

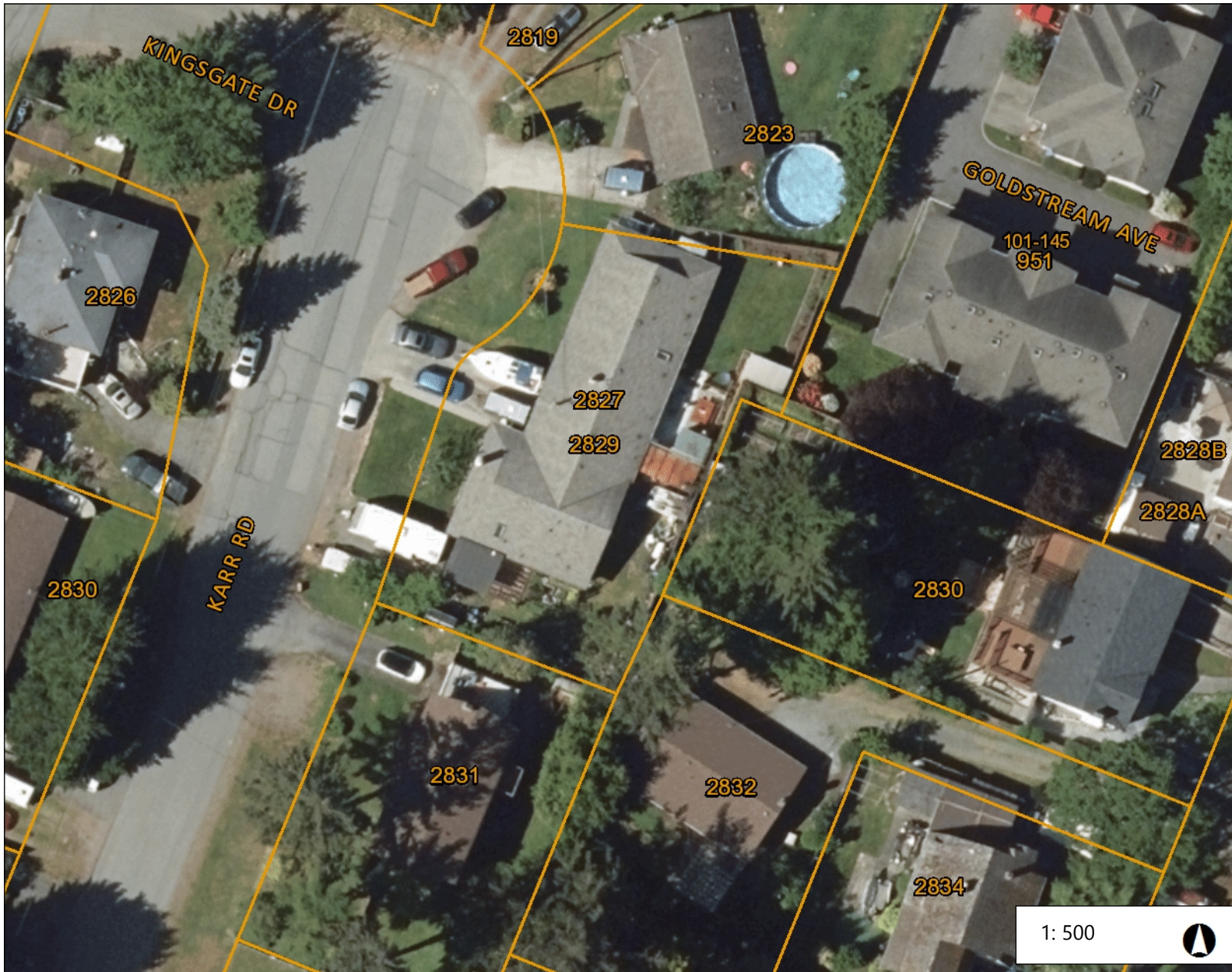
Karr Rd

2827

2829



2829 Karr Rd Aerial Map



Legend

Notes

25.4 0 12.7 25.4 Meters

NAD_1983_UTM_Zone_10N
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2823

Private Rd

2827

2826

2829

Karr Rd

2830

2832

2831

2834

2829 KARR RD VICTORIA V9B 4A5

Area-Jurisdiction-Roll: 01-327-04260.161



Total value \$761,000

2023 assessment as of July 1, 2022

Land \$447,000

Buildings \$314,000

Previous year value \$654,000

Land \$373,000

Buildings \$281,000

Property information

Year built	1986
Description	1 STY Duplex - Standard
Bedrooms	3
Baths	1
Carports	
Garages	G
Land size	
First floor area	1,209
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

STRATA LOT 1, PLAN VIS1489, SECTION 5, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 004-384-091

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



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Property Identification and Legal Description

Address: 2829 KARR RD VICTORIA BC V9B 4A5
Jurisdiction: City of Langford **Assessment Area:** 1
Roll No: 4260161
PID No: 004-384-091 **MHR(s):**
Neighbourhood: Langford East
Legal Unique ID: A00000ZEWS
Legal Description: STRATA LOT 1, PLAN VIS1489, SECTION 5, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

2023 Municipal Taxes

Gross Taxes: \$3,000

2023 Assessed Values

Valuation	Land	Improvements	Total
Value:	\$447,000	\$314,000	\$761,000
General			
Gross Value:	\$447,000	\$314,000	\$761,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$447,000	\$314,000	\$761,000
School			
Gross Value:	\$447,000	\$314,000	\$761,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$447,000	\$314,000	\$761,000
BC Transit			
Gross Value:	\$447,000	\$314,000	\$761,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$447,000	\$314,000	\$761,000

Last Three Sales per BCA

Conveyance Date:	Price:	Document No.	Conveyance Type:
2015/08/14	\$330,000	CA4608268	Improved Single Property Transaction
2007/04/30	\$325,500	CA432574	Improved Single Property Transaction
2007/04/26	\$90,800	FB40904	Reject - Not Suitable for Sales Analysis

Other Property Information

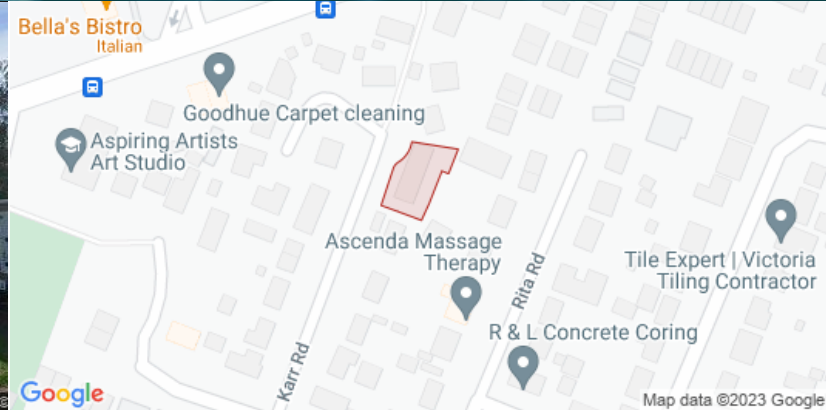
Lot SqFt: **Width:**
Lot Acres: **Depth:**
Tenure: Crown-Granted **Actual Use:** Duplex, Strata Side by Side
School District: Sooke **Manual Class:** 1 STY Duplex - After 1960 - Standard
Vacant Flag: False **Reg District:** Capital
BC Transit Flag: True **Reg Hosp Dist:** Capital
Farm No: **Mgd Forest No:**

DB Last Modified: 2023/03/23

Rec Last Modified: 3/23/2023

TROY PETERSEN PREC*

*PERSONAL REAL ESTATE CORPORATION



2829 KARR RD Langford BC V9B 4A5

PID	004-384-091	Legal Description	STRATA LOT 1, SECTION 5, ESQUIMALT DISTRICT, STRATA PLAN 1489, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1				
Zoning	R2 - One- and Two-Family Residential	Plan	VIS1489				
Registered Owner	CE*, S*	Community Plans(s)	OCP: City Centre, not in ALR				
Floor Area	1209 Ft ²	Max Elevation	78.36 m	Year Built	1986	Transit Score	-
Lot Size	-	Min Elevation	76.89 m	Bedrooms	3	Walk Score	75 / Very Walkable
Dimensions	-	Annual Taxes	\$3,000.00	Bathrooms	1	Structure	DUPLEX, STRATA SIDE BY SIDE

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
224025	Expired 30/06/2000	262	\$157,900 / -	Re/Max Camosun Westshore
385265	Sold 31/03/2006	51	\$309,900 / \$303,000	Re/Max Camosun Westshore
426799	Sold 30/04/2007	9	\$329,900 / \$326,000	Royal LePage Coast Capital - Oak Bay

APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$761,000	130.61 %
Sales History	14/08/2015	\$330,000	1.38 %
	30/04/2007	\$325,500	258.48 %
	26/04/2007	\$90,800	

ASSESSMENT

	2022	2023	% Change
Building	\$281,000	\$314,000	11.74 %
Land	\$373,000	\$447,000	19.84 %
Total	\$654,000	\$761,000	16.36 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Catchment	Ruth King	Spencer Middle	Belmont
District	SD 62	SD 62	SD 62
Grades	K - 5	6 - 8	9 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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