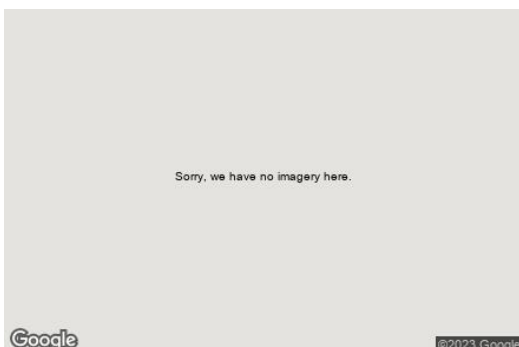


275 MOSS HILL PL VICTORIA V9C 3Z2

Area-Jurisdiction-Roll: 01-344-13833.130



Total value \$1,150,000

2023 assessment as of July 1, 2022

Land \$768,000

Buildings \$382,000

Previous year value \$1,047,000

Land \$683,000

Buildings \$364,000

Property information

Year built	1989
Description	1 STY house - Standard
Bedrooms	4
Baths	2

Carports

Garages

Land size 2.11 Acres

First floor area 1,518

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 11, PLAN VIP25625, SECTION 35, METCHOSIN LAND DISTRICT

PID: 001-694-219

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



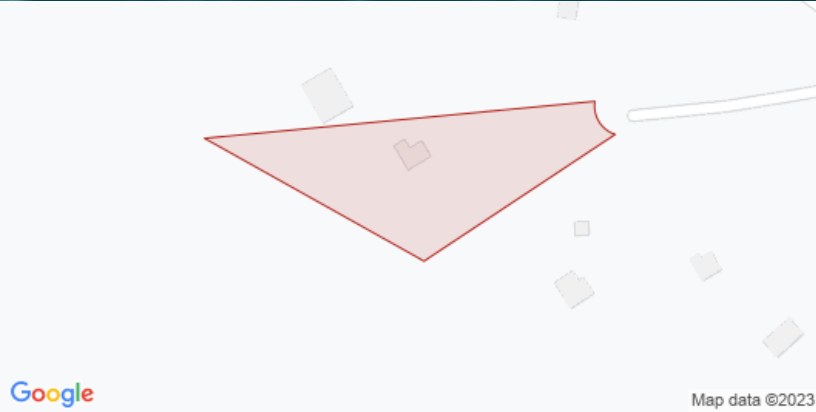
Store and access favourite properties across devices



View recently viewed properties

TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION



275 MOSS HILL PL Metchosin BC V9C 3Z2

PID	001--69-4-219	Legal Description	LOT 11, SECTION 35, METCHOSIN DISTRICT, PLAN 25625				
Zoning	-	Plan	VIP25625				
Registered Owner	LE*, D*	Community Plans(s)	not in ALR				
Floor Area	1518 Ft ²	Max Elevation	58.43 m	Year Built	1989	Transit Score	-
Lot Size	2.11 acres	Min Elevation	37.76 m	Bedrooms	4	Walk Score	-
Dimensions	-	Annual Taxes	\$3,348.00	Bathrooms	2	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
342859	Sold 29/09/2004	75	\$399,900 / \$385,000	DFH Real Estate - West Shore
333573	Sold 14/05/2004	14	\$379,900 / \$375,000	DFH Real Estate - West Shore

APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$1,150,000	379.17 %
Sales History	13/01/2016	\$240,000	-37.66 %
	27/09/2004	\$385,000	2.67 %
	14/05/2004	\$375,000	

ASSESSMENT

	2022	2023	% Change
Building	\$364,000	\$382,000	4.95 %
Land	\$683,000	\$768,000	12.45 %
Total	\$1,047,000	\$1,150,000	9.84 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Hans Helgesen	Dunsmuir Middle	Royal Bay
District	SD 62	SD 62	SD 62
Grades	K - 6	6 - 8	9 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

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



PROPERTY REPORT

275 MOSS HILL PL

Metchosin

V9C 3Z2

Canada

PID: 001-694-219

AUGUST 17, 2023

TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION

Google Views



BC LTSA - Ownership

Status	Content
REGISTERED	CA4924552 Victoria, LE*, D*
CANCELLED	EW128746 Victoria, HA*, D*
CANCELLED	EW59450 Victoria, LE*, B*
CANCELLED	EE20619 Victoria, HU*, C*
CANCELLED	EC52100 Victoria, VA*, H*
CANCELLED	P65698 Victoria, RO*
CANCELLED	P65701 Victoria, YO*, R*
CANCELLED	D46175 Victoria, YO*, L*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 001-694-219

SHORT LEGAL DESCRIPTION:S/25625/////11

MARG:*

TAXATION AUTHORITY:

1 Metchosin, District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 11, SECTION 35, METCHOSIN DISTRICT, PLAN 25625

MISCELLANEOUS NOTES:

SRW PLAN VIP51512

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP25625

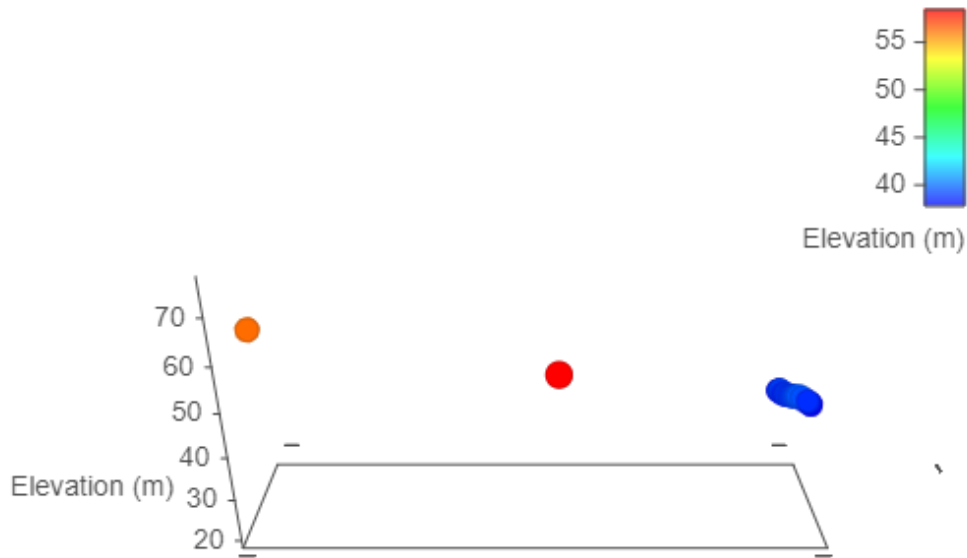
STATUTORY RIGHT OF WAY PLAN VIP51512

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

Estimated Lot Dimensions and Topography

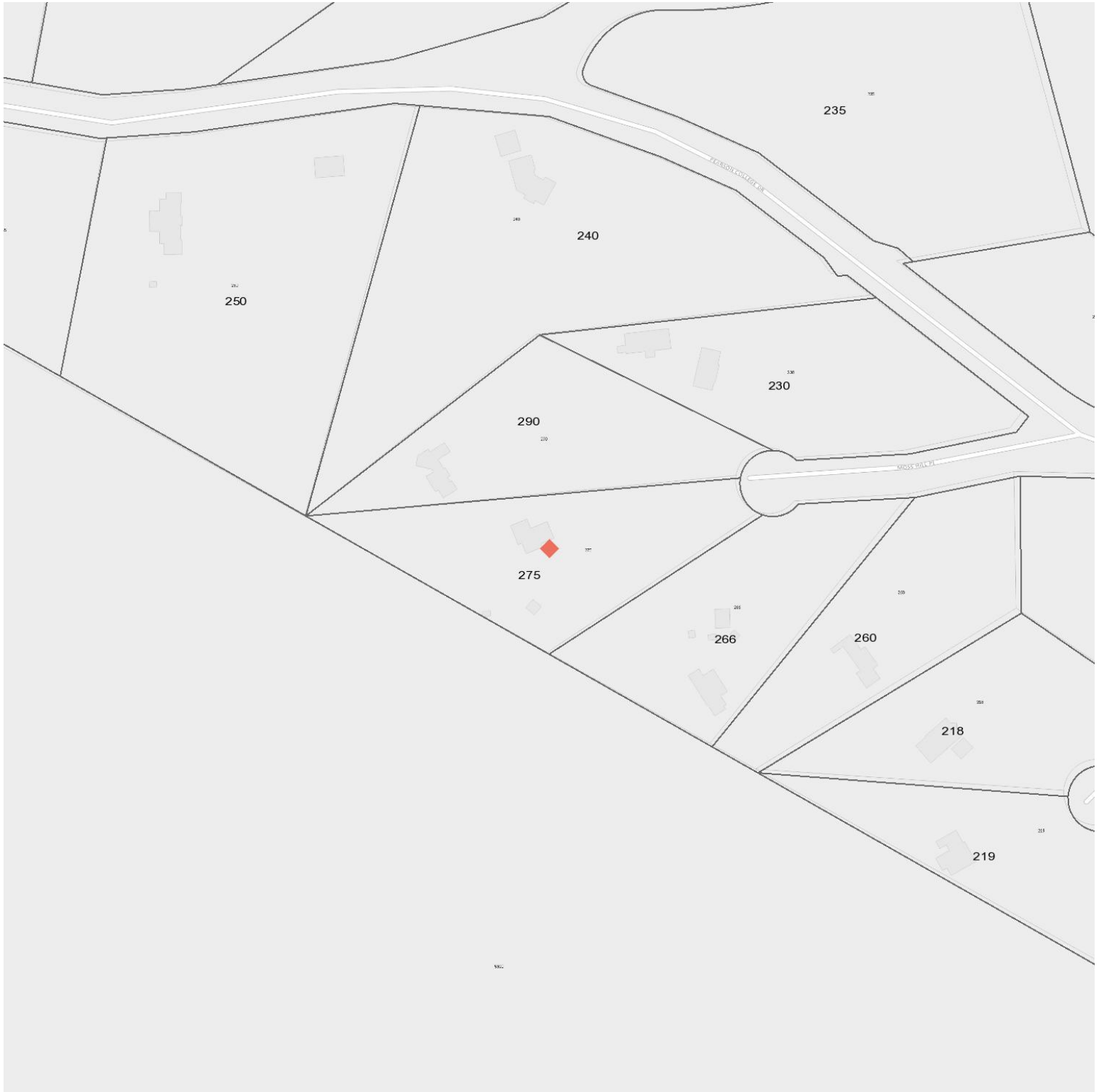


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 58.43 m | Min Elevation: 37.76 m | Difference: 20.67 m

Legal



Legend

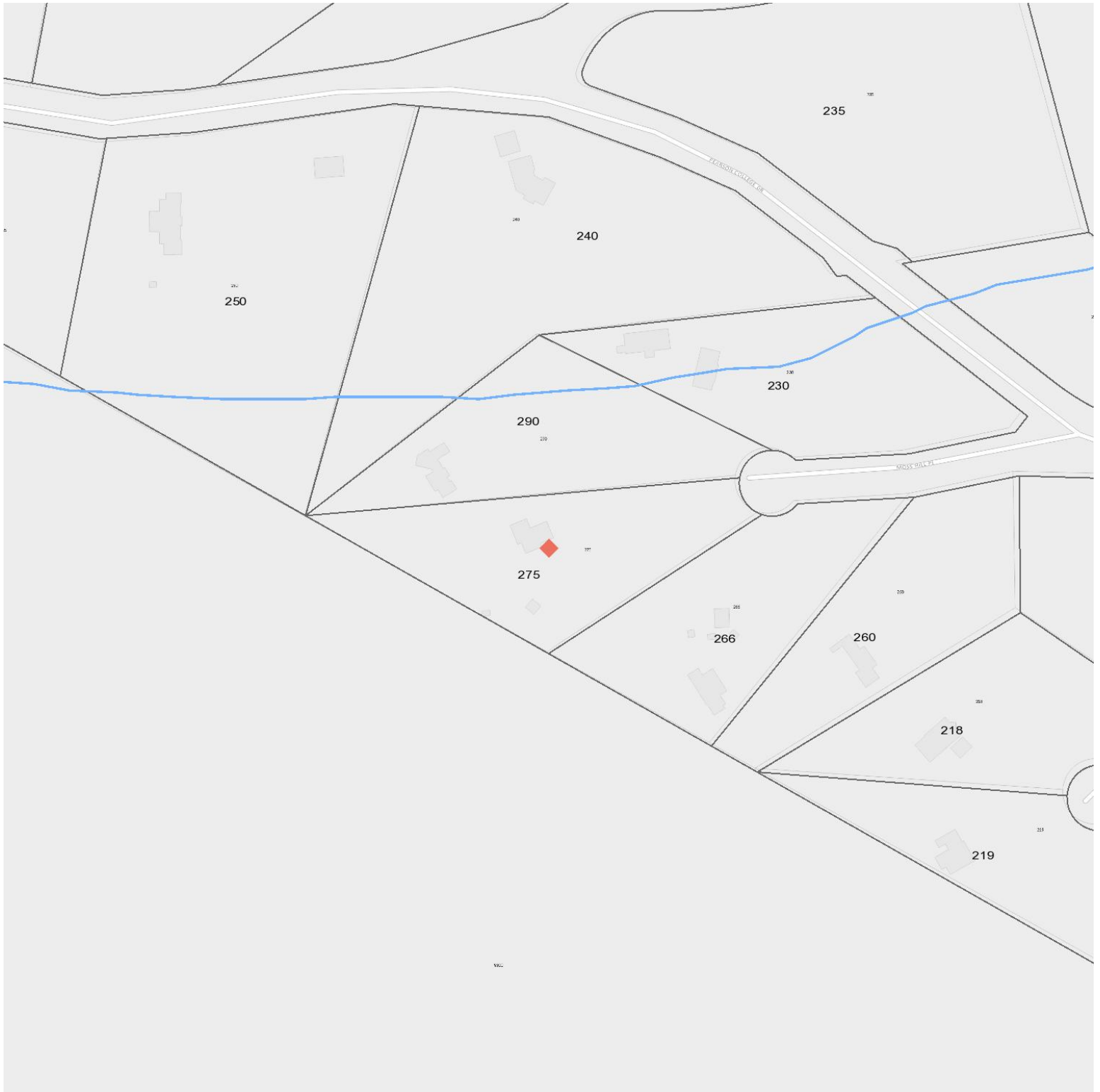
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Water Features & Drainage



Legend

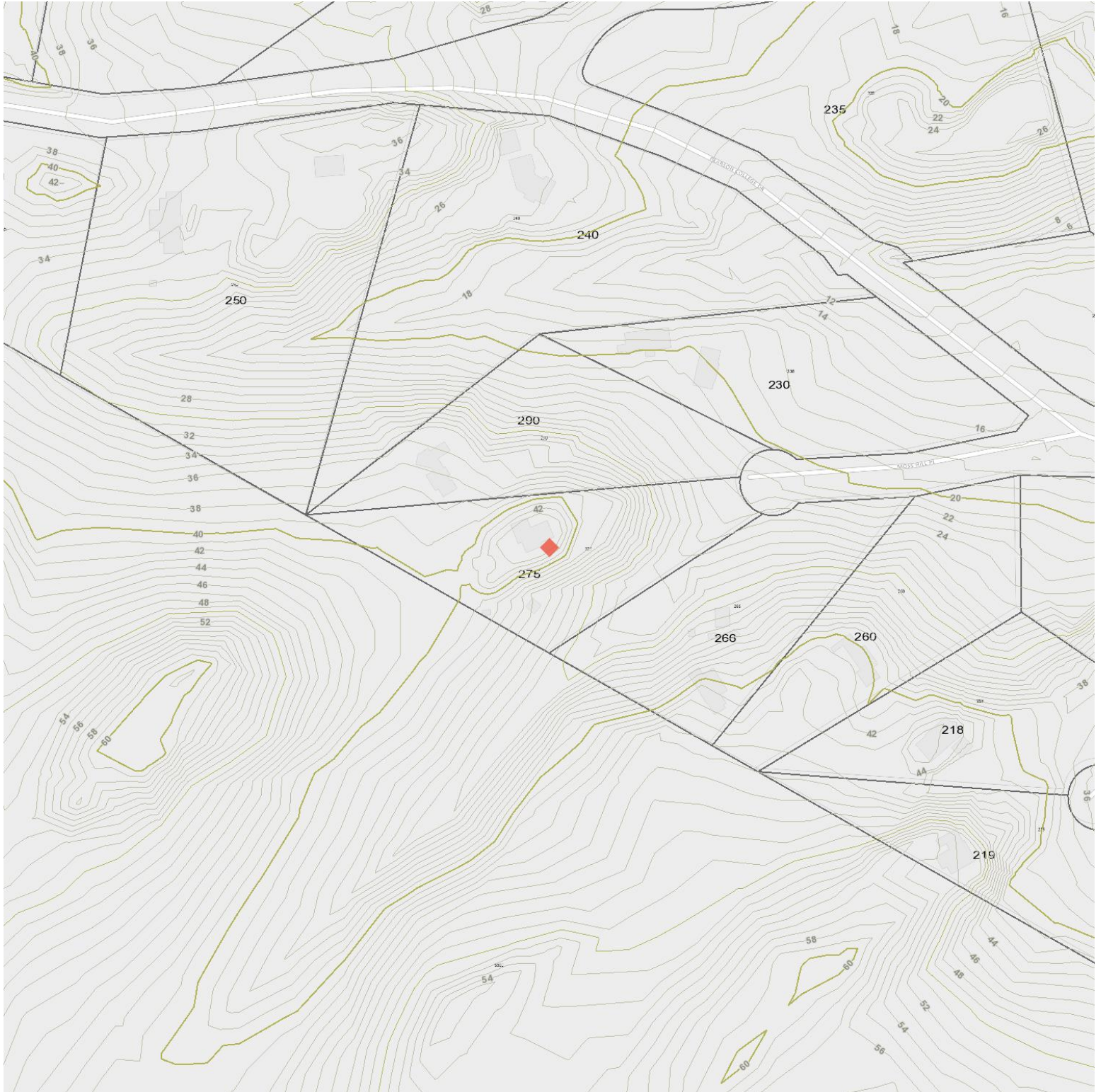
- Stream or Ditch
- Pond
- Full Watershed

- 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 | |

Walk Score

275 MOSS HILL PL Metchosin, V9C 3Z2



Car-Dependent

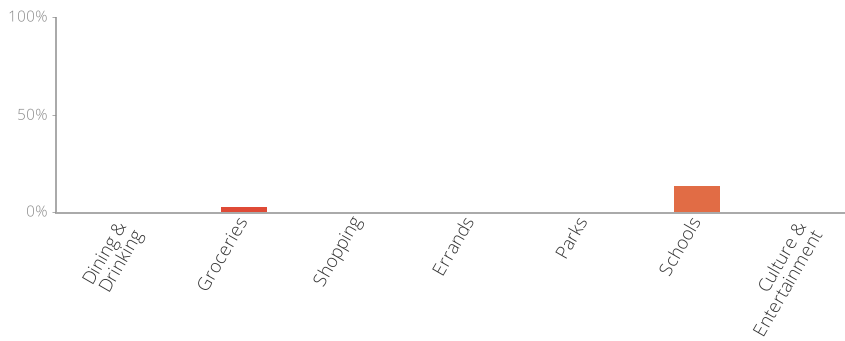
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 1 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

