



PROPERTY REPORT

4866 LOCHSIDE DR

Saanich

V8Y 2E4

Canada

PID: 004-714-377

MARCH 8, 2023



ANDREW PLANK REALTOR®

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www.andrewplank.com

*Not intended to solicit properties already listed.



110-4460 Chatterton Way
Victoria, BC V8X 5J2

Summary Sheet

4866 LOCHSIDE DR Saanich BC V8Y 2E4

PID	004-714-377
Registered Owner	PH*, G*
Legal Description	LOT 24, SECTION 27, LAKE DISTRICT, PLAN 44061
Plan	VIP44061
Zoning	RS-12 - Single Family Dwelling Zone
Community Plan(s)	LAP: Cordova Bay - Neighbourhood Residential , not in ALR



Year Built	1957	Structure	SINGLE FAMILY DWELLING
Lot Size	11816.41 ft²	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	51.74 m	Min Elev.	38.17 m
Floor Area	1925 Ft²	WalkScore	20 / Car-Dependent
TransitScore	43 / Some Transit	Annual Taxes	\$5,222.00

ASSESSMENT

	2022	%	2023
Building	\$242,000	↑ 15.29	\$279,000
Land	\$976,000	↑ 5.02	\$1,025,000
Total	\$1,218,000	↑ 7.06	\$1,304,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$1,304,000	↑ 359.15
Sales History	15/11/1999	\$284,000	↑ 78.62
	29/09/1989	\$159,000	↑ 55.88
	10/12/1986	\$102,000	-

RECENT MLS® HISTORY

MLS® History is not available.

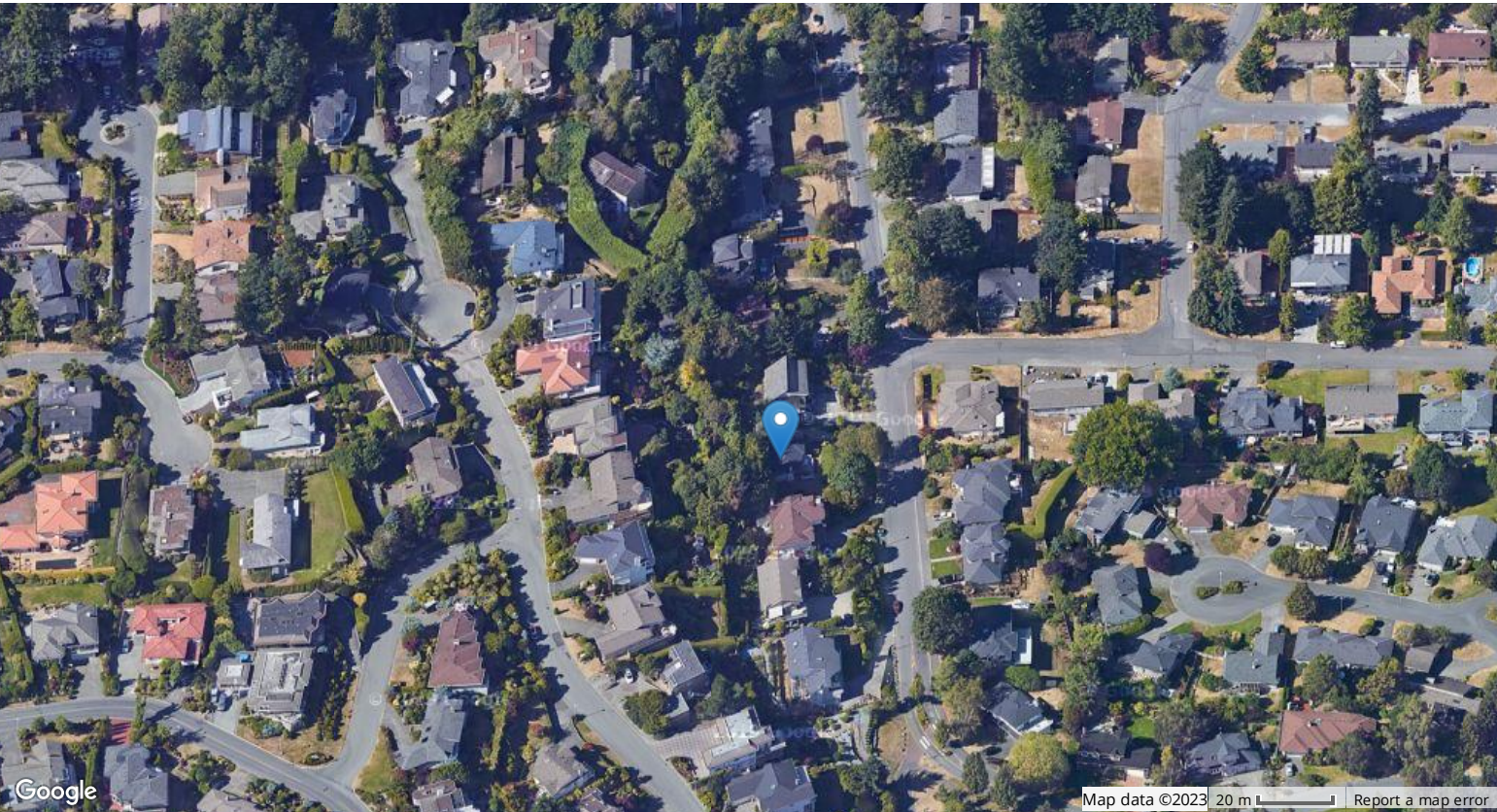
DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Lochside	Royal Oak	Claremont
School District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 12

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



BC LTSA - Ownership

Status	Content
REGISTERED	EN104647 Victoria, PH*, G*
CANCELLED	EC100556 Victoria, OL*, F*
CANCELLED	R109090 Victoria, MA*, L*
CANCELLED	R69089 Victoria, MU*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 004-714-377

SHORT LEGAL DESCRIPTION:S/44061/////24
MARG:
TAXATION AUTHORITY:
1 Saanich, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT
LOT 24, SECTION 27, LAKE DISTRICT, PLAN 44061

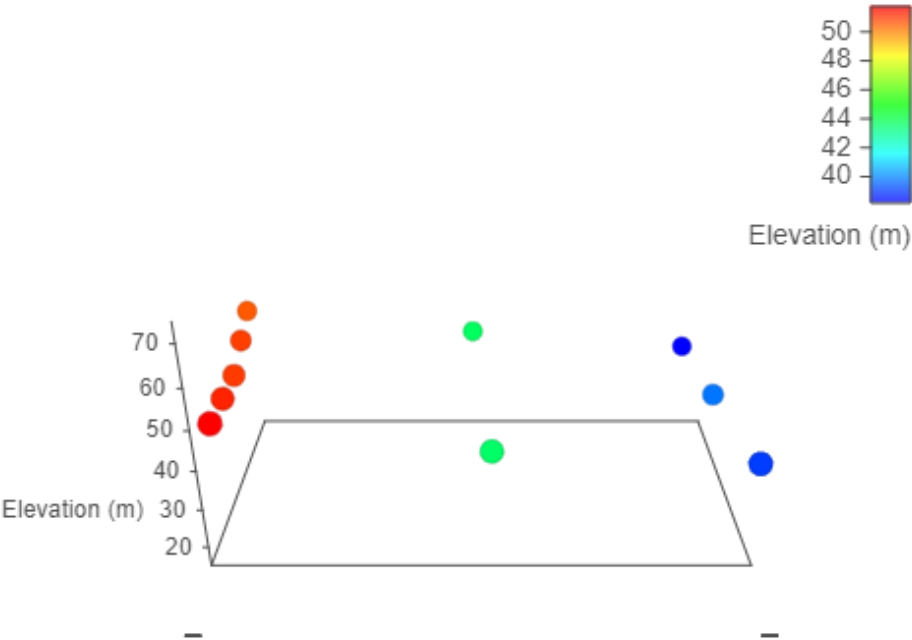
MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN VIP44061

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



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



Max Elevation: 51.74 m | Min Elevation: 38.17 m | Difference: 13.57 m

Property Identification & Legal Description

Address:	4866 LOCHSIDE DR VICTORIA BC V8Y 2E4		
Jurisdiction:	District of Saanich (SD63)		
Roll No:	461509240	Assessment Area:	1
PID No:	004-714-377		
Neighbourhood:	Blenkinsop North	MHR No:	
Legal Unique ID:	A00000Z4JM		
Legal Description:	Lot 24, Plan VIP44061, Section 27, Lake Land District		

2022 Municipal Taxes

Gross Taxes:	\$5,222
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2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$976,000	\$242,000	\$1,218,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$976,000	\$242,000	\$1,218,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$976,000	\$242,000	\$1,218,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$976,000	\$242,000	\$1,218,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$976,000	\$242,000	\$1,218,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$976,000	\$242,000	\$1,218,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$976,000	\$242,000	\$1,218,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
1999-11-15	\$284,000	EN104647	Improved Single Property Transaction
1989-09-29	\$159,000	EC100556	Improved Single Property Transaction
1986-12-10	\$102,000	R109090	Improved Single Property Transaction

Other Property Information

Lot SqFt:	11,807	Lot Width:	
Lot Acres:	0.27	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Saanich	Manual Class:	1 STY SFD - After 1930 - Semi-Custom
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

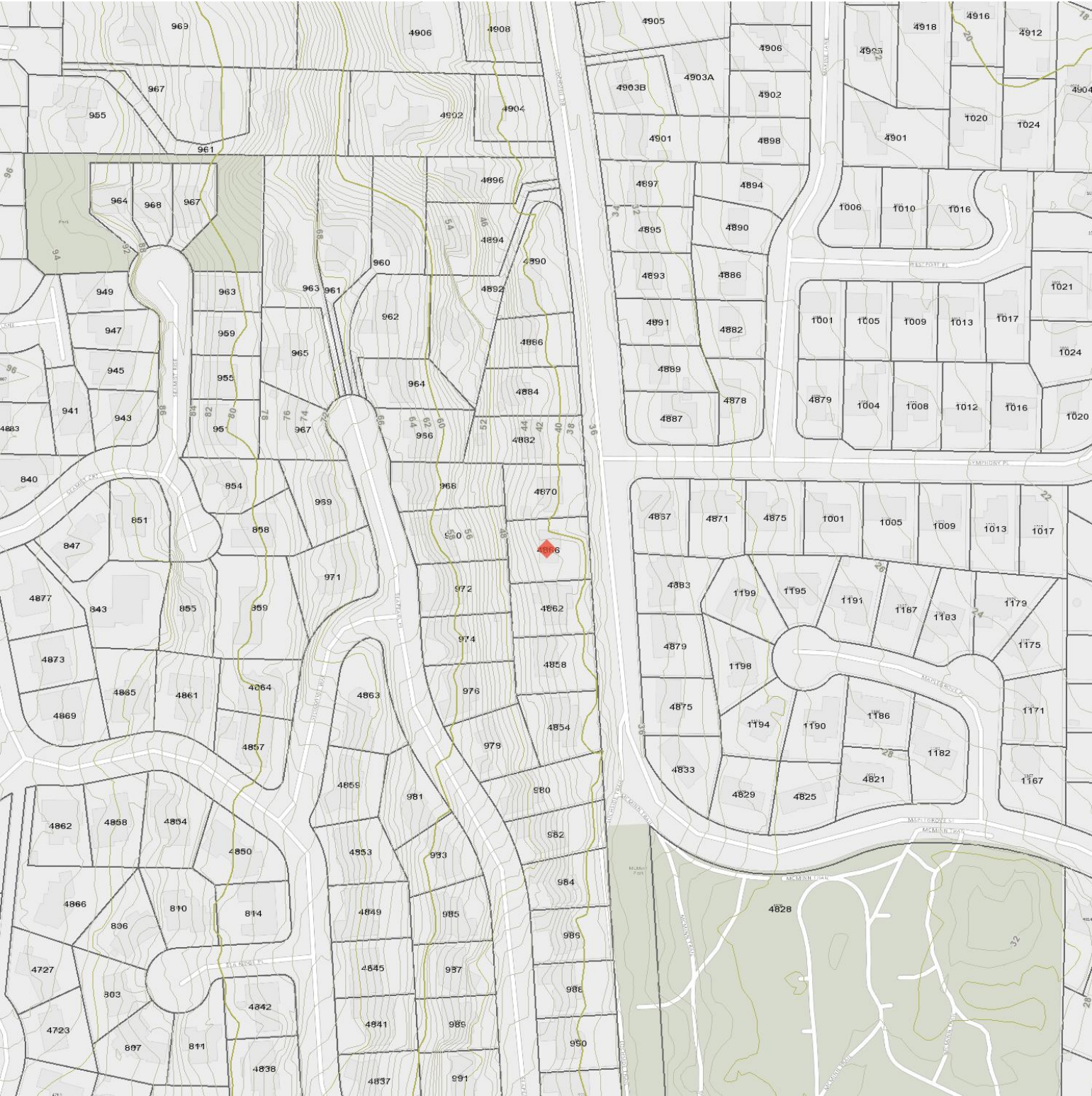
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$1,013,000	\$5,063
2020	\$956,000	\$4,781
2019	\$1,011,000	\$4,835

2018	\$914,000	\$4,443
2017	\$814,000	\$4,433
2016	\$634,000	\$4,039
2015	\$628,000	\$4,105
2014	\$609,000	\$3,924
2013	\$662,000	\$4,226
2012	\$680,000	\$4,115
2011	\$660,000	\$3,902
2010	\$603,000	\$3,636
2009	\$558,000	\$3,316
2008	\$558,000	\$3,234
2007	\$529,000	\$3,302
2006	\$471,000	\$3,368
2005	\$400,000	\$3,253
2004	\$319,000	\$3,022
2003	\$276,000	\$2,862
2002	\$271,000	\$2,982
2001	\$272,000	\$2,945

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.

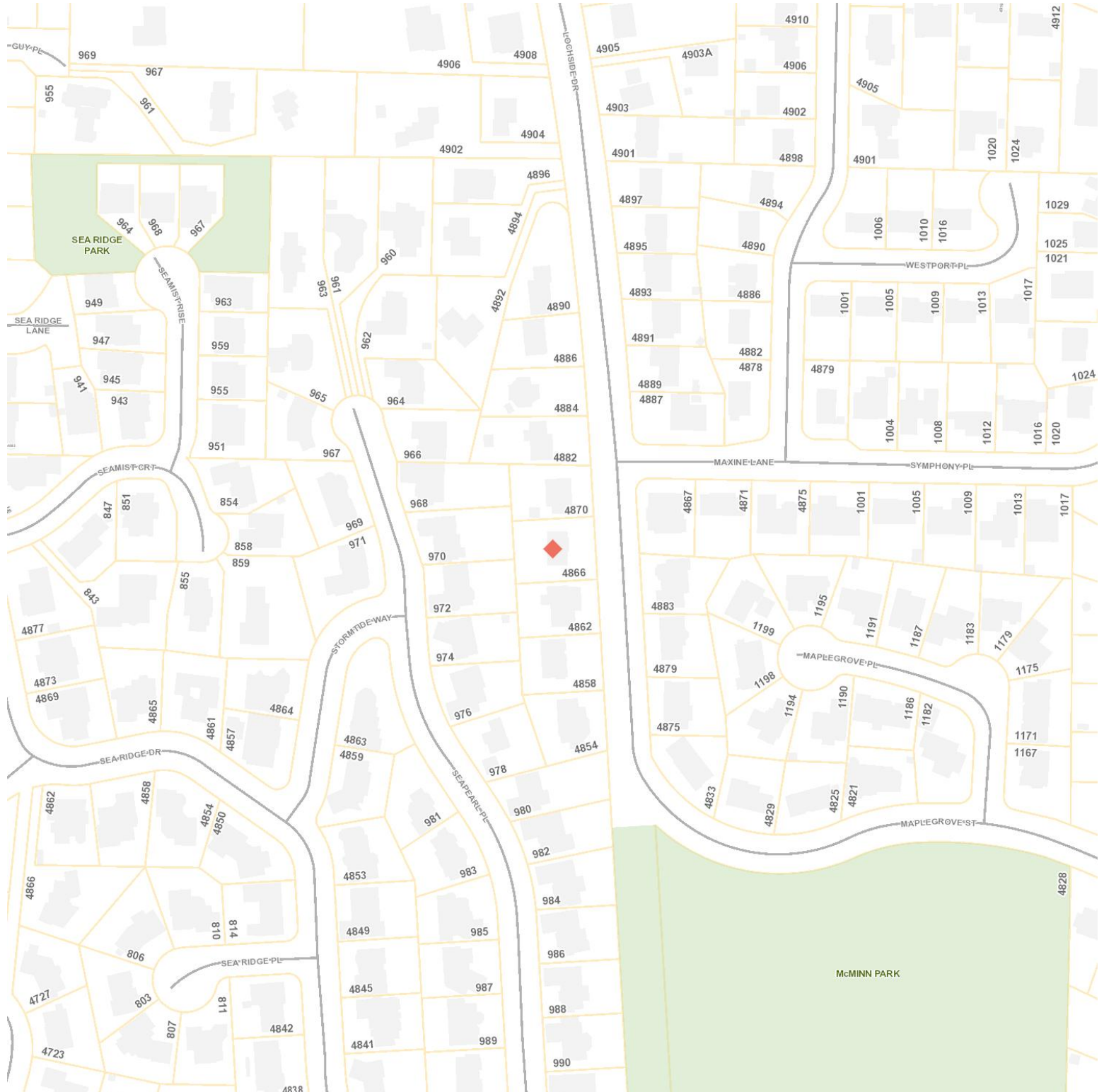
Contours










































Legend

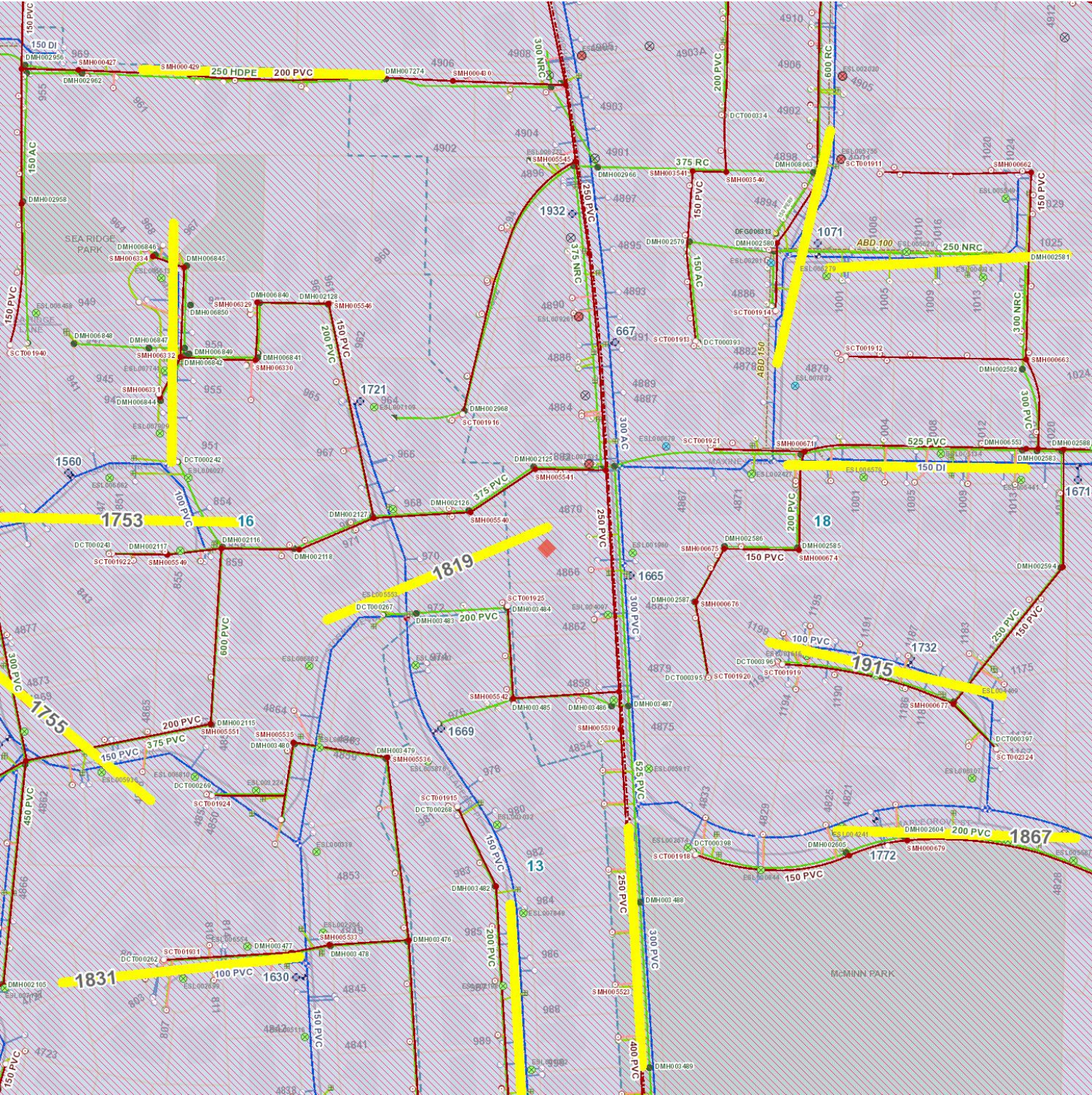
- | | | | |
|----------------|---------|--------|--------|
| Shoreline 1.6m | Hundred | Twenty | Twenty |
| Ten | Five | Metre | 2 |
| 5 | 10 | 20 | 30 |
| 50 | 100 | 200 | |

Development Applications



Legend

Address	Ocean Labels	Facilities	Schools
 Building	 Municipal Boundary	 CRD Region	 Local Area Boundary
 Highway	 Major	 Collector	 Other
 Highway	 Major	 Collector	 Highway
 Major	 Other	 Other	 Highway
 Major	 Collector	 Bridge	 Highway
 Major	 Other	 Water Course >1:4000	 Man-made
 Natural	 Water Body	 Parks >1:15000	 Parks <1:15000
 Parcel >1:7500	 Parcel	 PMBC	 Bridge
 Pacific Ocean	 AGRICULTURAL LAND RESERVE	 DEVELOPMENT PERMIT	 DEVELOPMENT PERMIT AMENDMENT
 DEVELOPMENT VARIANCE PERMIT	 REZONING	 SUBDIVISION	



Legend

Address	Ocean Labels	Facilities	Schools
Building	Municipal Boundary	CRD Region	Local Area Boundary
Highway	Major	Collector	Other
Highway	Major	Collector	Highway
Major	Other	Other	Highway
Major	Collector	Bridge	Highway
Major	Other	Water Course >1:4000	Man-made
Natural	Water Body	Parks >1:15000	Parks <1:15000
Parcel >1:7500	Parcel	PMBC	Bridge
Pacific Ocean	Planned	Under Construction	Service Plate
Pole Mount	Steel Standard	Post Top	Down Facing
Double Davit	Wall Pack	Decorative	Tunnel
Unknown	Utility Pole	Standard	Inspection
Cap	Sewer Manhole	Main	Lateral
Main Cap	Air Release Chamber	Junction Chamber	Observation Chamber
Overflow Chamber	Pigging Chamber	Pump Station	Storage Basin Or Tank
Transition Chamber	Valve Chamber	Air Release	Drain
Simple Check	Gate	Sewer Gravity Main	Sewer Pressurized Main
Sewer Lateral	Sewer Service area	Standard	Inspection
Cap	Sewer Manhole - External	Main	Lateral
Main Cap	AirReleaseChamber	JunctionChamber	ObservationChamber
OverflowChamber	PiggingChamber	PumpStation	StorageBasinOrTank
TransitionChamber	ValveChamber	AirRelease	Drain
SimpleCheck	Gate	Sewer Gravity Main - External	Sewer Pressurized Main - External
Sewer Lateral - External	Cleanout : Lateral	Cleanout : Main	Connection : Cap
Connection : Inspection	Connection : Standard	Control Valve : Air Release	Control Valve : Drain
Control Valve : Simple Check	Discharge Point	Fitting : Junction	Fitting : Main Cap
Manhole	Meter	Network Structure : Air Release Chamber	Network Structure : Junction Chamber
		Network Structure : Transition Chamber	Network Structure : Overflow Chamber
		Point: Observation	Network Structure : Valve Chamber
		Gravity Main : Collector	Point: Vent
		Gravity Main : Trunk	Gravity Main : Inverted Siphon
		Inspection	Lateral Line
		Storm Main Cap	Cap
		Storm Gravity Main	Storm Silt Trap
		Catch Basin : Oil Interceptor	Storm Lateral
		Connection : Cap	Catch Basin : Silt Trap
		Fitting : Main Cap	Connection : Inspection
		Gravity Main : Box Culvert	Fitting : Reducer
		Lateral : Standard	Gravity Main : Collector
		Water Hydrant	Lateral : Wye
		Check	Water Main Cap
		Service	Flush
		Water Reservoir	Zone Boundary
		Water Structure	Water Pressurized Main
		Water Meter - External	Water Service Boundary
		Branch	Water Hydrant - External
		Mainline	Check
		Water Pump Station - External	Service
		Water Service Line - External	Water Reservoir - External
		Fitting : Coupling	Bulk Meter
		Manhole	Fitting : Reducer
		System Valve : Air	Meter
		System Valve : Hydrant	System Valve : Branch
		Pressurized Main : Distribution	System Valve : Mainline
		Service : Fire	Pressurized Main : Transmission

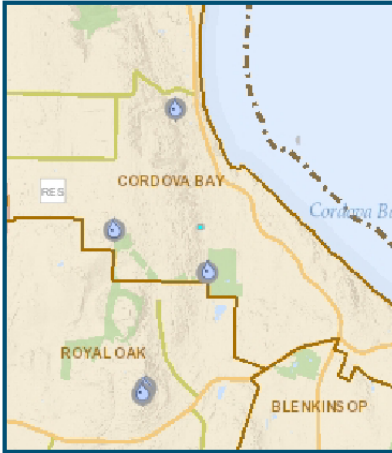
Network Structure : Pump Station	Network Structure : Storage Basin Or Tank
Pump	Service Valve : Gate
Gravity Main : Outfall	Gravity Main : Overflow
Pressurized Main : Force	Standard
Storm Manhole	Storm Cleanout
Storm Catch Basin	Storm Network Structure
Storm Outlet	Catch Basin : Catch Basin
Cleanout : Lateral	Cleanout : Main
Connection : Standard	Fitting : Junction
Manhole	Network Structure : Pump Station
Gravity Main : Culvert	Lateral : Lead
Water Quality Station	Water Meter
Air	Branch
Hydrant	Mainline
Pressure Regulating	Water Pump Station
Water Service Line	Water PRV Assembly
Water Pressure zone	Water Quality Station - External
Water Main Cap - External	Air
Flush	Hydrant
Zone Boundary	Pressure Regulating
0 - 450	450 - 1200
Control Valve : Pressure Regulating Valve	Fitting : Cap
Pump Station	Hydrant
System Valve : Check	Reservoir
System Valve : Service	System Valve : Flush
Service : Standard	System Valve : Zone Valve
	Service : Hydrant

Address	Ocean Labels	Facilities	Schools
Building	Municipal Boundary	CRD Region	Local Area Boundary
Highway	Major	Collector	Other
Highway	Major	Collector	Highway
Major	Other	Other	Highway
Major	Collector	Bridge	Highway
Major	Other	Water Course >1:4000	Man-made
Natural	Water Body	Parks >1:15000	Parks <1:15000
Parcel >1:7500	Parcel	PMBC	Bridge
Pacific Ocean	30m	25m	20m
15m	10m	5m	Proper Functioning Condition
Functional at Risk	Nonfunctional	- - Not Rated	Proper Functioning Condition

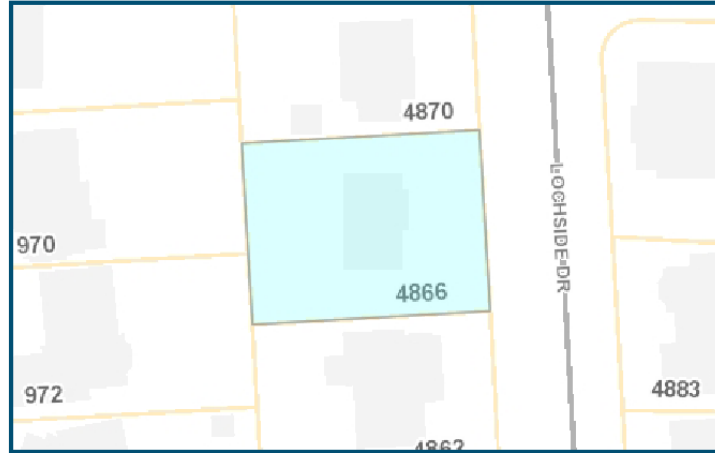


District of Saanich Property Information Report

Report generated 3/8/2023 7:13:55 AM



Property location within District of Saanich



Property Map

4866 LOCHSIDE DR

Property Information

Folio: 46-1509-240

PID: 004-714-377

Status: ACTIVE

Property Number: 126798

LTO Number: EN104647

Legal: LOT 24 SECTION 27 LAKE DISTRICT PLAN 44061

Land Attributes

Exemption/ Taxation Code:	FULLY TAXABLE LAND, STRUCTURES, ETC
School District:	SCHOOL DISTRICT 63
BCAA Lot Size:	WIDTH/DEPTH
BCAA Manual Class:	1 STY SFD - AFTER 1930 - SEMICUSTOM
BCAA Neighbourhood Code:	BLINKINSOP-NORTH
Development Cost Charge Area:	----
Municipal Parks DCC Area:	----
Year Built:	1957
Zoning:	RS-12 SINGLE FAMILY DWELLING
Local Area:	CORDOVA BAY
Development Permit Area:	SAANICH GENERAL

Property Tax Levies and Assessments Summary

Notice Date	Total Levy	Class	Gross Land	Gross Improvement	Gross Assessment	Net Assessment
May 11, 2022	5,221.92	1-Residential	976,000	242,000	1,218,000	1,218,000
May 11, 2021	5,062.60	1-Residential	820,000	193,000	1,013,000	1,013,000

Property Activity

Building Permits: (any)	NO
Engineering Permits: (any)	NO
Active Tree Permits:	YES
Active Development Applications:	NO
Active Business License:	NO
Active Bylaw Calls:	NO
Covenants on File With Saanich:	NO

It is the responsibility of the client to confirm through a title search at the Land Title Office whether there are covenants or other charges on title. A YES or NO in this field only indicates that the District of Saanich does or does not have a copy of a covenant on file.

If you require additional information, call 250-475-5457 (Inspection Enquiries).

Local Service / Business Improvement Areas

There is no additional information.

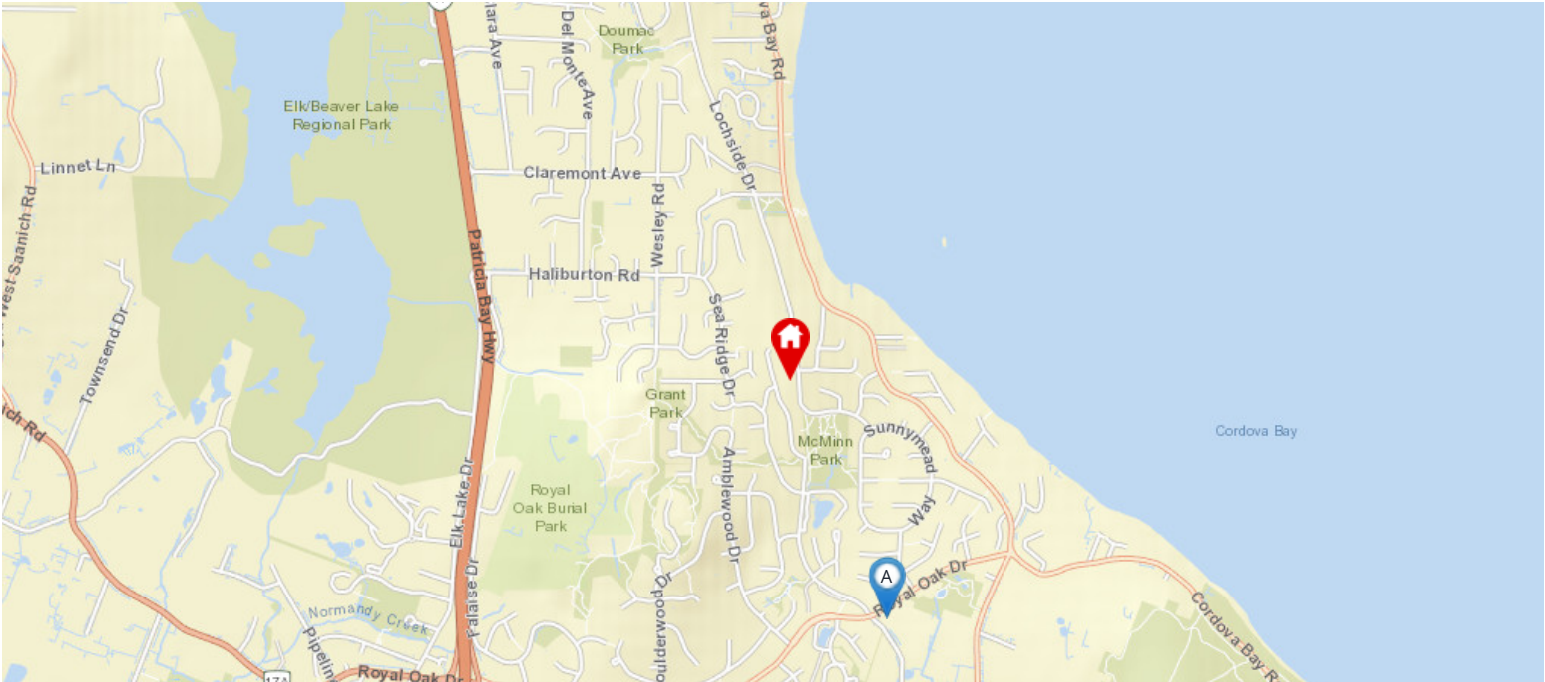
Additional Comments

Category	Date	Details
PLANNING	Dec 13, 2004	DEVELOPMENT PERMIT NUMBER DPR86-0021

The information on this report is provided in good faith for the interest and convenience of the general public. The District of Saanich makes no representations as to, and does not warrant, the accuracy or completeness of any electronic data; you should confirm all information before making any decisions based on it. The District of Saanich disclaims all responsibility for accuracy and completeness, or errors and omissions of the information contained herein.

Nearest Schools

Nearby Elementary Schools



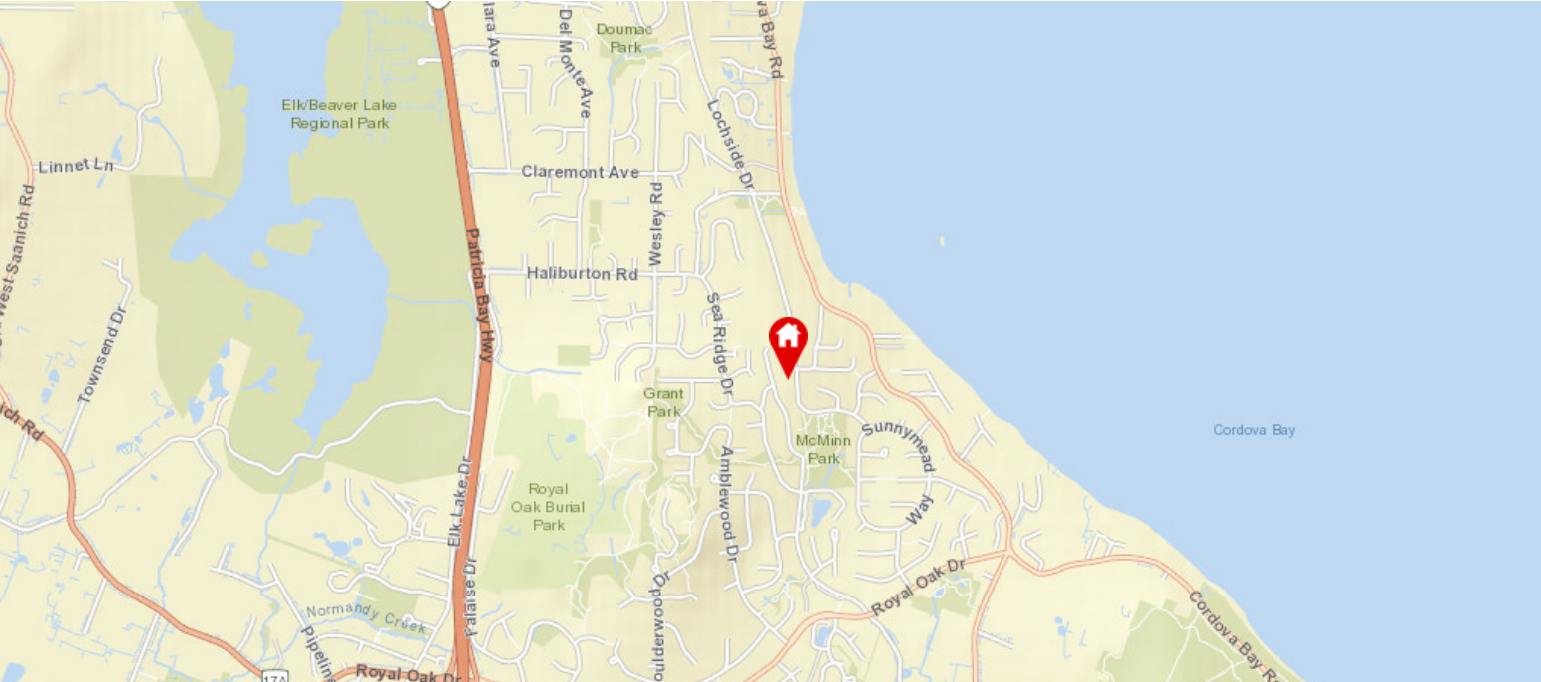
Legend: Subject Property Catchment School Other Schools

School District: Saanich (63)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Lochside	K - 5	SD 63	Victoria		15 mins	1.2 km	5 mins	15 mins
B	Cordova Bay	K - 5	SD 63	Victoria		24 mins	2.0 km	3 mins	9 mins
C	Regent Christian Online	K - 12	Independent	Victoria		42 mins	3.4 km	9 mins	16 mins
D	Prospect Lake	K - 5	SD 63	Victoria		1 hour 37 mins	7.8 km	12 mins	51 mins
E	Keating	K - 5	SD 63	Victoria		1 hour 34 mins	7.6 km	11 mins	36 mins
F	Brentwood	K - 5	SD 63	Brentwood Bay		2 hours 19 mins	11.3 km	16 mins	45 mins

Nearby Middle Schools



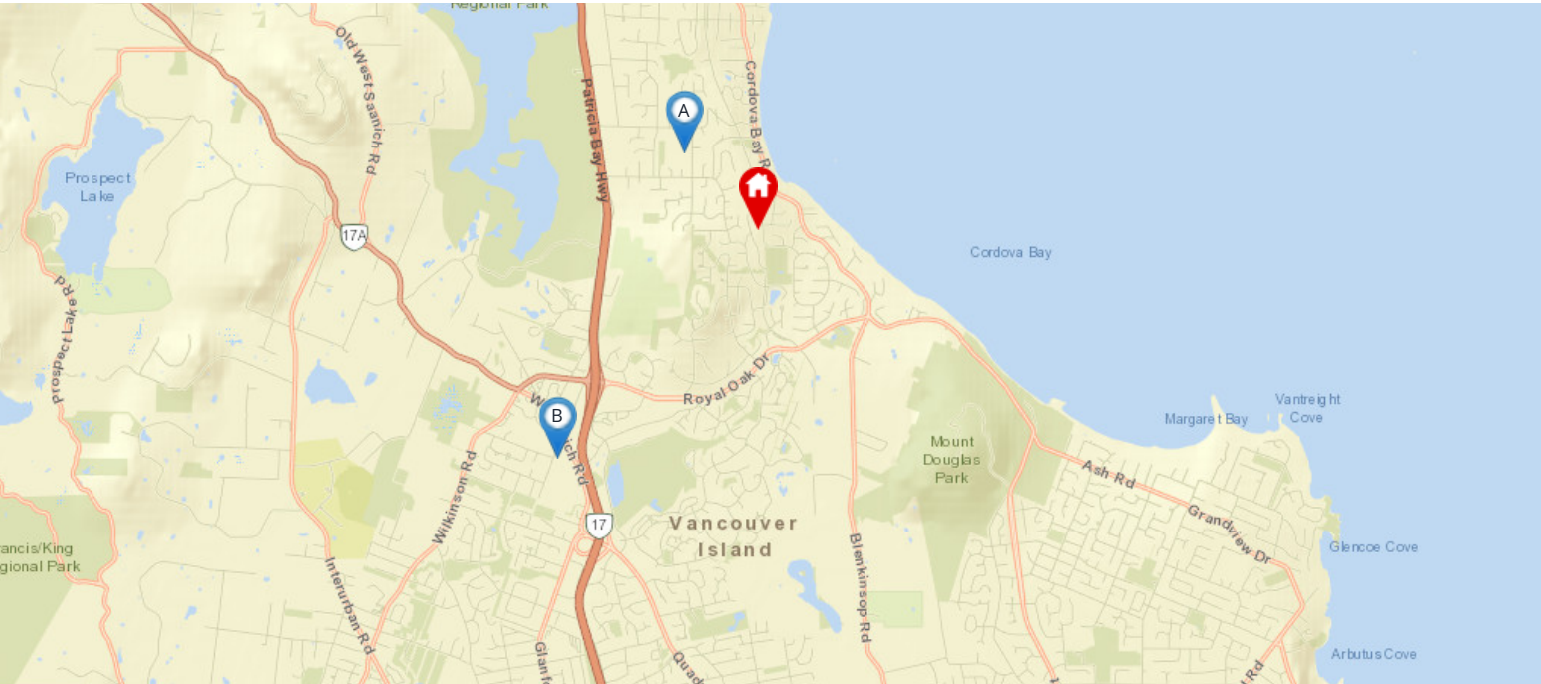
Legend: Subject Property Catchment School Other Schools

School District: Saanich (63)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Royal Oak	6 - 8	SD 63	Victoria		45 mins	3.6 km	9 mins	25 mins
B	Bayside Middle	6 - 8	SD 63	Brentwood Bay		2 hours 27 mins	11.9 km	17 mins	44 mins
C	North Saanich	6 - 8	SD 63	North Saanich		3 hours 44 mins	18.6 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	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Claremont	9 - 12	SD 63	Victoria	AP Program	24 mins	1.7 km	4 mins	24 mins
B Regent Christian Online	K - 12	Independent	Victoria		42 mins	3.4 km	9 mins	16 mins
C Stelly's	9 - 12	SD 63	Saanichton		2 hours 9 mins	10.4 km	14 mins	48 mins
D Parkland	9 - 12	SD 63	Sidney	AP Program	3 hours 52 mins	19.3 km	20 mins	1 hour 10 mins

4866 LOCHSIDE DR Saanich, V8Y 2E4



Car-Dependent

Almost all errands require a car



Some Transit

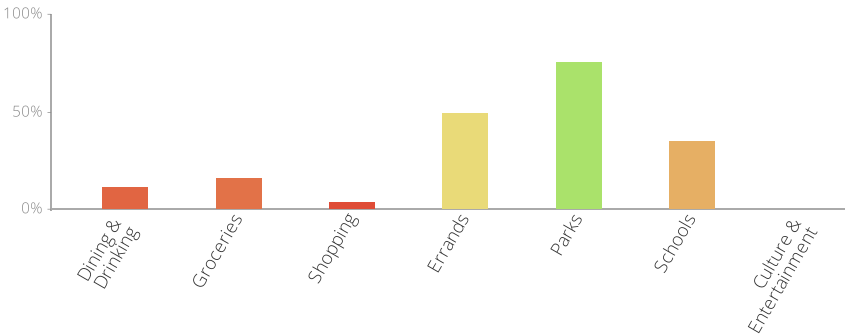
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 20 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q