



PROPERTY REPORT

A-907 PARKHEIGHTS DR

Rural

V9Z 1B4

Canada

PID: 008-051-411

APRIL 13, 2026



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Summary Sheet

A-907 PARKHEIGHTS DR Rural BC V9Z 1B4



PID	008-051-411
Registered Owner	MC*, J*
Legal Description	LOT A, SECTIONS 88, 95 AND 151, SOOKE DISTRICT, PLAN 45362 EXCEPT PART IN PLAN VIP72275
Plan	VIP45362
Zoning	RR-3 - Rural Residential 3
Community Plan(s)	OCP: Settlement , not in ALR

Year Built	1987	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	3.98 acres	Floor Area	3240 Ft²
Bathrooms	3	Bedrooms	5
Max Elev.	106.47 m	Min Elev.	67.73 m
Walk Score	3 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,739.50

ASSESSMENT

	2025	%	2026
Building	\$796,000	↑ 10.05	\$876,000
Land	\$475,000	↓ -4.21	\$455,000
Total	\$1,271,000	↑ 4.72	\$1,331,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$1,331,000	↑ 84.86
Sales History	18/03/2013	\$720,000	↑ 1,500
	26/08/1987	\$45,000	-

RECENT MLS® HISTORY

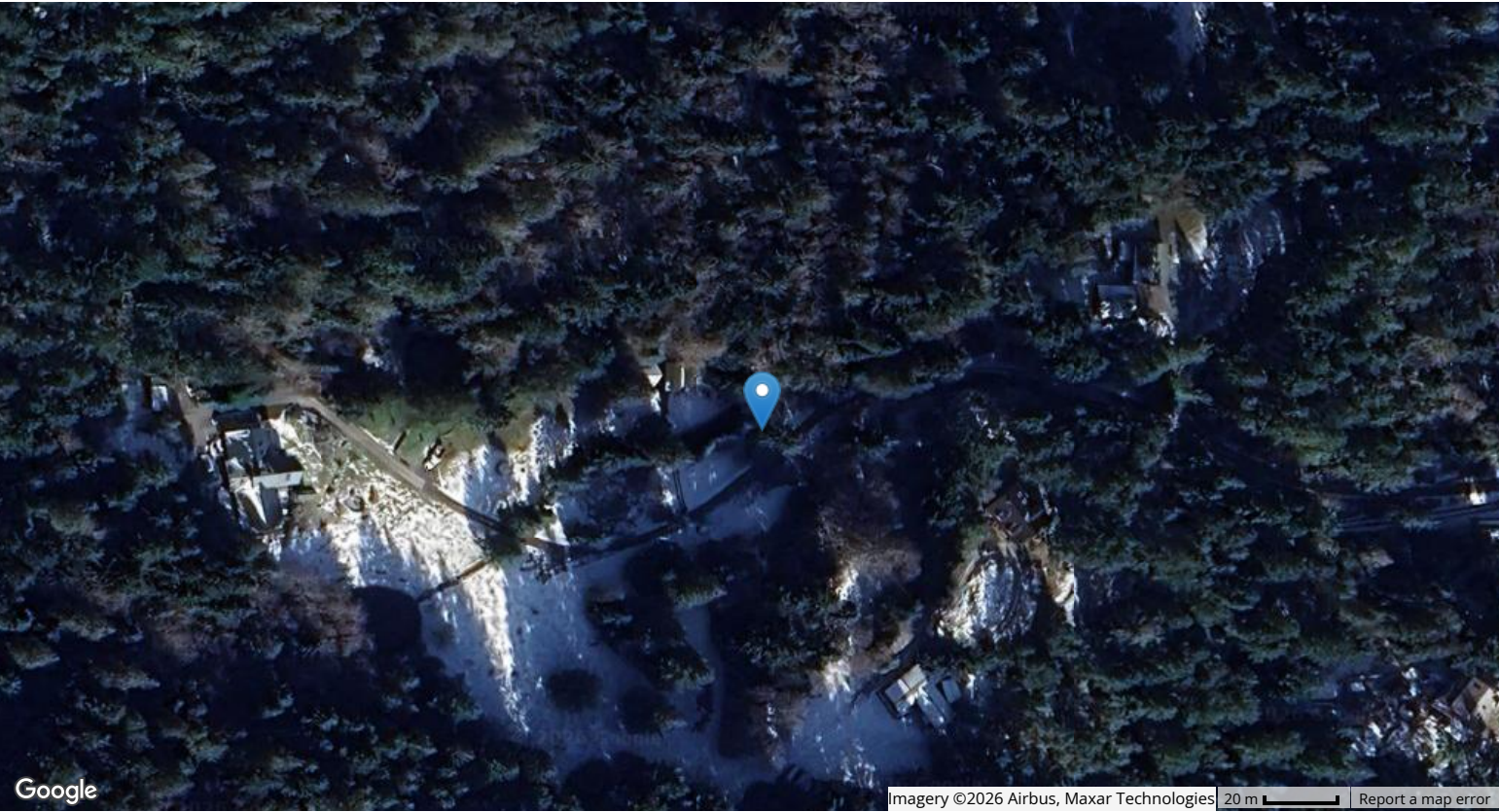
	Status (Date)	DOM	LP/SP	Firm
566567	Sold 18/03/2013	687	\$749,900 / \$720,000	Royal LePage Coast Capital - Sooke
550162	Expired 01/04/2011	205	\$884,900 /	Pemberton Holmes - Cloverdale
540527	Expired 31/08/2010	92	\$899,900 /	Pemberton Holmes - Cloverdale

DEVELOPMENT APPLICATIONS

-

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.

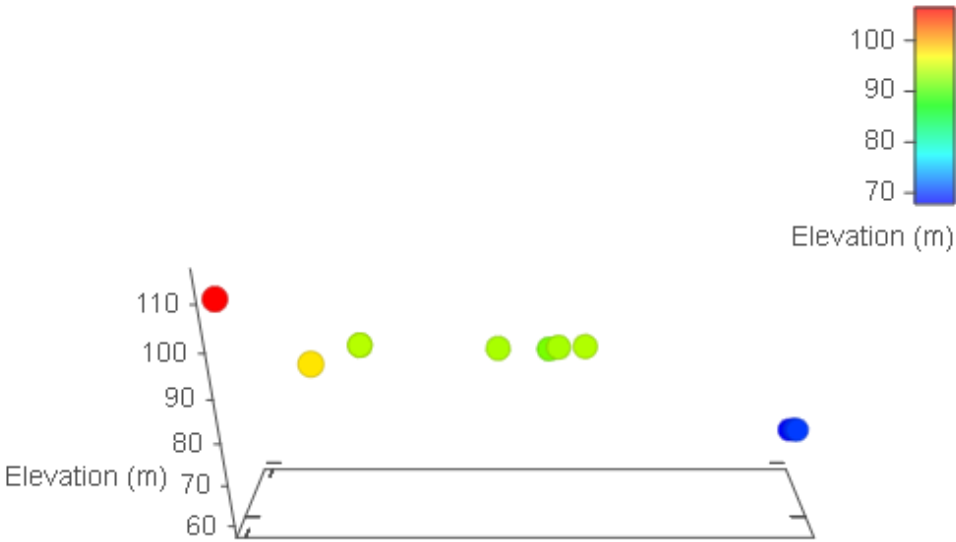
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography

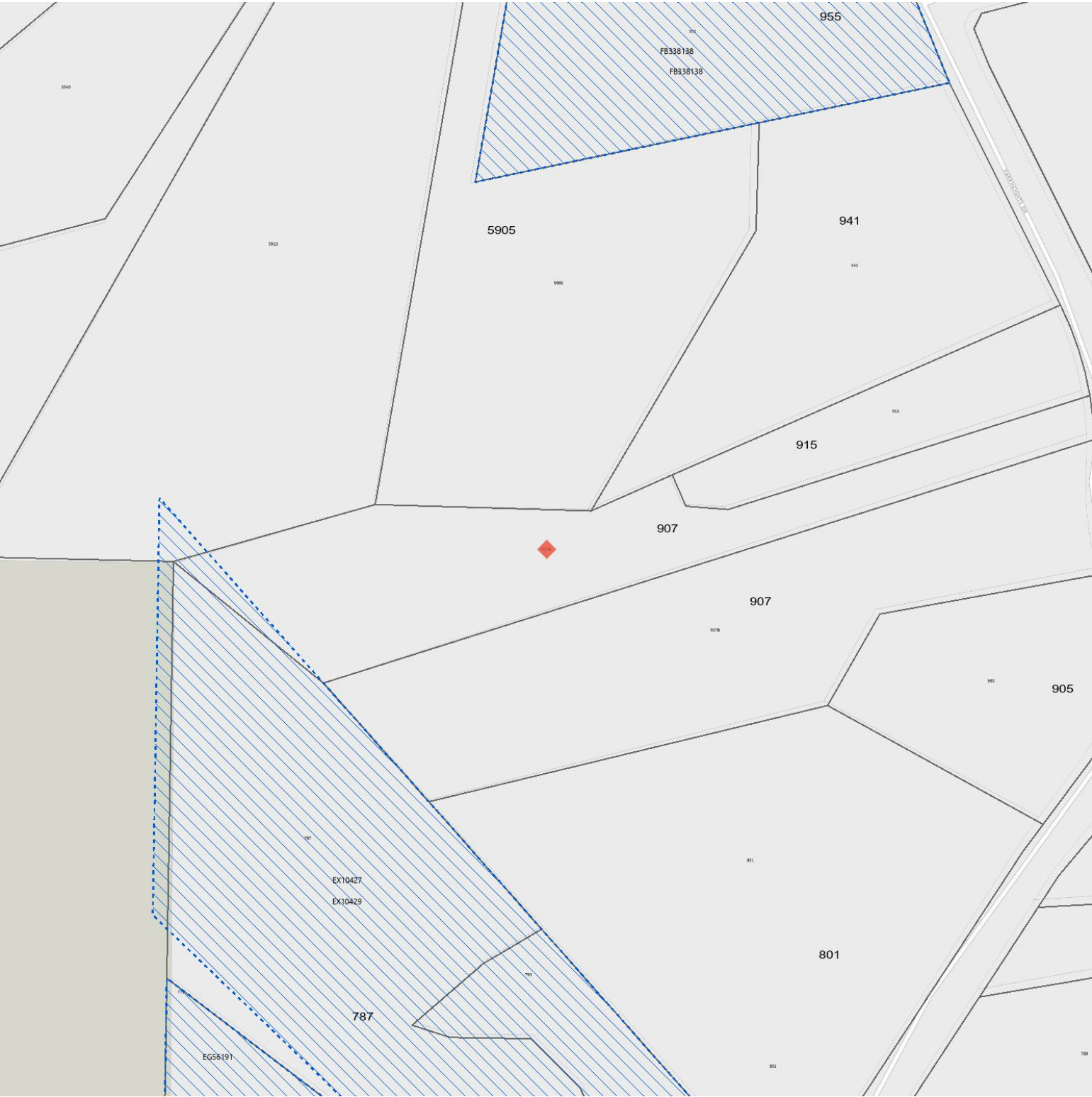


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 106.47 m | Min Elevation: 67.73 m | Difference: 38.74 m

Legal



Legend

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

This map displays the Barnes Creek Watershed, which is outlined in a thick blue line. The watershed is situated within a larger area labeled "UNNAMED WATERSHED". The map features several property boundaries, some of which are labeled with numbers: 5905, 941, 915, 907, 905, 801, 787, and 955. A red diamond marker is located near the center of the map, adjacent to the 907 property boundary. The text "BARNES CREEK WATERSHED" is written in blue capital letters within the watershed boundary. The text "UNNAMED WATERSHED" is written in blue capital letters in the upper central part of the map. The text "Barnes Creek" is written in blue italicized capital letters along the creek's path. The map also shows a road labeled "Highway 10" in the upper right corner. The background is a light gray color, and the property boundaries are thin black lines.

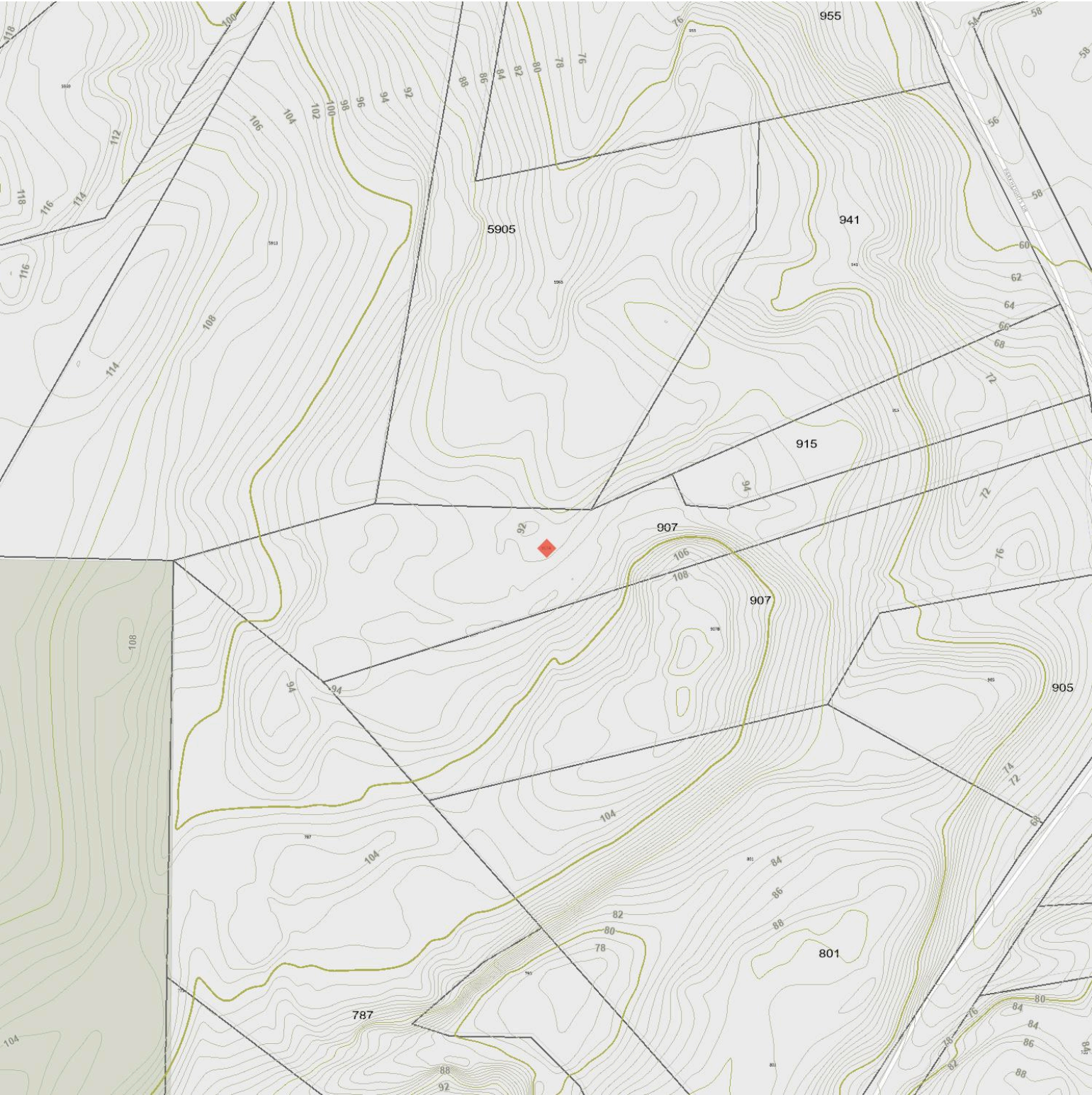
— Stream or Ditch
 Pond
 Full Watershed

— 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: Sooke

Sub-Area: Sk East Sooke

Layer Legend:

- Sk East Sooke
- Sk Becher Bay

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RR-3 Description: Rural Residential 3
Official Community Plan	Settlement
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Juan de Fuca (Part 1) Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Frequent Transit Development Areas	Not Applicable

Zoning



Subject Property Designations:

Code: RR-3
Description: Rural Residential 3

Layer Legend:

	Code	Description
■	RR-3	Rural Residential 3
■	P-1	Public Recreation
■	A	Rural A
■	RR-6A	Rural Residential 6A

Official Community Plan



Subject Property Designations:

Settlement

Layer Legend:

● Settlement

● Park

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Local Area Plan



Subject Property Designations:

Not Applicable

Proposed Plans



Subject Property Designations:

Not Applicable

Land Use

Development Permit Area



Subject Property Designations:

Not Applicable

Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: Juan de Fuca (Part 1)

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

Layer Legend:

● Census Subdivision Name: Juan de Fuca (Part 1)

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: Capital Regional District

Layer Legend:

● Capital Regional District

Groundwater Wells & Aquifers



i 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:

No Groundwater Wells & Aquifers on selected Parcel

Nearby:

Well Tag Number: [40811](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: UNK

Well Location Description:

Diameter Inches: 6.0

Finished Well Depth Ft: 325.0

Comments:

Well Tag Number: [71976](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: UNK

Well Location Description: PH 2 EAST SOOKE SUBD

Diameter Inches: 6.0

Finished Well Depth Ft: 500.0

Comments: CASING 0.0 TO 20.0,

Well Tag Number: [71973](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description: PH 2 EAST SOOKE SUBD

Diameter Inches: 6.0

Finished Well Depth Ft: 550.0

Comments: STEEL CASING, METHOD OF DRILLING = DRILLED

Well Tag Number: [80749](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description:

Diameter Inches: 6

Finished Well Depth Ft: 680.0

Comments: NO WATER

Well Tag Number: [71977](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description: PH 2 EAST SOOKE SUBD

Diameter Inches: 6.0

Finished Well Depth Ft: 515.0

Comments: STEEL CASING, METHOD OF DRILLING = DRILLED

Floodplains



Subject Property Designations:

Status: Not in Floodplain

Watershed - Wetlands



Subject Property Designations:

No Watersheds on selected Parcel

Nearby:

Wetland Type: **Marsh**

Watershed Group Code: [SANJ](#)

Wetland Type: **Swamp**

Watershed Group Code: [SANJ](#)

Electrical Transmission Lines



Subject Property Designations:

Not Applicable

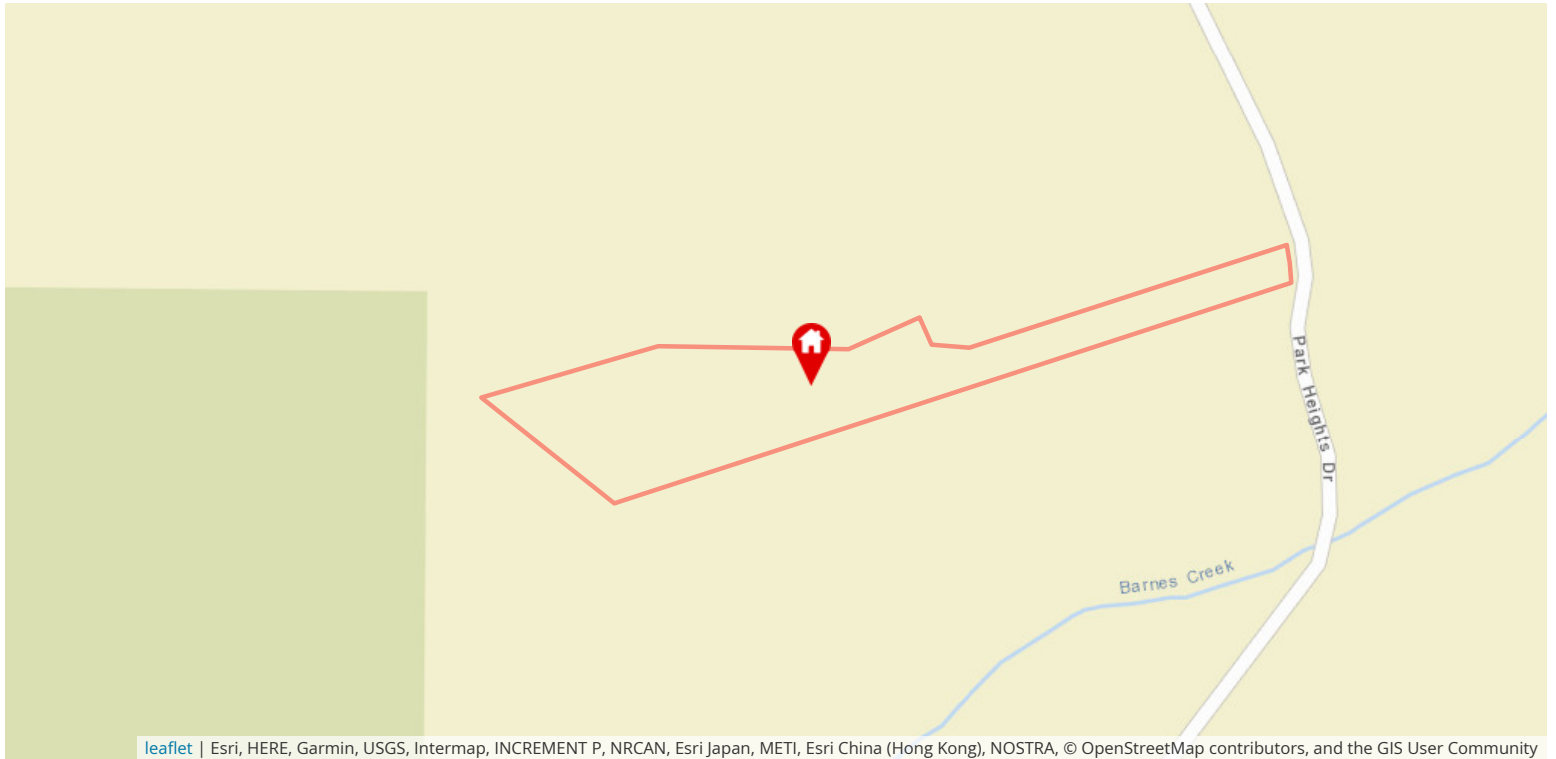
Railroads



Subject Property Designations:

Not Applicable

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 Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



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 Saseenos	K - 5	SD 62	Sooke		2 hours 51 mins	12.4 km	18 mins	36 mins
B Sooke	K - 5	SD 62	Sooke		3 hours 24 mins	14.7 km	20 mins	43 mins
C Poirier	K - 5	SD 62	Sooke		3 hours 30 mins	15.1 km	21 mins	51 mins
D John Muir	K - 5	SD 62	Sooke		4 hours 9 mins	17.9 km	25 mins	1 hour 3 mins
E Hans Helgesen	K - 6	SD 62	Victoria		2 hours 51 mins	12.1 km	16 mins	1 hour 37 mins
F Westmont	K - 12	Independent	Victoria	Montessori	3 hours 49 mins	16.6 km	22 mins	1 hour 52 mins

Nearby Middle Schools



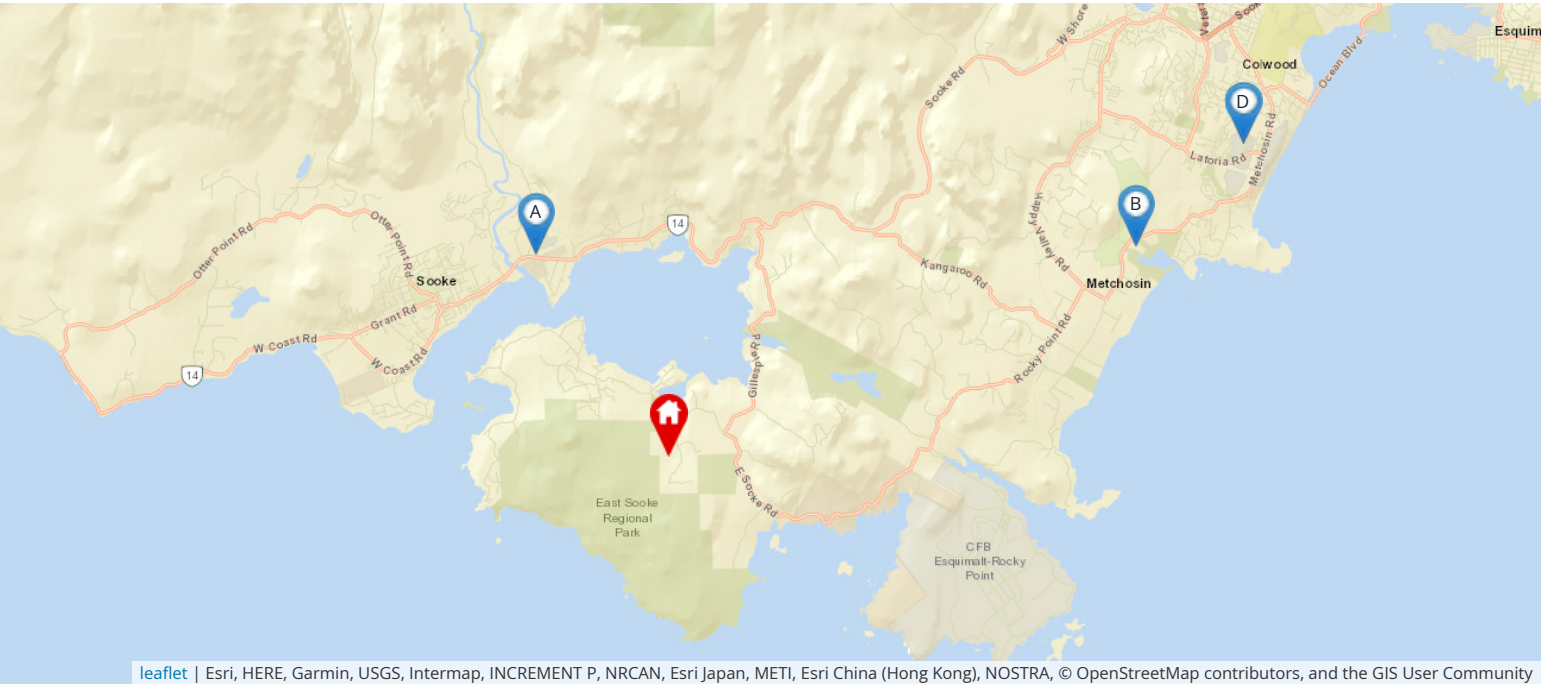
Legend: Subject Property Catchment School Other Schools

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	Journey Middle	6 - 8	SD 62	Sooke		3 hours 35 mins	15.5 km	22 mins	56 mins
B	Westmont	K - 12	Independent	Victoria	Montessori	3 hours 49 mins	16.6 km	22 mins	1 hour 52 mins
C	Dunsmuir Middle	6 - 8	SD 62	Victoria		5 hours 3 mins	21.9 km	28 mins	1 hour 46 mins
D	Spencer Middle	6 - 8	SD 62	Victoria		5 hours 29 mins	23.7 km	28 mins	1 hour 20 mins

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 Edward Milne	9 - 12	SD 62	Sooke	AP Program	3 hours 0 mins	13.0 km	20 mins	44 mins
B Westmont	K - 12	Independent	Victoria	Montessori	3 hours 49 mins	16.6 km	22 mins	1 hour 52 mins
C Lighthouse Christian Academy	K - 12	Independent	Victoria		5 hours 6 mins	22.2 km	25 mins	1 hour 9 mins
D Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	4 hours 44 mins	20.5 km	26 mins	1 hour 41 mins
E Belmont	9 - 12	SD 62	Victoria	AP Program	5 hours 4 mins	22.0 km	24 mins	1 hour 5 mins
F Brookes Westshore	6 - 12	Independent	Shawnigan Lake		5 hours 43 mins	24.8 km	28 mins	1 hour 28 mins

Walk Score

907 PARKHEIGHTS DR Rural, V9Z 1B4



Car-Dependent

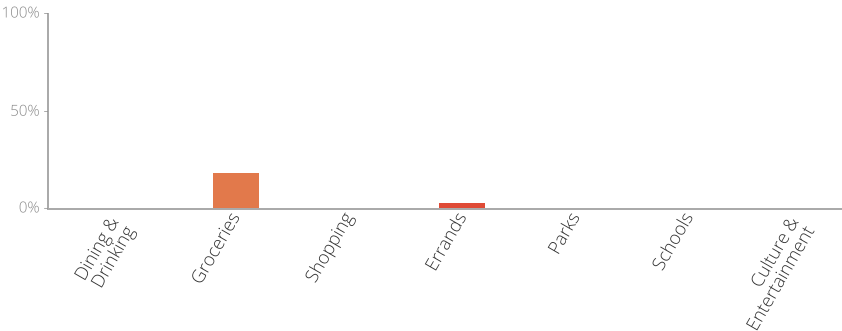
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 3 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

