



PROPERTY REPORT

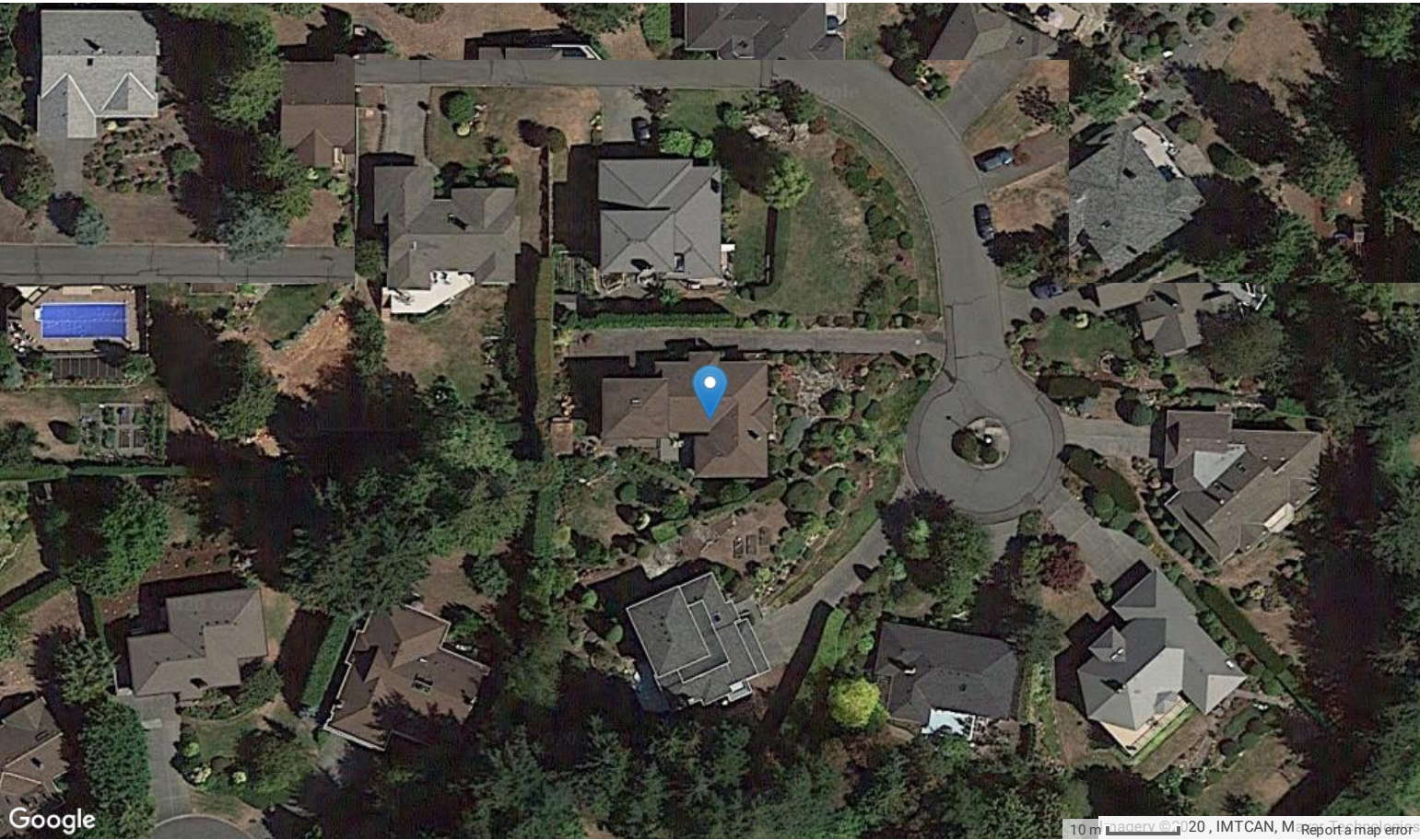
1785 FAIRFAX PL
North Saanich BC
V8L 5C3
Canada

PID: 008-588-031

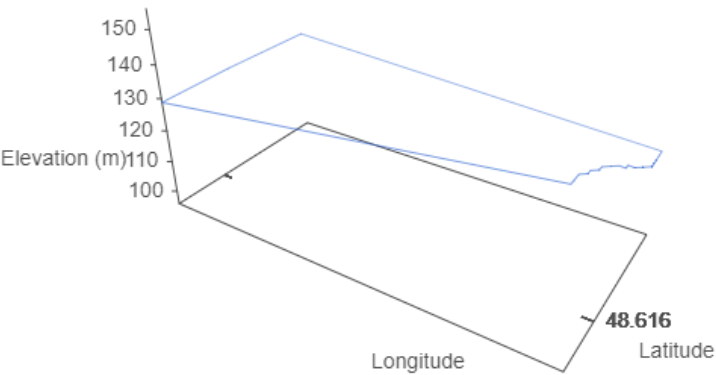
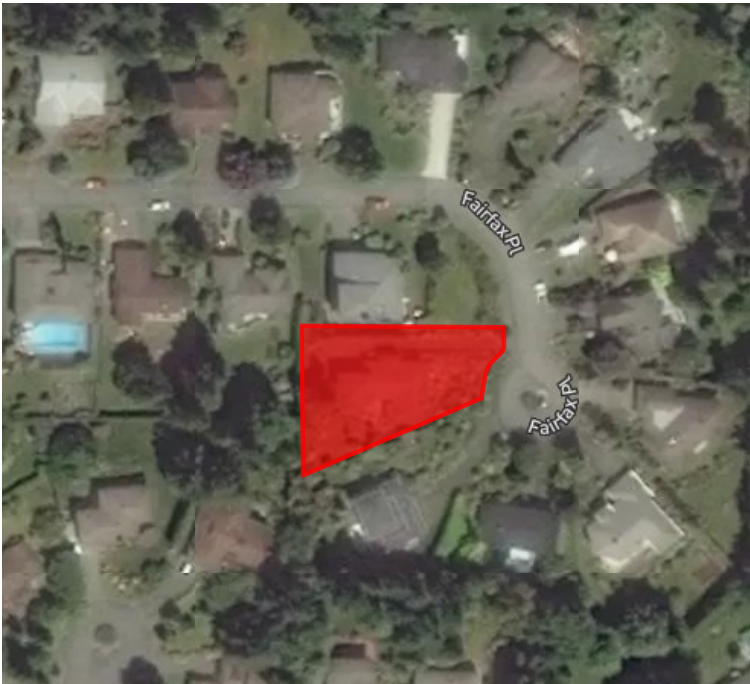
MARCH 4, 2020

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Property Boundary and Topography



Max Elevation: 129.28 m | Min Elevation: 122.03 m | Difference: 7.25 m

Victoria MLS® Tax Report
Tax Record Detail

DB Modified:	2019/01/01	Roll No:	4573000	Address:	1785 FAIRFAX PI
Prop Modified:	2019/01/01	PID No:	008-588-031	Jurisdiction:	District of North Saanich
Muni Tax Year:	2019	Oth PID(s):			
Gross Txs:	\$2,999	MHR(s):			
Lot SqFt:		Lot Width:		Lot Acres:	0.35
				Lot Depth:	

Taxable Values
Actual Values

Year:	2019	Land:	\$540,000	Imprvmnts:	\$310,000	Total:	\$850,000
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Municipal	Land	Imprvmnts	Total	Sch/Hosp	Land	ImprvmntsTotal
Gross:	\$540,000	\$310,000	\$850,000	Gross:	\$540,000	\$310,000\$850,000
Exmpt:	\$	\$	\$	Exmpt:	\$	\$
Net:	\$540,000	\$310,000	\$850,000	Net:	\$540,000	\$310,000\$850,000

Assessed Value/Gross Tax History

Year	Assessed Value	Gross Taxes
2018	\$847,000	\$3,064
2017	\$749,000	\$3,028
2016	\$650,000	\$3,100
2015	\$637,000	\$3,199
2014	\$622,000	\$3,119
2013	\$658,000	\$3,192
2012	\$694,000	\$3,228
2011	\$705,000	\$3,231
2010	\$683,000	\$3,057
2009	\$673,000	\$2,954
2008	\$674,000	\$2,811
2007	\$622,000	\$2,725
2006	\$556,000	\$2,773
2005	\$517,000	\$2,875
2004	\$447,000	\$2,919
2003	\$397,000	\$2,786
2002	\$337,000	\$2,531
2001	\$296,000	\$2,517

Legal Description

Plan:	VIP45764	Block:		Lot:	12	Dist Lot:	
Section:	2	Tnshp:		Range:	2E	Meridian:	
L.D.:	40 North Saanich						
Freeform:							

Last Three Sales per BCA

Year	Month	Price	Title	Type
2012	4	\$705000	CA247297	Reject - Not Suitable for Sales Analysis
2005	8	\$550000	CA100986	Improved Single Property Cash Transaction
2001	12	\$296000	ES116405	Reject - Not Suitable for Sales Analysis

Exemption/Taxation Code
All Fully Taxable Land / Structures etc

School Dist:	63	Elect Area:		Impr Dist:		Spc/Df Ar:	
Reg Dist:	03	Indian Band:		Local Area:			
Nghbrhd:	23297			Tenure:	Crown-Granted		

Actual Use:

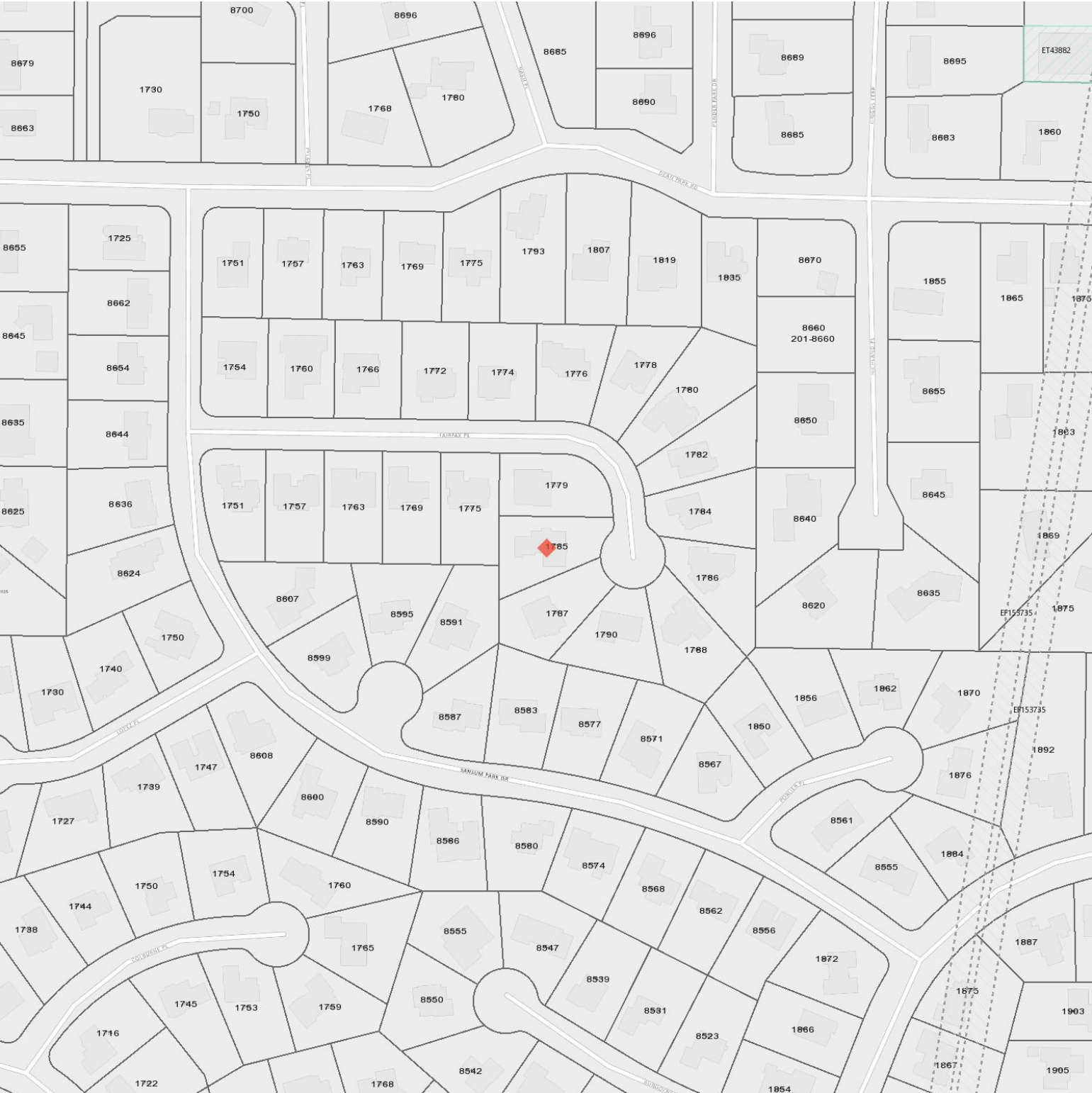
Single Family Dwelling

Equity:

Registered Owner

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.

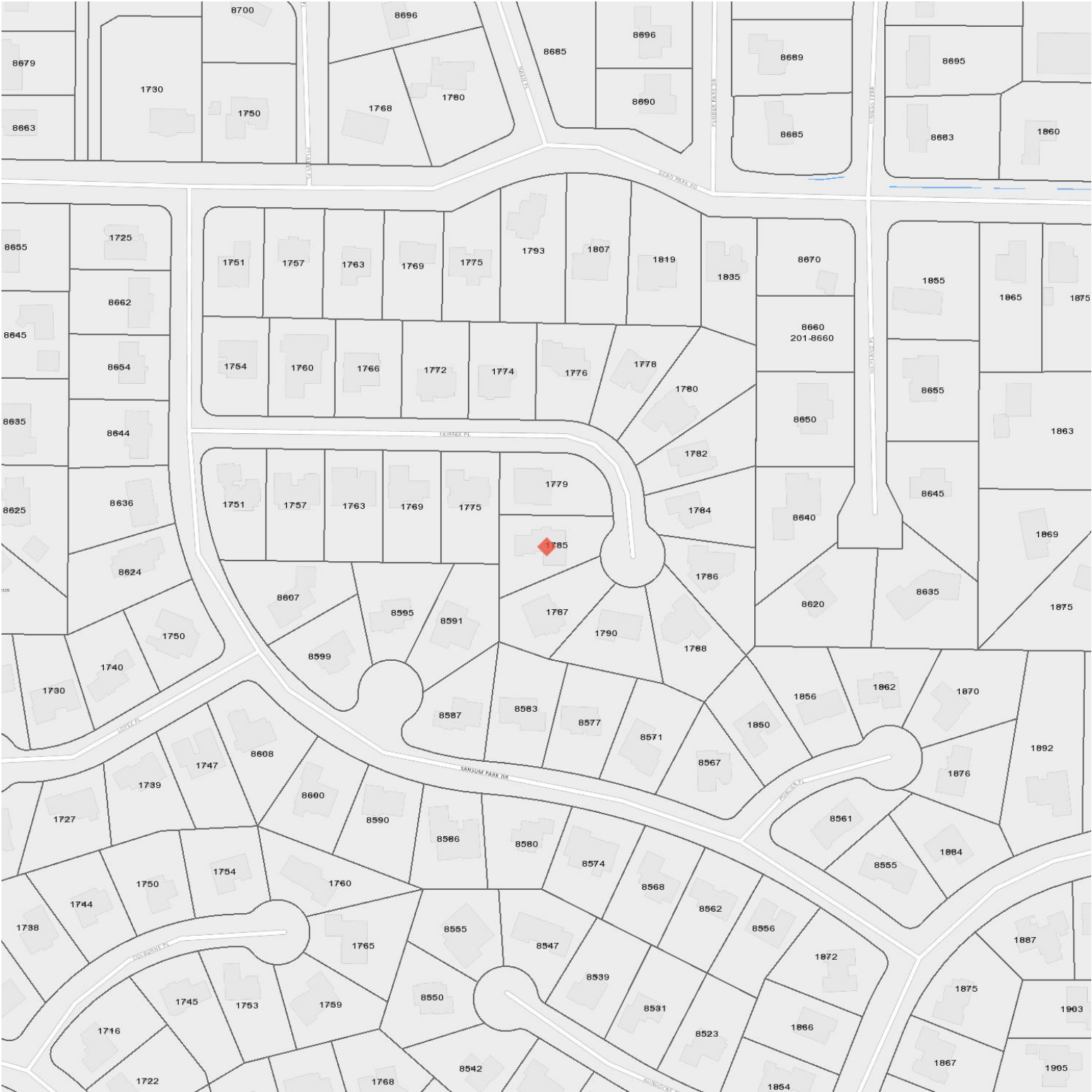
Legal - Easements, ROWs and other encumbrances



Legend

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

Water Features & Drainage



Legend

Stream or Ditch

River

Wetland

Stream or Ditch

Pond

Full Watershed

Stream or Ditch

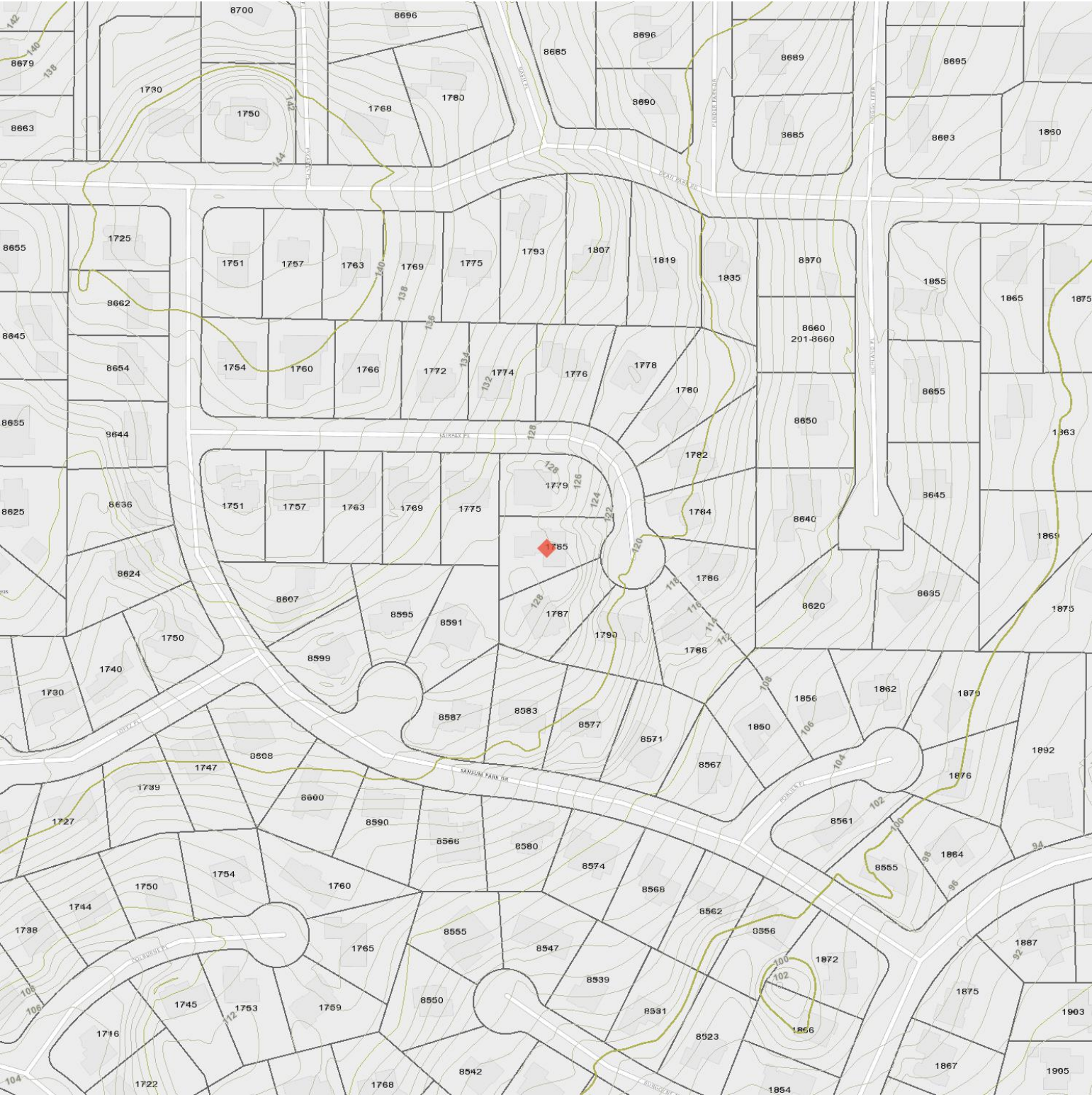
Lake

Sub Watershed

Stream or Ditch

Reservoir

Contours

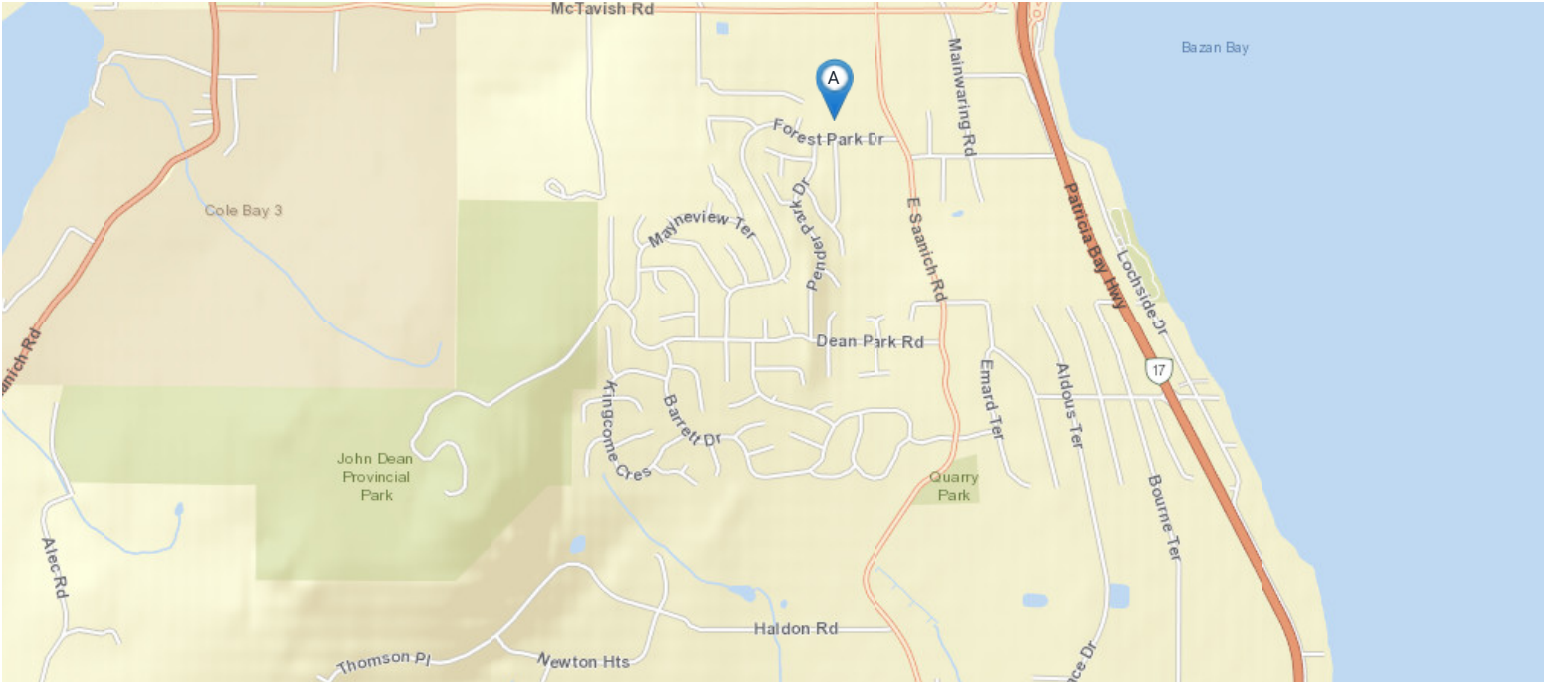


Legend

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

Nearest Schools with Ranking

Nearby Elementary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Kelset		5.9	5.9	482/955	429/805	North Saanich		20 mins	1.6 km	4 mins	20 mins
B Sidney		4.5	5.4	771/955	541/805	Sidney		1 hour 16 mins	6.2 km	10 mins	31 mins
C Brentwood		5.7	5.5	541/955	508/805	Brentwood Bay		1 hour 29 mins	7.3 km	11 mins	1 hour 3 mins
D Keating		5.9	6	482/955	402/805	Victoria		1 hour 27 mins	7.1 km	10 mins	33 mins
E Deep Cove		5.9	6.2	482/955	359/805	Sidney		1 hour 58 mins	9.6 km	14 mins	56 mins
F Prospect Lake		6.3	5.8	396/955	451/805	Victoria		2 hours 40 mins	13.0 km	19 mins	1 hour 7 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Stelly's		5.3	5.6	169/253	155/246	Saanichton		1 hour 13 mins	6.0 km	9 mins	43 mins
B Parkland		5.8	5.5	512/955	508/805	Sidney	AP Program	1 hour 41 mins	8.3 km	12 mins	37 mins
C Brentwood College		9.8	9.1	9/253	8/246	Mill Bay	AP Program	3 hours 16 mins	20.1 km	49 mins	4 hours 56 mins
D Frances Kelsey		5.1	5.1	182/253	188/246	Mill Bay		3 hours 33 mins	21.3 km	50 mins	5 hours 3 mins
E Claremont		6	6.5	131/253	92/246	Victoria	AP Program	2 hours 52 mins	13.9 km	15 mins	48 mins
F Dwight International	7 - 12	n/a	n/a	n/a	n/a	Shawnigan Lake	Independent Private Boarding School; IB Diploma Programme (DP) & MYP Starting in 2017	4 hours 55 mins	27.6 km	50 mins	n/a

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Car-Dependent

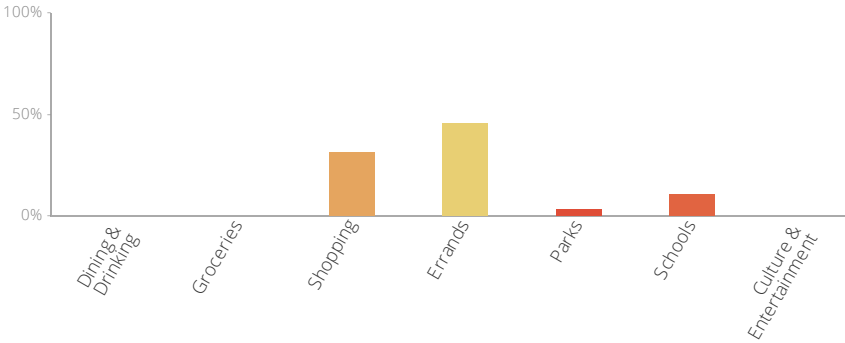
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 11 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

