

**Property Identification and Legal Description**

**Address:** 2541 WILCOX TERR VICTORIA BC V8Z 7G5  
**Jurisdiction:** District of Central Saanich **Assessment Area:** 1  
**Roll No:** 340888112  
**PID No:** 015-120-309 **MHR(s):**  
**Neighbourhood:** KEATING  
**Legal Unique ID:** A00000Y1ED  
**Legal Description:** Lot 12, Plan VIP49441, Section 16, South Saanich Land District

**2019 Municipal Taxes**

**Gross Taxes:** \$4,666

**2020 Assessed Values**

Valuation	Land	Improvements	Total
<b>Value:</b>	\$531,000	\$325,000	\$856,000
<b>General</b>			
	Land	Improvements	Total
<b>Gross Value:</b>	\$531,000	\$325,000	\$856,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$531,000	\$325,000	\$856,000
<b>School</b>			
	Land	Improvements	Total
<b>Gross Value:</b>	\$531,000	\$325,000	\$856,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$531,000	\$325,000	\$856,000
<b>BC Transit</b>			
	Land	Improvements	Total
<b>Gross Value:</b>	\$531,000	\$325,000	\$856,000
<b>Exempt Value:</b>	\$0	\$0	\$0
<b>Net Value:</b>	\$531,000	\$325,000	\$856,000

**Last Three Sales per BCA**

Conveyance Date:	Price:	Document No.	Conveyance Type:
1997/06/26	\$130,000	EL74193	Vacant Single Property Transaction
1990/01/24	\$64,000	ED7990	Vacant Single Property Transaction

**Other Property Information**

<b>Lot SqFt:</b> 10,372	<b>Width:</b>
<b>Lot Acres:</b> 0.24	<b>Depth:</b>
<b>Tenure:</b> Crown-Granted	<b>Actual Use:</b> Single Family Dwelling
<b>School District:</b> Saanich	<b>Manual Class:</b>
<b>Vacant Flag:</b> False	<b>Man Class %Dev:</b>
<b>BC Transit Flag:</b> True	<b>Reg District:</b> Capital
<b>Police Tax Flag:</b>	<b>Reg Hosp Dist:</b> Capital
<b>Farm No:</b>	<b>Mgd Forest No:</b>
<b>DB Last Modified:</b> 2020/03/19	<b>Rec Last Modified:</b> 3/19/2020