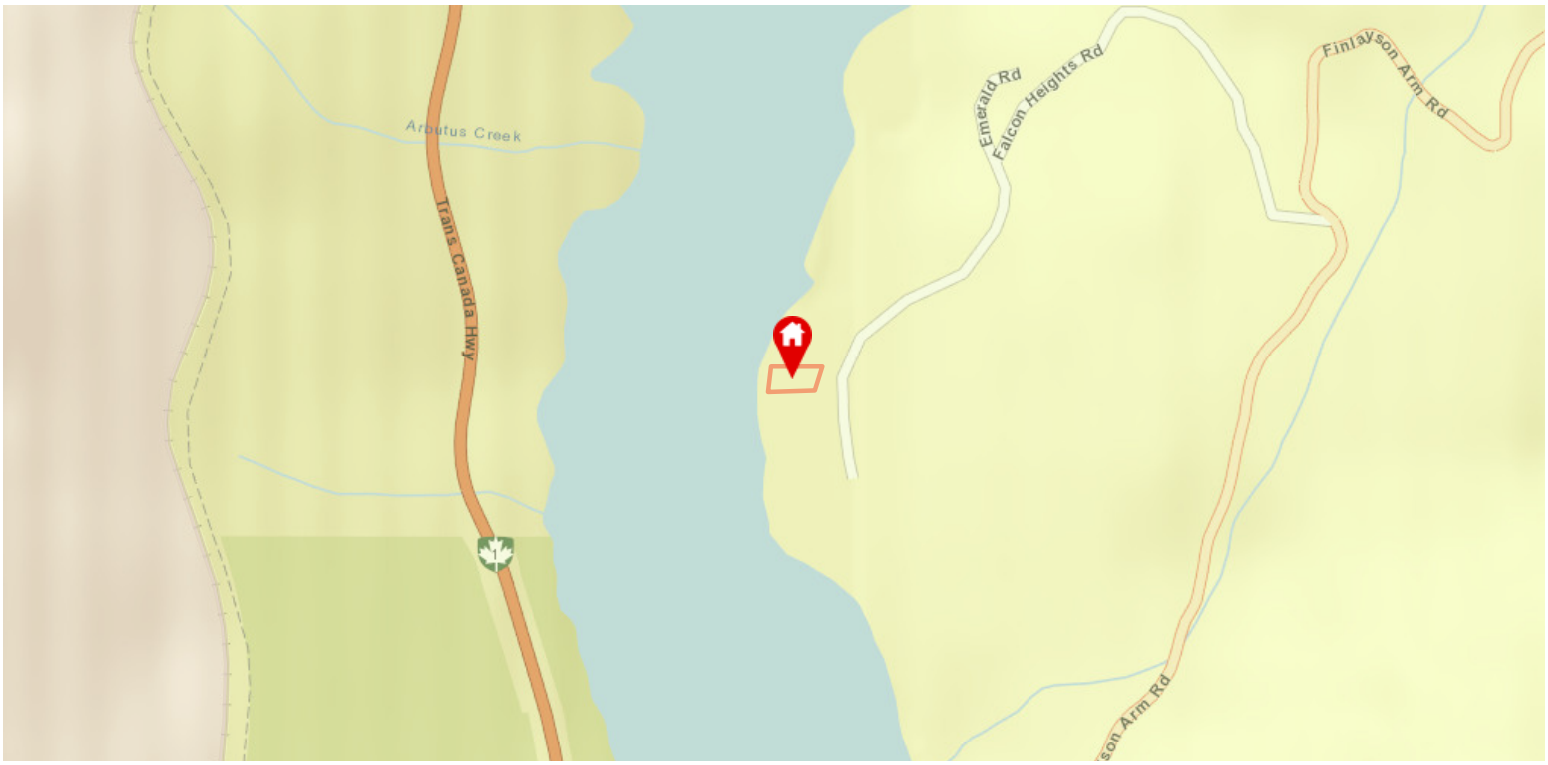


Subject Property Designations:

Status: Not in Agricultural Land Reserve

Land Use

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: Langford
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

Census Subdivision Name: Langford
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Census Subdivision Name: Juan de Fuca (Part 1)
Census Metropolitan Area/Census Agglomeration: Victoria
Census Subdivision Type: Census subdivision within census metropolitan area

Land Use

Floodplain Data

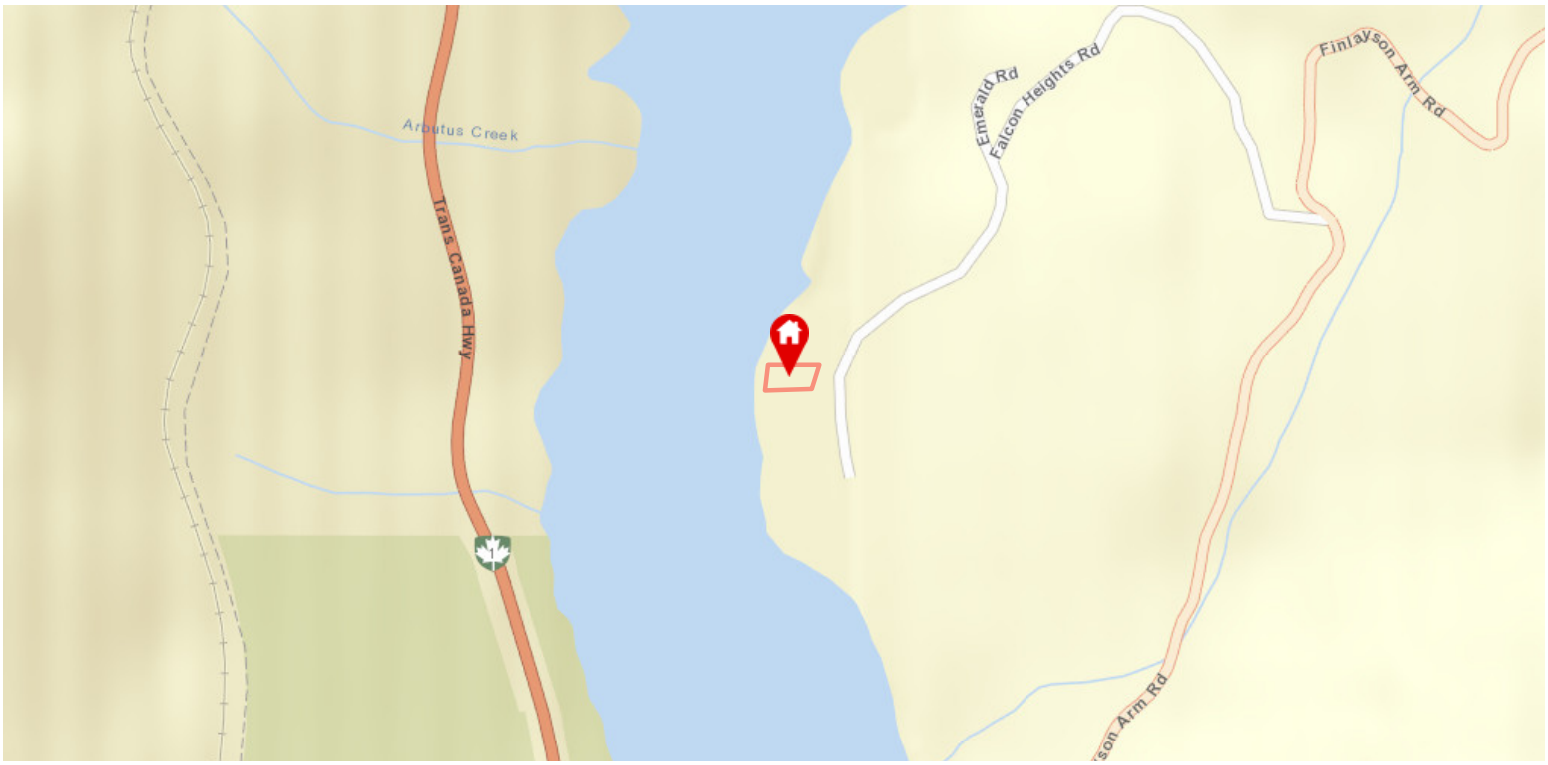


Subject Property Designations:

Status: Not in Floodplain

Land Use

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: City of Langford

Layer Legend:

- **City of Langford**
- District of Highlands

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Development

Active Development



Subject Property Designations:

No Development Applications

Development

Inactive Development



Subject Property Designations:

No Development Applications

BC Open Data

Canada Energy Regulator Pipelines



BC Open Data

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

BC Open Data

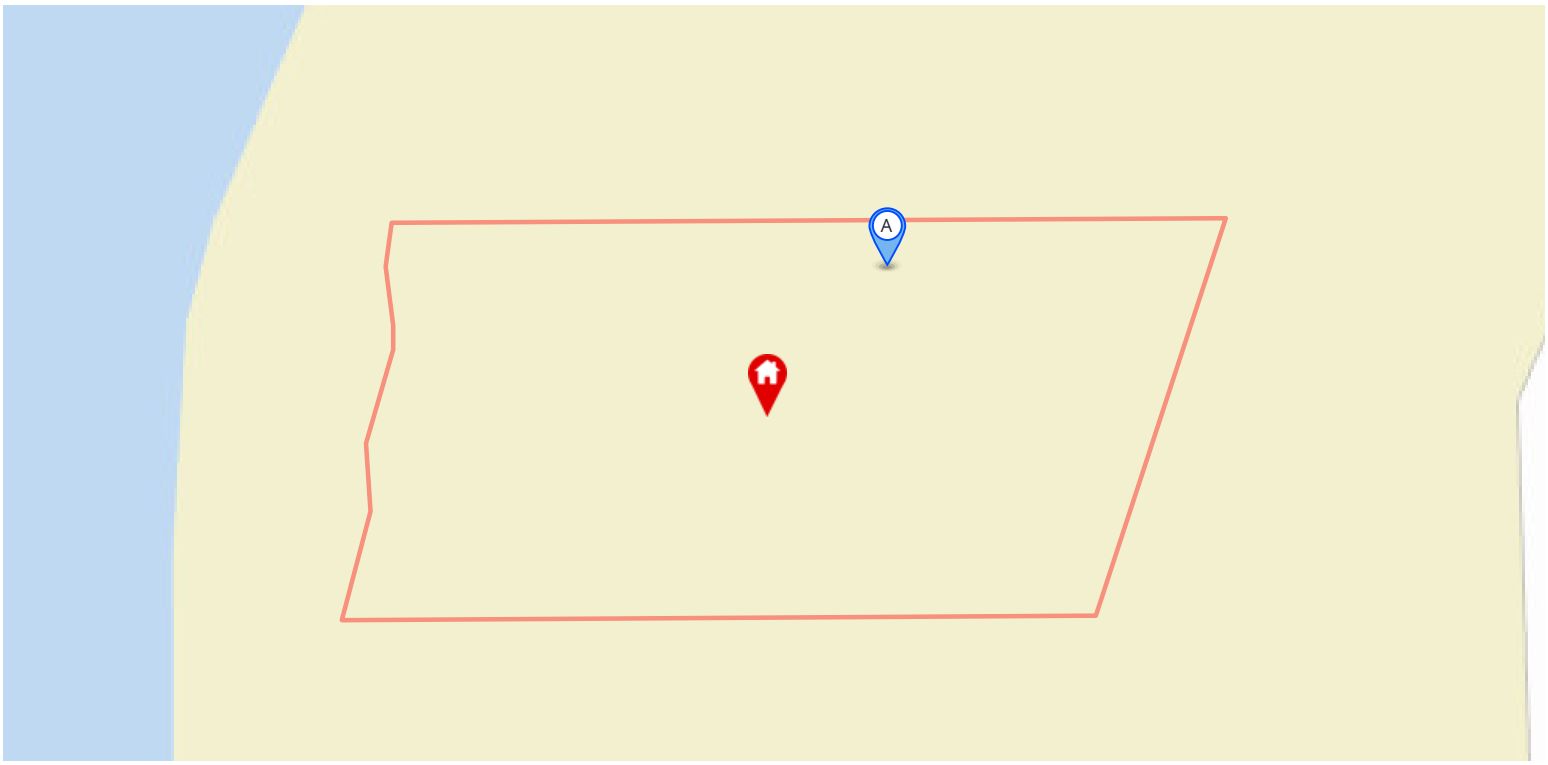
BC Transmission Lines



Nearby:

Circuit Name: None
Transmission Line ID: 285
Circuit Description: None
Voltage: None
Owner: Unknown
Source Date: 2016-12-14

Groundwater Wells & Aquifers



Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

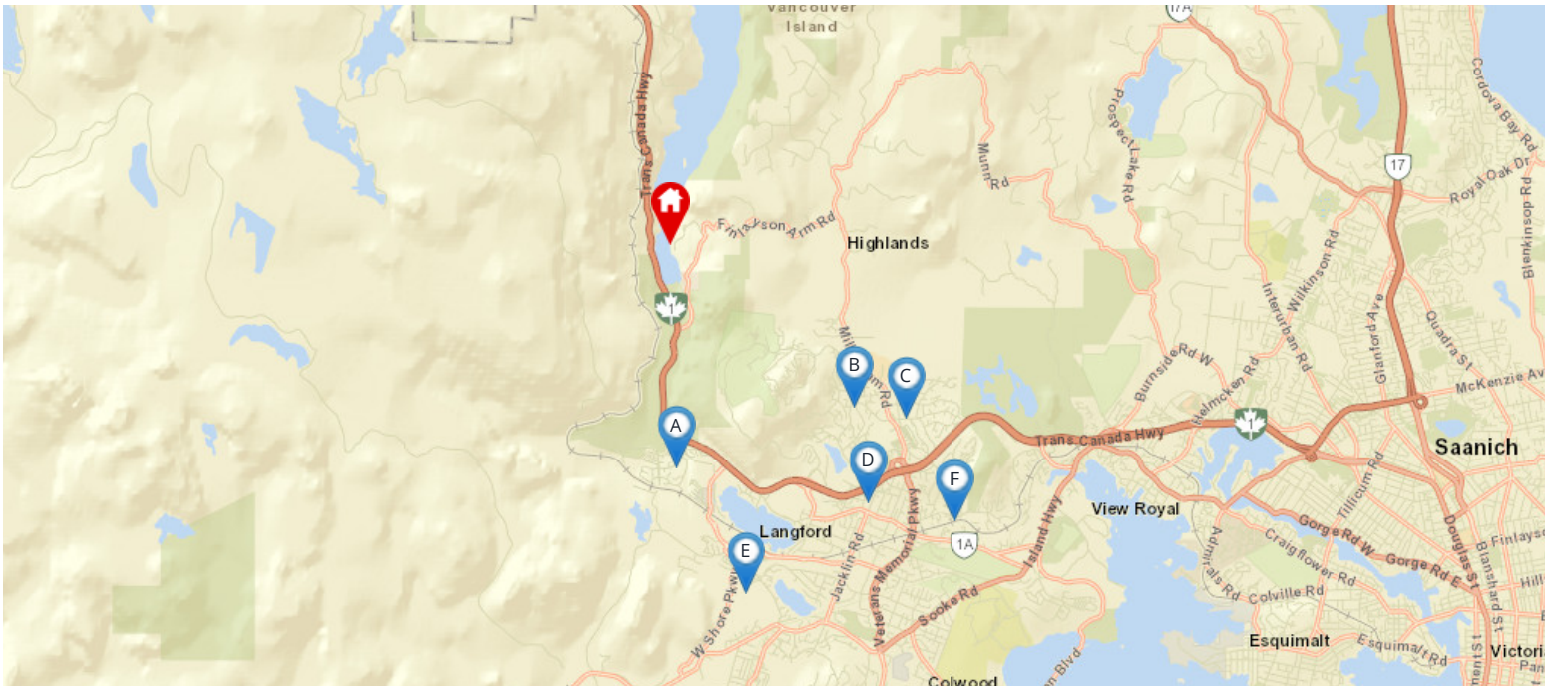
Well Tag Number: 83024
Well Status Code: NEW
Well Class Code: WATR_SPPLY
Well Subclass: NA
Licensed Status Code: UNLICENSED
Intended Water Use Code: DOM
Well Location Description:
Diameter Inches: 6
Finished Well Depth Ft: 300.0
Comments: PVC LINER; ALUMINIUM WELL LID; OPEN HOLE FROM 52-300' DIAMETER 6"

Layer Legend:

Label	Details
A	**Well Tag Number: 83024** **Well Status Code: NEW** **Well Class Code: WATR_SPPLY** **Well Subclass: NA** **Licensed Status Code: UNLICENSED** **Intended Water Use Code: DOM** **Well Location Description:** **Diameter Inches: 6** **Finished Well Depth Ft: 300.0** **Comments: PVC LINER; ALUMINIUM WELL LID; OPEN HOLE FROM 52-300' DIAMETER 6"**

Nearest Schools

Nearby Elementary Schools



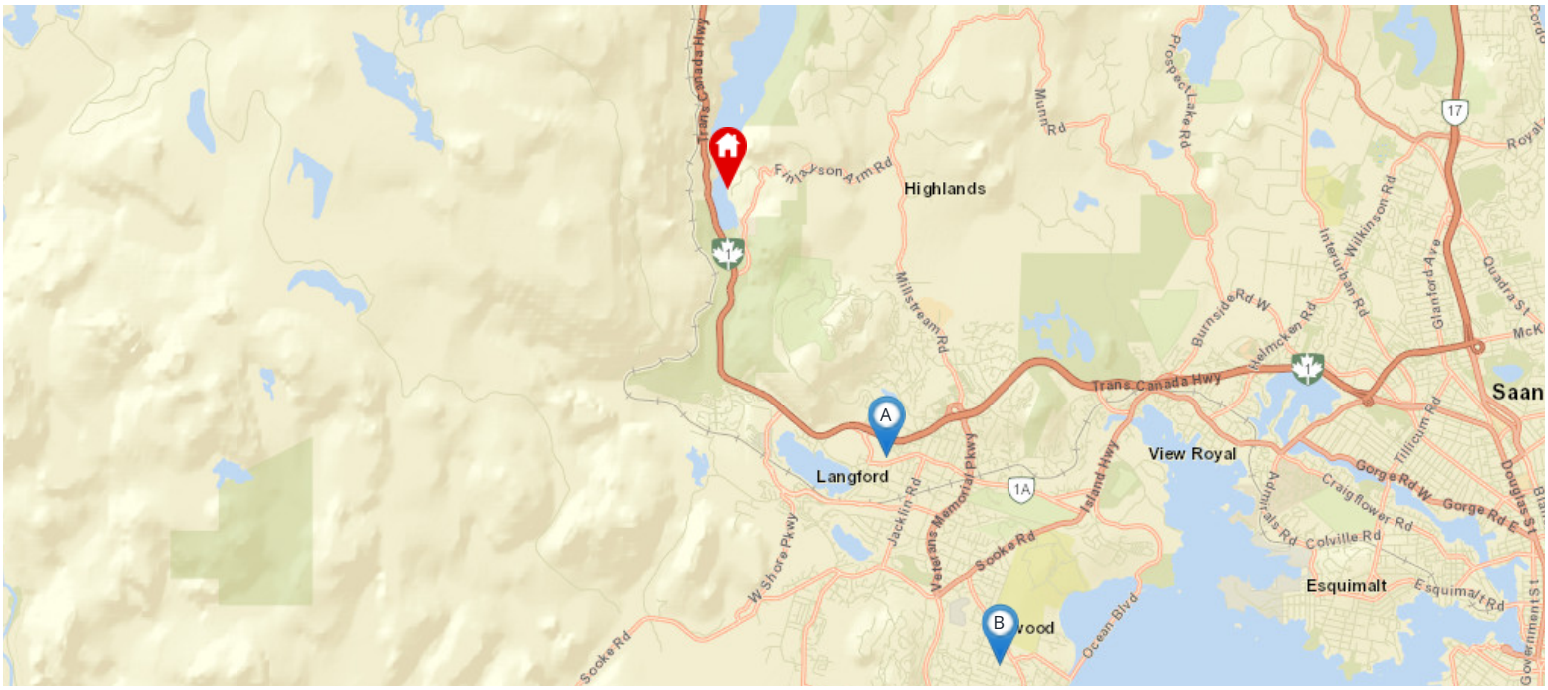
Legend: Subject Property Catchment School Other Schools

School District: **Sooke (62)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Willway	K - 5	SD 62	Victoria		1 hour 39 mins	6.9 km	11 mins	n/a
B	Lakewood	K - 5	SD 62	Victoria		1 hour 55 mins	7.8 km	14 mins	n/a
C	Millstream	K - 6	SD 62	Victoria		1 hour 58 mins	8.2 km	14 mins	n/a
D	Ruth King	K - 5	SD 62	Langford		2 hours 4 mins	8.8 km	13 mins	n/a
E	Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 57 mins	8.2 km	14 mins	n/a
F	Savory	K - 5	SD 62	Victoria		2 hours 25 mins	10.2 km	14 mins	n/a

Nearby Middle Schools



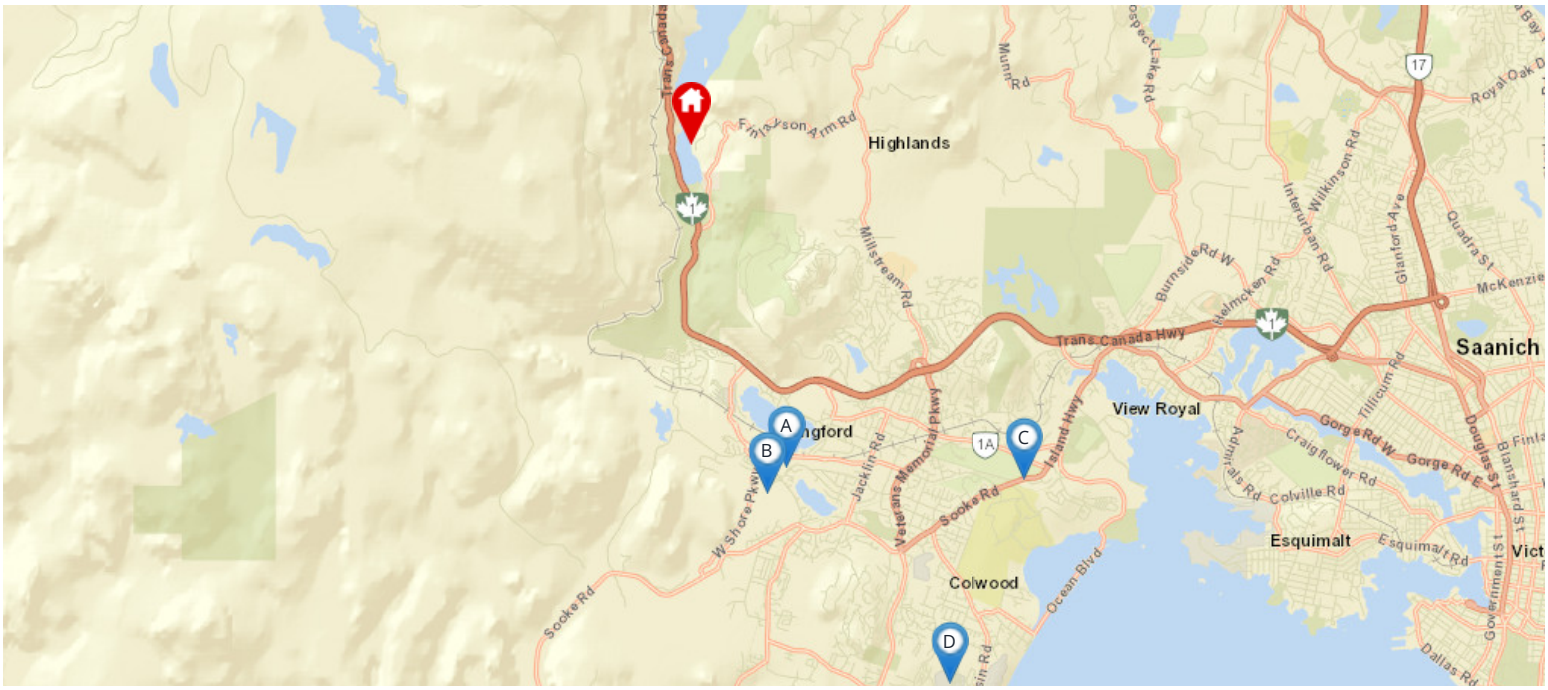
Legend: Subject Property Catchment School Other Schools

School District: **Sooke (62)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Spencer Middle	6 - 8	SD 62	Victoria		1 hour 58 mins	8.3 km	13 mins	n/a
B	Dunsmuir Middle	6 - 8	SD 62	Victoria		2 hours 59 mins	12.7 km	20 mins	n/a
C	Westmont	K - 12	Independent	Victoria	Montessori	3 hours 56 mins	16.9 km	26 mins	n/a
D	Journey Middle	6 - 8	SD 62	Sooke		6 hours 23 mins	27.6 km	32 mins	n/a

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Sooke (62)**

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Belmont	9 - 12	SD 62	Victoria	AP Program	1 hour 58 mins	8.2 km	13 mins	n/a
B	Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 57 mins	8.2 km	14 mins	n/a
C	Brookes Westshore	6 - 12	Independent	Shawnigan Lake		2 hours 42 mins	11.6 km	19 mins	n/a
D	Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	3 hours 25 mins	14.7 km	23 mins	n/a
E	Westmont	K - 12	Independent	Victoria	Montessori	3 hours 56 mins	16.9 km	26 mins	n/a
F	Edward Milne	9 - 12	SD 62	Sooke	AP Program	5 hours 47 mins	25.1 km	29 mins	n/a

Walk Score