

PROPERTY REPORT

2377 BELLAMY RD

Langford

V9B 3M8

Canada

PID: 017-757-274

JUNE 28, 2023



ANDREW PLANK REALTOR®

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*Not intended to solicit properties already listed.



110-4460 Chatterton Way
Victoria, BC V8X 5J2

Summary Sheet

2377 BELLAMY RD Langford BC V9B 3M8

PID	017-757-274
Registered Owner	SP*, J*
Legal Description	STRATA LOT B, SECTION 109, ESQUIMALT DISTRICT, STRATA PLAN VIS2328 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS2328
Zoning	R2 - One- and Two-Family Residential
Community Plan(s)	OCP: Neighbourhood , not in ALR



Year Built	1993	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	87.24 m	Min Elev.	73.43 m
Floor Area	2132 Ft²	WalkScore	error
TransitScore	error	Annual Taxes	\$3,585.00

ASSESSMENT

	2022	%	2023
Building	\$440,000	↑ 8.86	\$479,000
Land	\$440,000	↑ 19.77	\$527,000
Total	\$880,000	↑ 14.32	\$1,006,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$1,006,000	↑ 383.65
Sales History	20/10/2000	\$208,000	↓ -7.14
	01/09/1994	\$224,000	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

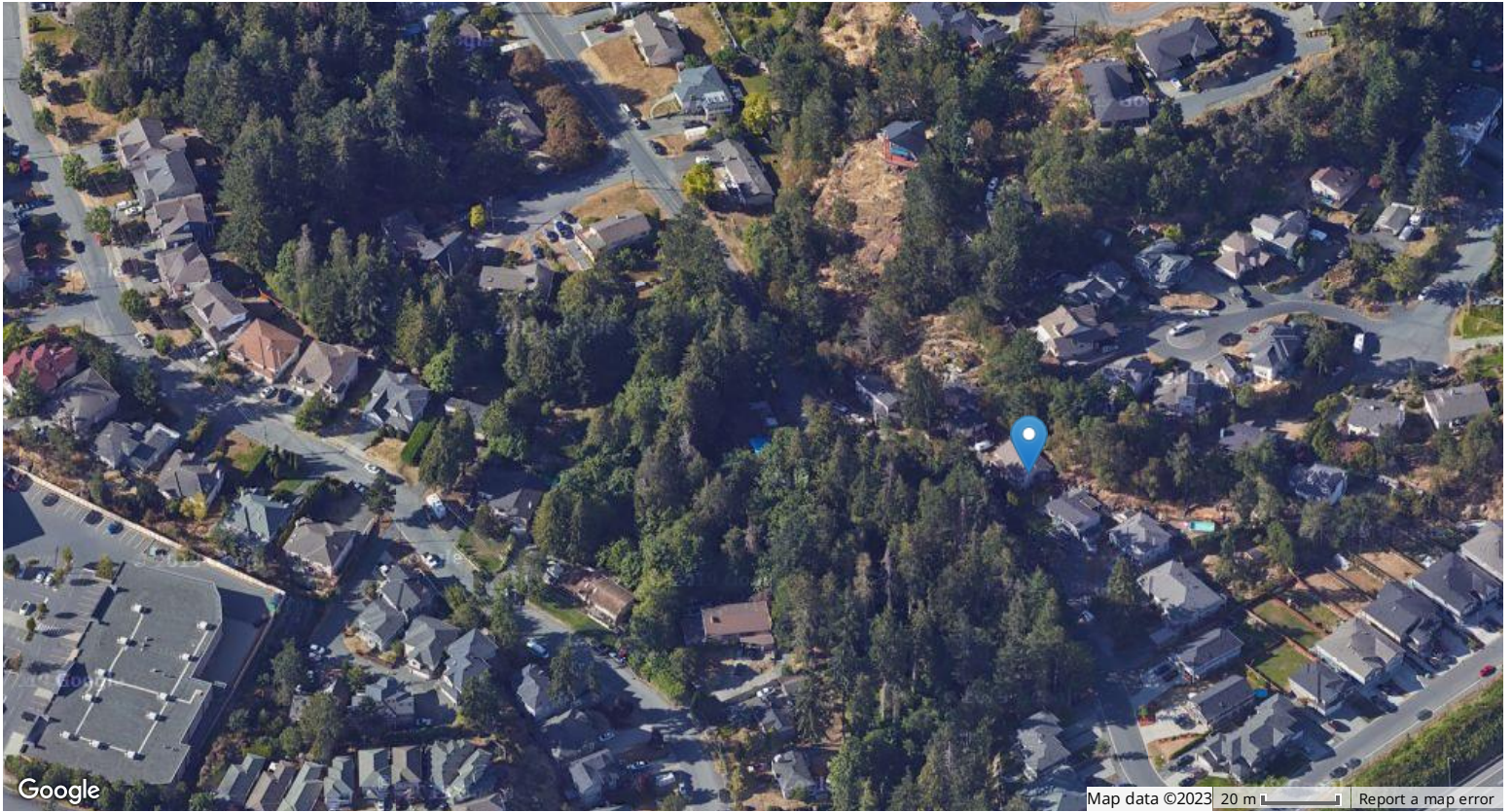
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SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Millstream	Spencer Middle	Belmont
School District	SD 62	SD 62	SD 62
Grades	K - 6	6 - 8	9 - 12

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

Google Views



BC LTSA - Ownership

Status	Content
REGISTERED	CA5265919 Victoria, SP*, J*
CANCELLED	EP89368 Victoria, SP*, J*
CANCELLED	EH119121 Victoria, KL*, E*
CANCELLED	EH31698 Victoria, KO*, P*
CANCELLED	EG119063 Victoria, KO*, P*
CANCELLED	EF45884 Victoria, G.*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 017-757-274

SHORT LEGAL DESCRIPTION:S/VIS2328/////B

MARG:

TAXATION AUTHORITY:

1 Langford, City of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT B, SECTION 109, ESQUIMALT DISTRICT, STRATA PLAN VIS2328 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT
OF THE STRATA LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

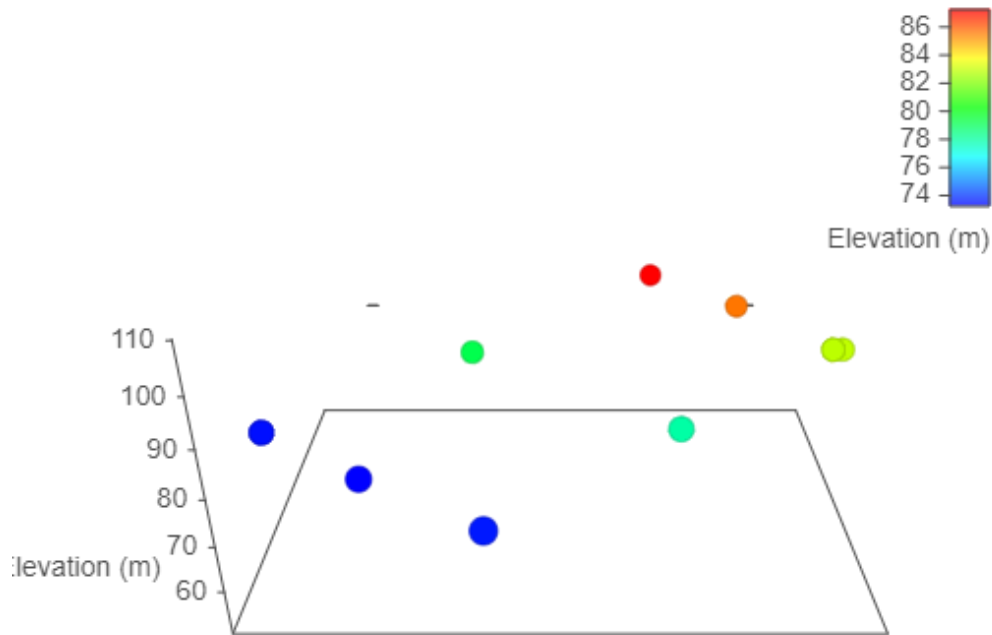
BARELAND STRATA PLAN VIS2328

AFB/IFB: MN: N 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: 87.24 m | Min Elevation: 73.22 m | Difference: 14.01 m

Property Identification & Legal Description

Address: 2377 BELLAMY RD VICTORIA BC V9B 3M8
Jurisdiction: City of Langford
Roll No: 7214020 **Assessment Area:** 1
PID No: 017-757-274
Neighbourhood: Langford East **MHR No:**
Legal Unique ID: A00000ZHQE
Legal Description: Strata Lot B, Plan VIS2328, Section 109, 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

2022 Municipal Taxes

Gross Taxes: \$3,585

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$440,000	\$440,000	\$880,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$440,000	\$440,000	\$880,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$440,000	\$440,000	\$880,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$440,000	\$440,000	\$880,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$440,000	\$440,000	\$880,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$440,000	\$440,000	\$880,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$440,000	\$440,000	\$880,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2000-10-20	\$208,000	EP89368	Improved Single Property Transaction
1994-09-01	\$224,000	EH119121	Improved Single Property Transaction
1993-09-10	\$168,150	EG119063	Improved Single Property Transaction

Other Property Information

Lot SqFt:	9,583	Lot Width:	
Lot Acres:	0.22	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Sooke	Manual Class:	1 STY SFD - After 1990 - Standard
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2022-03-21	Rec Last Modified:	2022-03-21

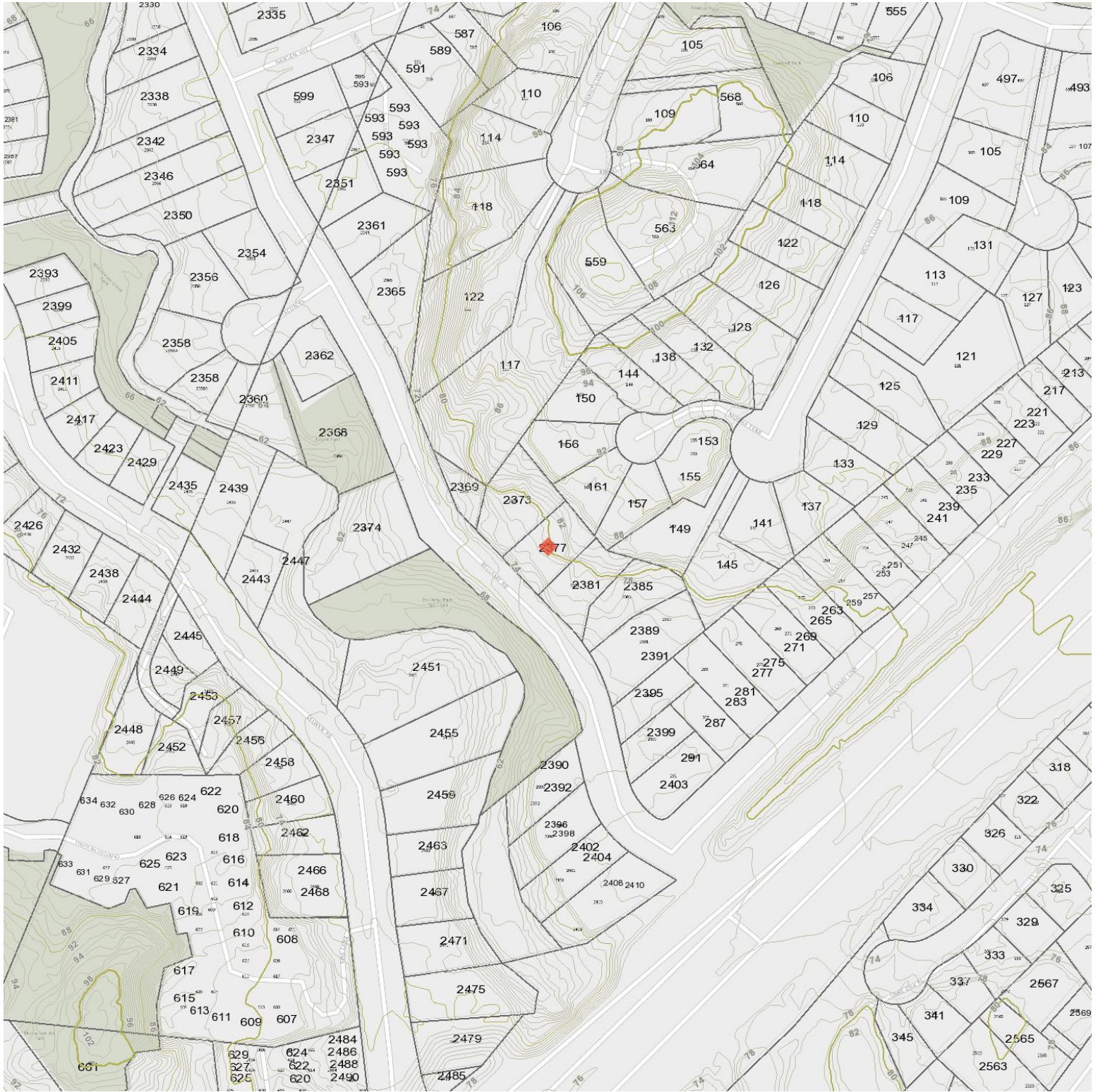
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$676,000	\$3,232
2020	\$621,000	\$3,029
2019	\$610,000	\$3,000

2018	\$591,000	\$2,943
2017	\$510,000	\$2,806
2016	\$459,000	\$2,739
2015	\$425,000	\$2,627
2014	\$437,000	\$2,621
2013	\$427,000	\$2,423
2012	\$453,000	\$2,611
2011	\$469,000	\$2,644
2010	\$425,000	\$2,492
2009	\$426,000	\$2,453
2008	\$426,000	\$2,372
2007	\$391,000	\$2,399
2006	\$346,000	\$2,462
2005	\$309,000	\$2,523
2004	\$261,000	\$2,517
2003	\$226,000	\$2,402
2002	\$206,700	\$2,347
2001	\$203,700	\$2,214

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

Contours

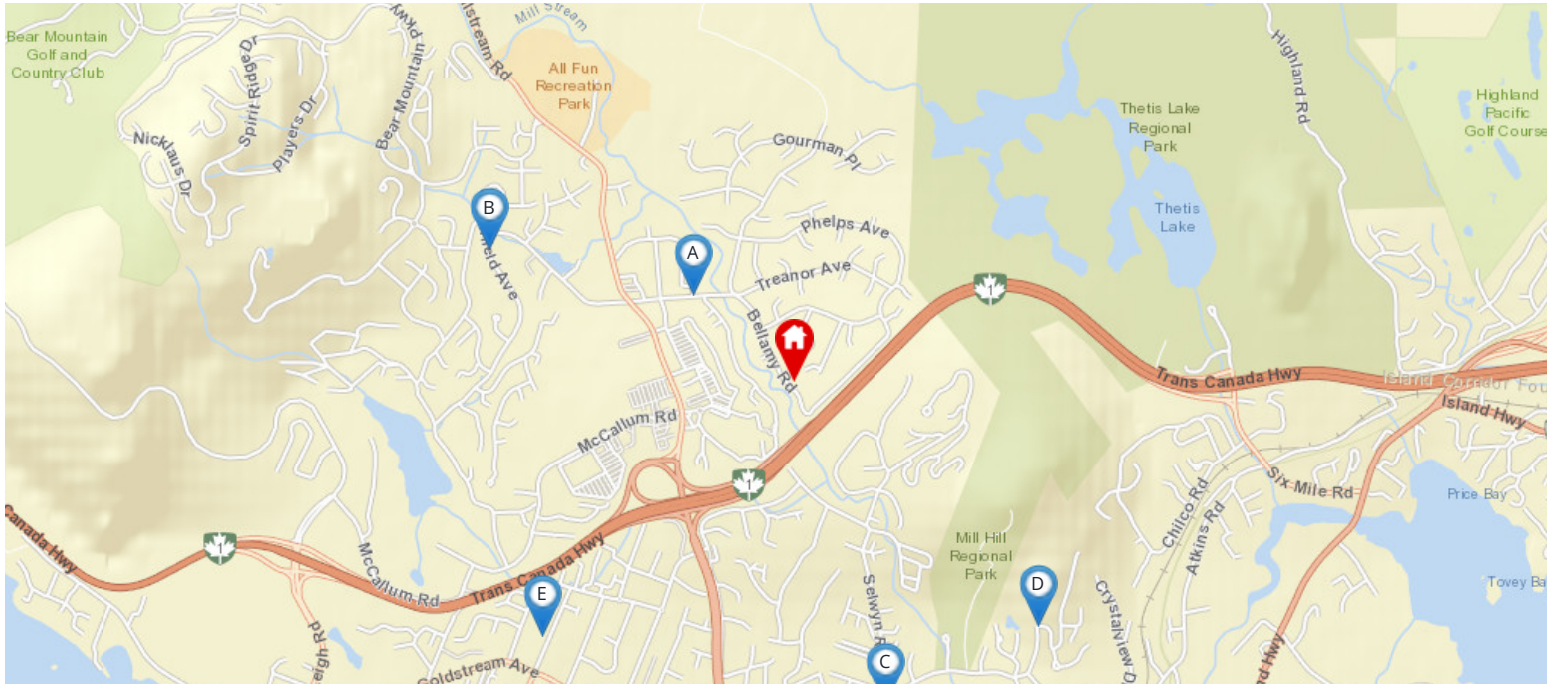


Legend

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

Nearest Schools

Nearby Elementary Schools



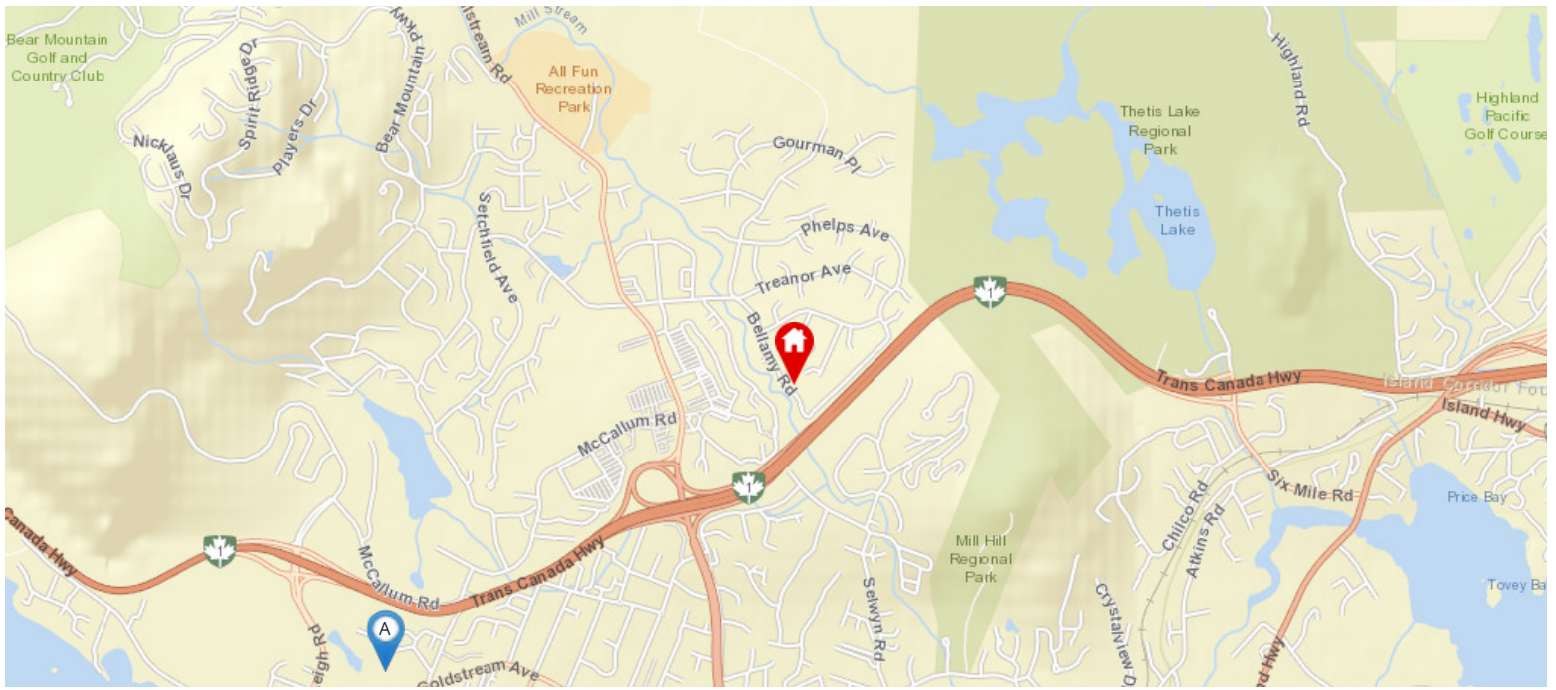
Legend: Subject Property Catchment School Other Schools

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 Millstream	K - 6	SD 62	Victoria		8 mins	0.6 km	1 min	8 mins
B Lakewood	K - 5	SD 62	Victoria		22 mins	1.7 km	3 mins	22 mins
C Savory	K - 5	SD 62	Victoria		42 mins	3.4 km	7 mins	30 mins
D Crystal View	K - 6	SD 62	Victoria		53 mins	4.1 km	9 mins	40 mins
E Ruth King	K - 5	SD 62	Langford		36 mins	2.8 km	6 mins	28 mins
F David Cameron	K - 6	SD 62	Victoria		42 mins	3.4 km	10 mins	29 mins

Nearby Middle Schools



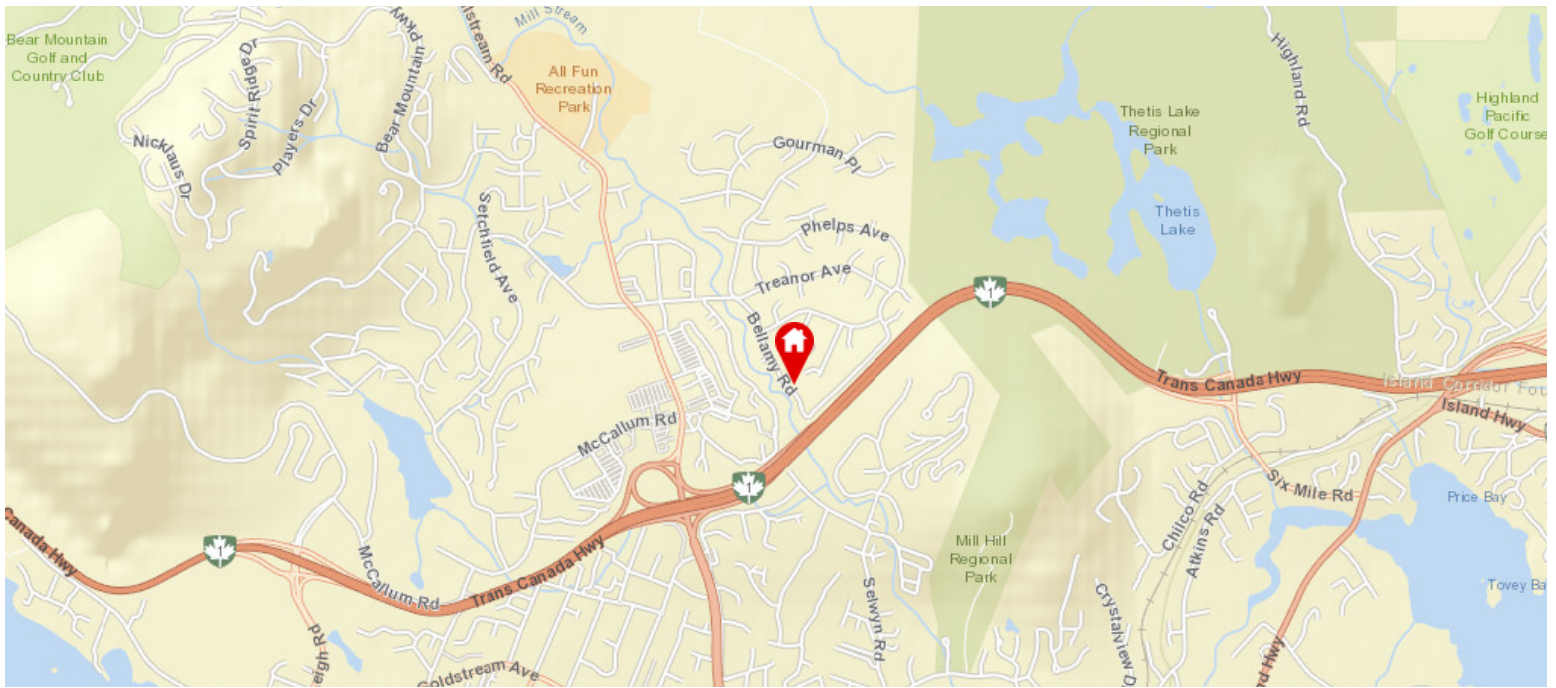
Legend: Subject Property Catchment School Other Schools

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 Spencer Middle	6 - 8	SD 62	Victoria		46 mins	3.6 km	8 mins	34 mins
B Dunsmuir Middle	6 - 8	SD 62	Victoria		1 hour 19 mins	6.3 km	13 mins	42 mins
C Westmont	K - 12	Independent	Victoria	Montessori	2 hours 25 mins	11.7 km	20 mins	51 mins
D Journey Middle	6 - 8	SD 62	Sooke		5 hours 15 mins	25.5 km	31 mins	1 hour 10 mins

Nearby Secondary Schools



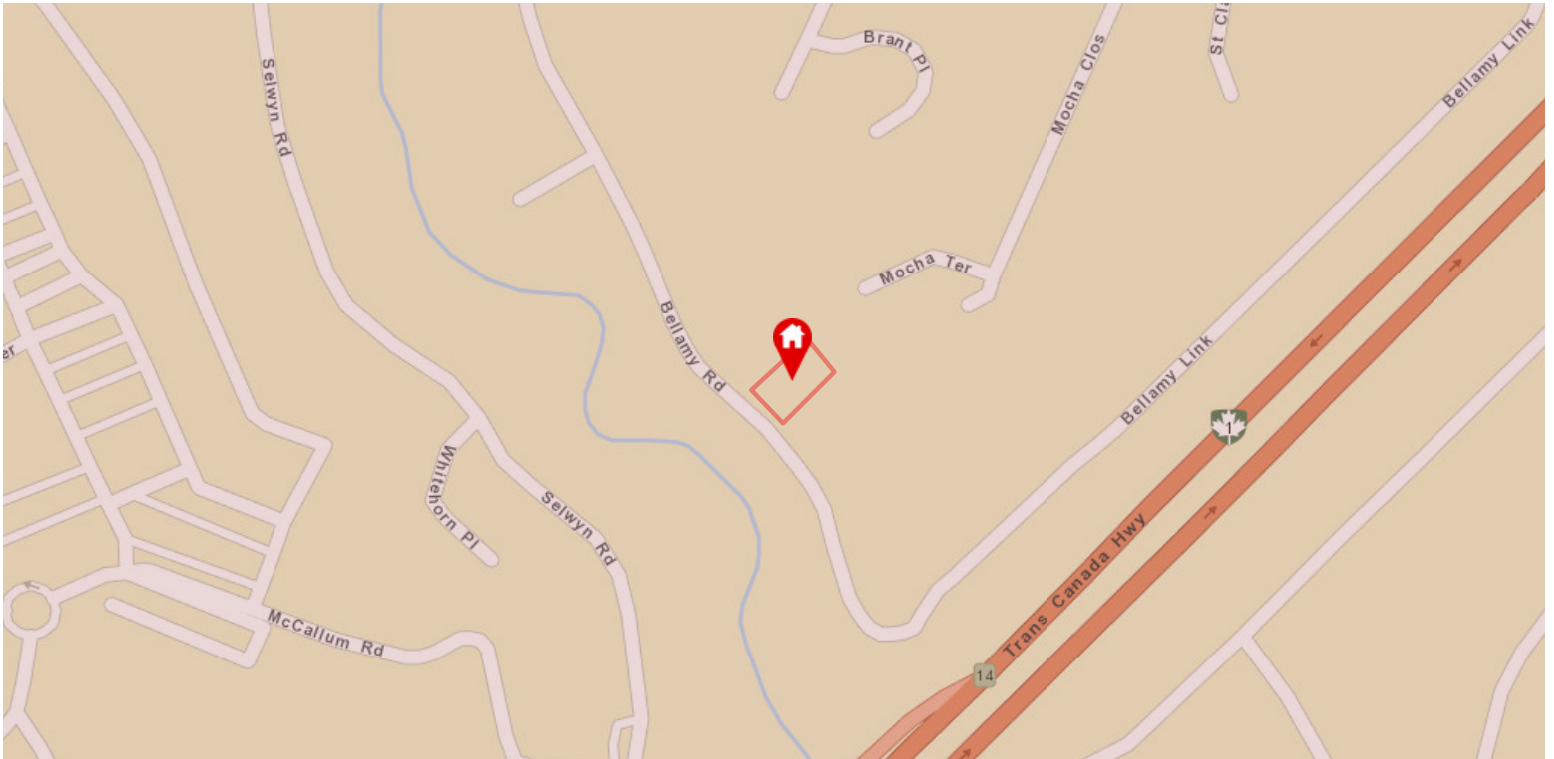
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 Brookes Westshore	6 - 12	Independent	Shawnigan Lake		1 hour 3 mins	5.1 km	12 mins	55 mins
B Belmont	9 - 12	SD 62	Victoria	AP Program	1 hour 6 mins	5.2 km	12 mins	43 mins
C Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 14 mins	5.9 km	12 mins	50 mins
D Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	1 hour 42 mins	8.3 km	16 mins	44 mins
E Westmont	K - 12	Independent	Victoria	Montessori	2 hours 25 mins	11.7 km	20 mins	51 mins
F Edward Milne	9 - 12	SD 62	Sooke	AP Program	4 hours 43 mins	23.0 km	28 mins	59 mins

Municipal Boundaries



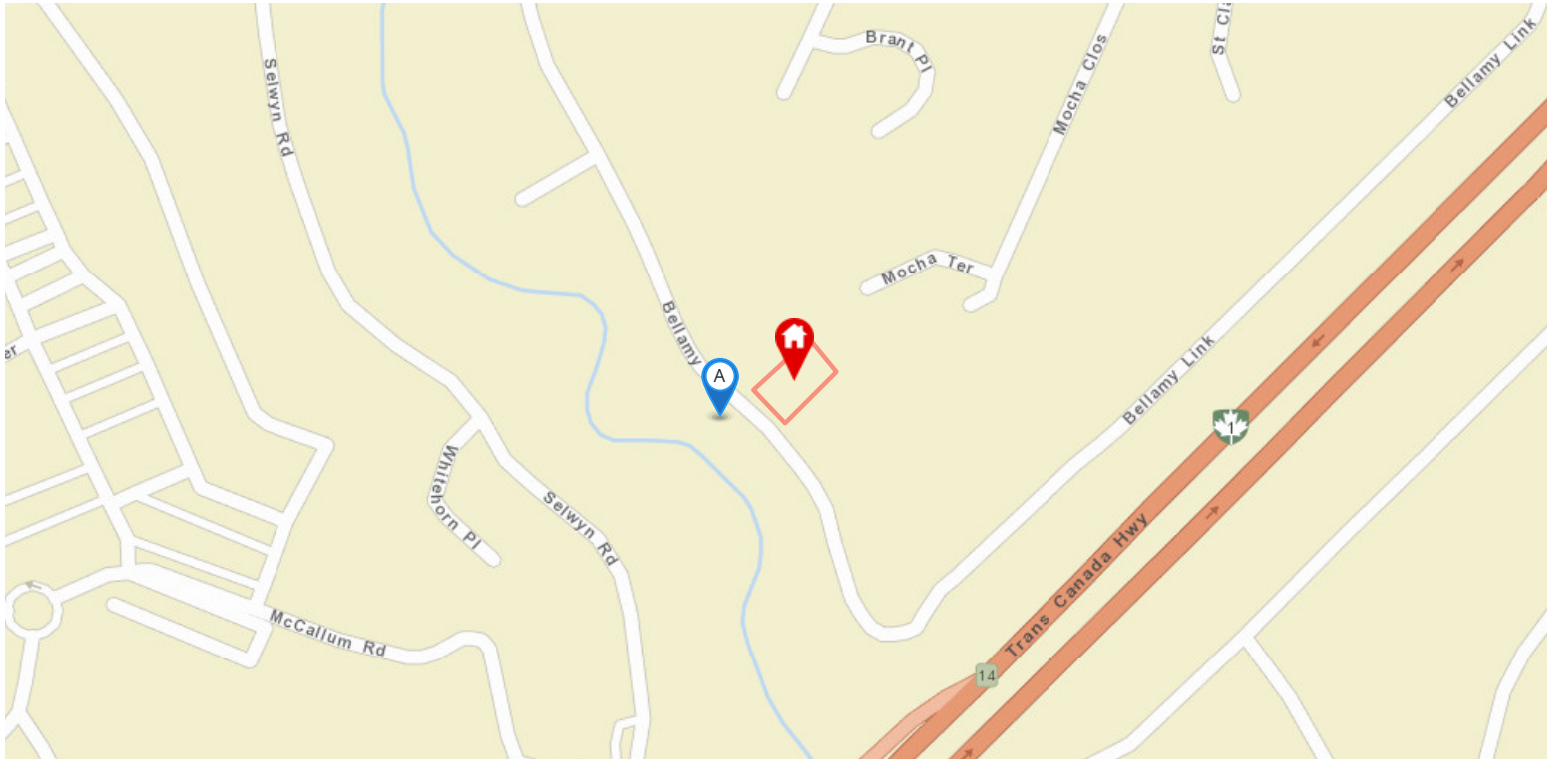
Subject Property Designations:

Name: City of Langford

Layer Legend:

● City of Langford

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	<p>Address: 2368 BELLAMY ROAD, VICTORIA Common Name: 2368 BELLAMY ROAD, VICTORIA Site ID: 5758 Env Remediation Site ID: 65422744 Regional File No: - Victoria File No: 26250-20/5758 Description: SITE CREATED BY SITE PROFILE, ENTERED 1999-03-05. LAT/LONG CONFIRMED USING GOAT BY MINISTRY STAFF (APPROXIMATE) Go to BC Contaminated Sites Registry</p>

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