

PROPERTY REPORT

904 GARTHLAND RD

Esquimalt

V9A 6M6

Canada

PID: 003-397-254

SEPTEMBER 11, 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

904 GARTHLAND RD Esquimalt BC V9A 6M6

PID	003-397-254
Registered Owner	Ri*, J*
Legal Description	LOT 4, SECTION 2, ESQUIMALT DISTRICT, PLAN 21507
Plan	VIP21507
Zoning	RS-6 - Single Family DADU Residential
Community Plan(s)	OCP: Low Density Residential , not in ALR



Year Built	1972	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	9629.16 ft ²	Bedrooms	5
Bathrooms	3	Dimensions	58 x 165 Ft
Max Elev.	28.87 m	Min Elev.	24.44 m
Floor Area	2269 Ft ²	Walk Score	43 / Car-Dependent
Transit Score	-	Annual Taxes	\$5,324.00

ASSESSMENT

	2022	%	2023
Building	\$294,000	↑ 35.71	\$399,000
Land	\$779,000	↑ 8.47	\$845,000
Total	\$1,073,000	↑ 15.94	\$1,244,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$1,244,000	↑ 136.95
Sales History	26/11/2009	\$525,000	↑ 5
	02/07/2009	\$500,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
519550	Sold 26/11/2009	3	\$519,900 / \$525,000	Pemberton Holmes - Cloverdale

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Craigflower Elementary	Shoreline Middle School	Esquimalt
School District	SD 61	SD 61	SD 61
Grades	K - 5	6 - 8	9 - 12

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.

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

BC LTSA - Ownership

Status	Content
REGISTERED	CA9431169 Victoria, RI*, J*
CANCELLED	FB315356 Victoria, RI*, J*
CANCELLED	FB279587 Victoria, NE*, M*
CANCELLED	A8658 Victoria, NE*, P*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 003-397-254

SHORT LEGAL DESCRIPTION:S/21507/////4

MARG:

TAXATION AUTHORITY:

1 Esquimalt, Corporation of the Township of

FULL LEGAL DESCRIPTION: CURRENT

LOT 4, SECTION 2, ESQUIMALT DISTRICT, PLAN 21507

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

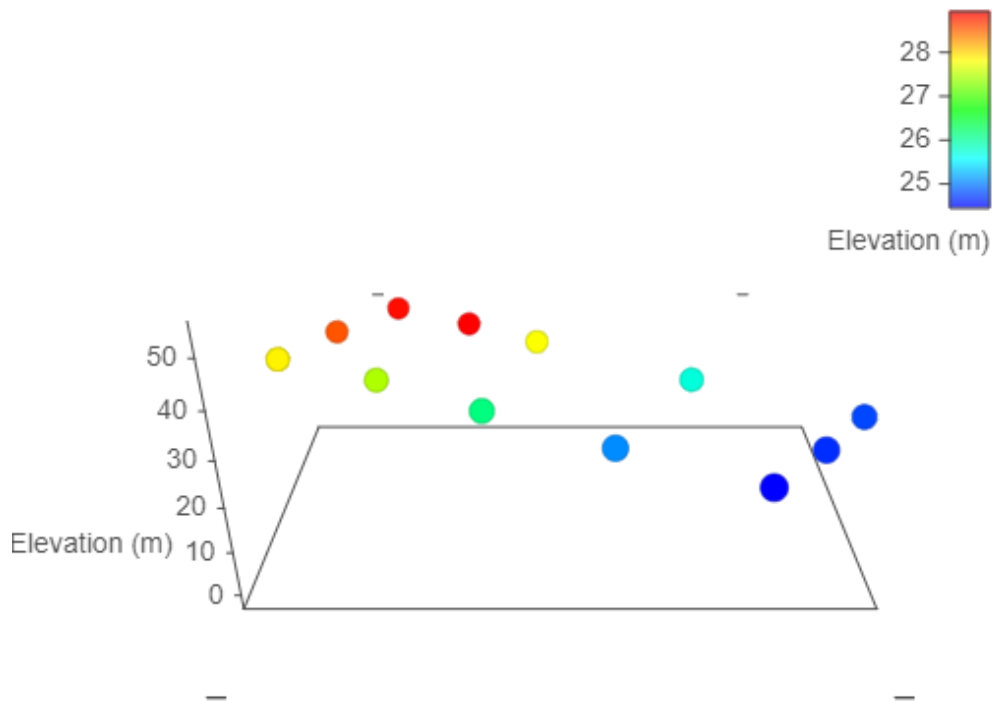
SUBDIVISION PLAN VIP21507

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: 28.93 m | Min Elevation: 24.44 m | Difference: 4.49 m

Property Identification & Legal Description

Address: 904 GARTHLAND RD ESQUIMALT BC V9A 6M6
Jurisdiction: Township of Esquimalt
Roll No: 3273000 **Assessment Area:** 1
PID No: 003-397-254
Neighbourhood: North Esquimalt **MHR No:**
Legal Unique ID: A00000Y676
Legal Description: Lot 4, Plan VIP21507, Section 2, Esquimalt Land District

2022 Municipal Taxes

Gross Taxes: \$5,324

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$779,000	\$294,000	\$1,073,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$779,000	\$294,000	\$1,073,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$779,000	\$294,000	\$1,073,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$779,000	\$294,000	\$1,073,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$779,000	\$294,000	\$1,073,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$779,000	\$294,000	\$1,073,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$779,000	\$294,000	\$1,073,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2009-11-26	\$525,000	FB315356	Improved Single Property Transaction
2009-07-02	\$500,000	FB279587	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	9,570	Lot Width:	58
Lot Acres:	0.22	Lot Depth:	165
Tenure:	Crown-Granted	Actual Use:	Residential Dwelling with Suite
School District:	Greater Victoria	Manual Class:	1 STY SFD - After 1960 - 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

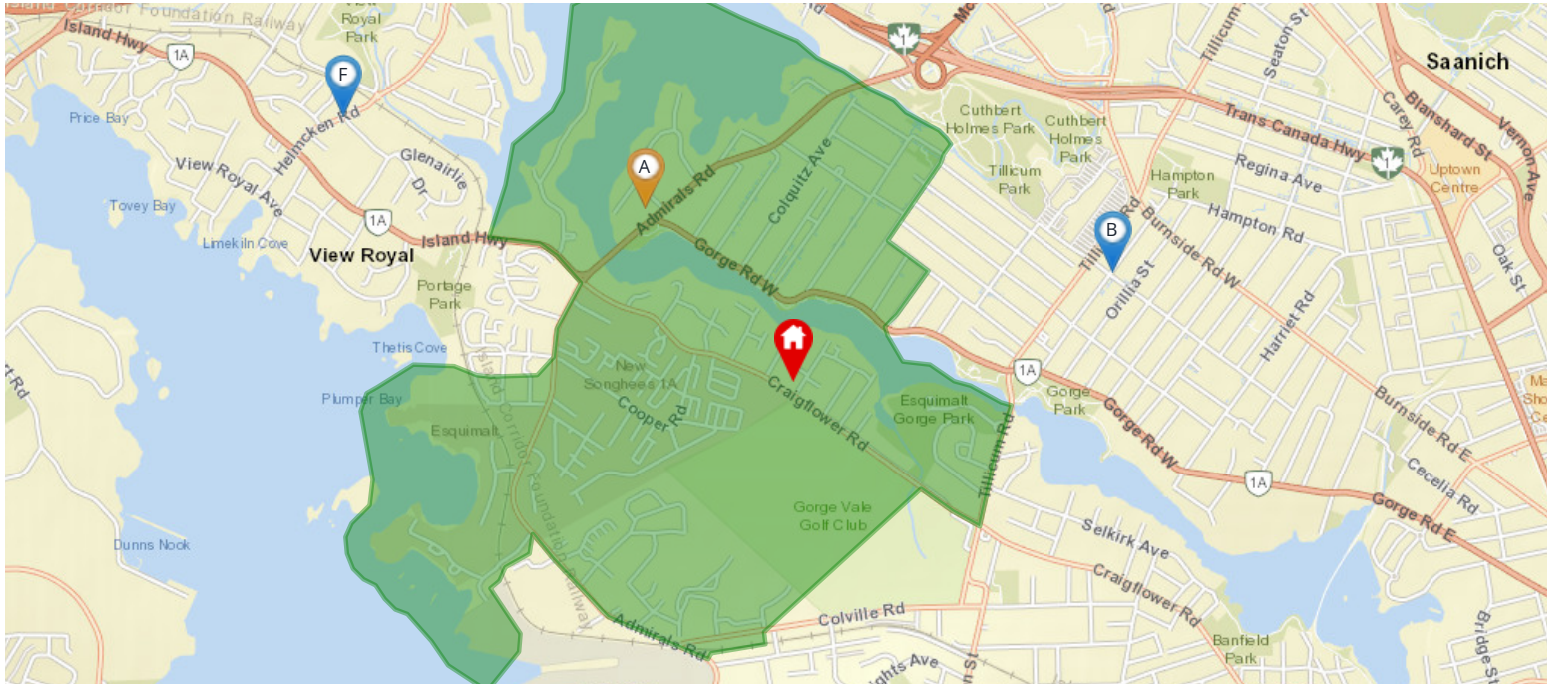
Year	Assessed Value	Gross Taxes
2021	\$870,000	\$5,035
2020	\$804,000	\$4,660
2019	\$808,000	\$4,668
2018	\$765,000	\$4,567
2017	\$649,000	\$4,370

2016	\$564,000	\$4,413
2015	\$490,000	\$3,918
2014	\$480,000	\$3,947
2013	\$475,000	\$3,746
2012	\$527,000	\$3,913
2011	\$525,000	\$3,842
2010	\$485,000	\$3,625
2009	\$453,000	\$3,395
2008	\$459,000	\$3,280
2007	\$430,000	
2006	\$365,000	\$3,028
2005	\$311,000	\$2,909
2004	\$274,000	\$2,939
2003	\$233,100	\$2,655
2002	\$208,600	\$2,454

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.

Nearest Schools

Nearby Elementary Schools

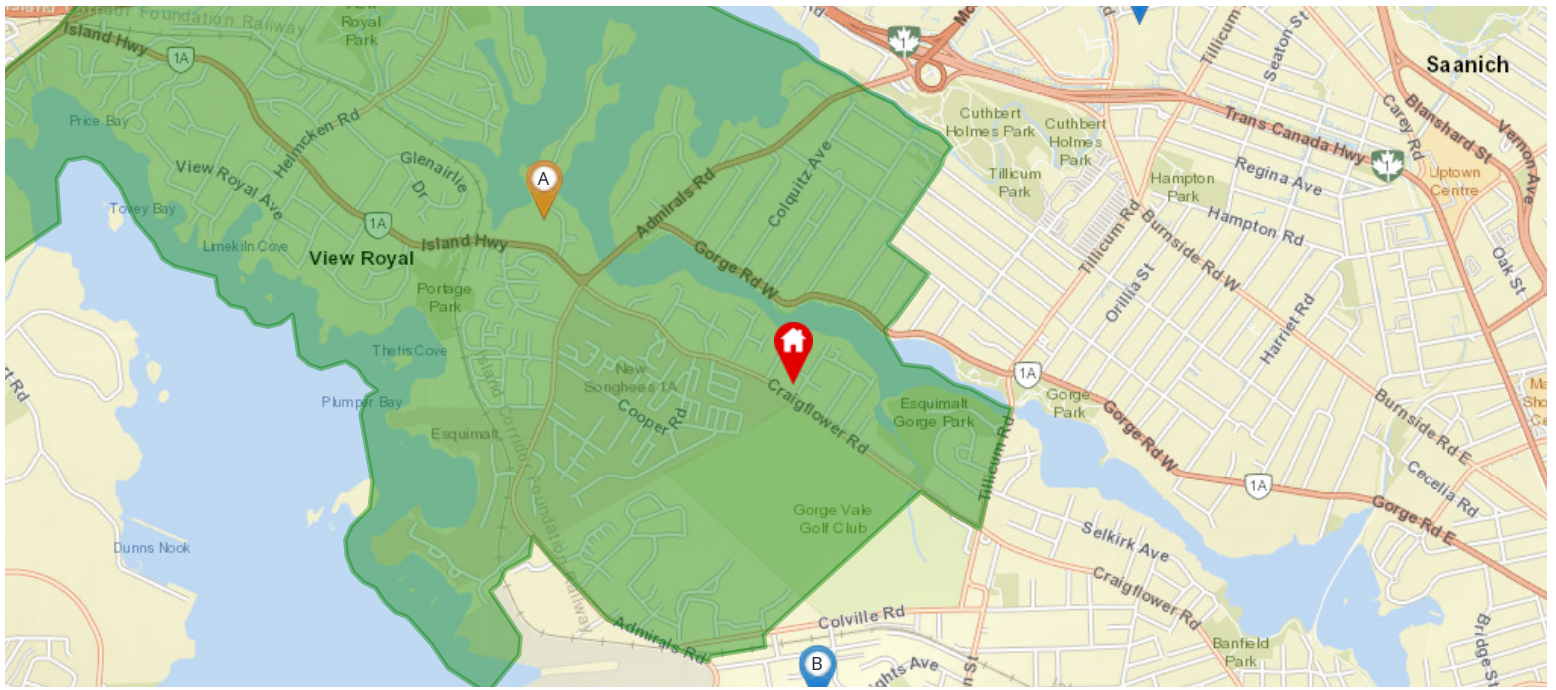


Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Craigflower Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Craigflower Elementary	K - 5	SD 61	Victoria		20 mins	1.5 km	3 mins	10 mins
B Tillicum	K - 5	SD 61	Victoria		27 mins	2.0 km	5 mins	23 mins
C Marigold	K - 5	SD 61	Victoria		47 mins	3.3 km	7 mins	48 mins
D St Joseph's	K - 7	Independent	Victoria		47 mins	3.3 km	7 mins	48 mins
E Victor Brodeur	K - 12	Independent	Victoria		32 mins	2.3 km	4 mins	18 mins
F View Royal	K - 5	SD 61	Victoria		35 mins	2.6 km	5 mins	16 mins

Nearby Middle Schools

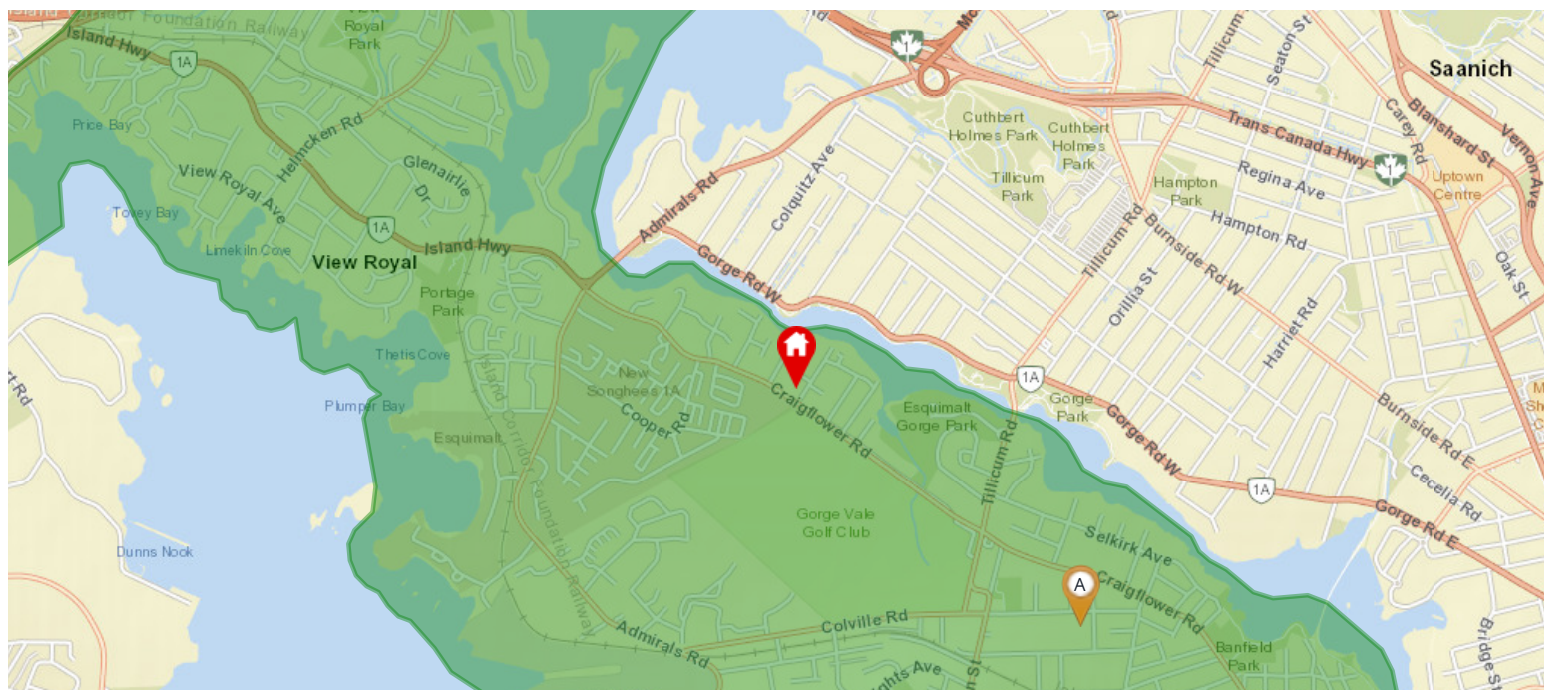


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Shoreline Community Middle -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Shoreline Middle School	6 - 8	SD 61	Victoria		20 mins	1.5 km	3 mins	8 mins
B Rockheights	6 - 8	SD 61	Victoria		38 mins	2.6 km	5 mins	26 mins
C Colquitz Middle School	6 - 8	SD 61	Victoria		44 mins	3.2 km	7 mins	53 mins
D Glanford Middle School	6 - 8	SD 61	Victoria		1 hour 13 mins	5.1 km	9 mins	39 mins
E Central Middle School	6 - 8	SD 61	Victoria		1 hour 25 mins	6.0 km	15 mins	24 mins
F Cedar Hill Middle School	6 - 8	SD 61	Victoria		1 hour 54 mins	8.1 km	15 mins	47 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Esquimalt High -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Esquimalt	9 - 12	SD 61	Victoria	AP Program	23 mins	1.7 km	4 mins	9 mins
B Spectrum	9 - 12	SD 61	Victoria	AP Program	50 mins	3.5 km	6 mins	45 mins
C Victor Brodeur	K - 12	Independent	Victoria	IB Program (DP)	32 mins	2.3 km	4 mins	18 mins
D Pacific Christian	K - 12	Independent	Victoria	AP Program	1 hour 9 mins	4.8 km	10 mins	42 mins
E St Andrew's	8 - 12	Independent	Victoria		1 hour 9 mins	4.9 km	9 mins	38 mins
F Pacific School of Innovation and Inquiry	8 - 12	Independent	Victoria	Independent School	1 hour 8 mins	4.9 km	12 mins	19 mins

Walk Score

904 GARTHLAND RD Esquimalt, V9A 6M6

Walk Score
43

Car-Dependent

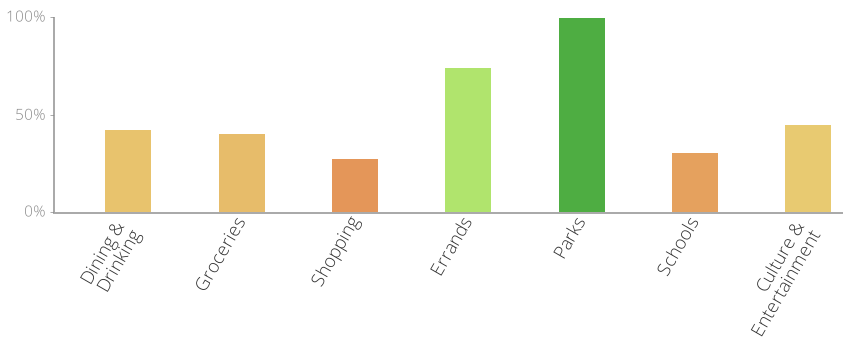
Most errands require a car

Bike Score
62

Bikeable

Some bike infrastructure

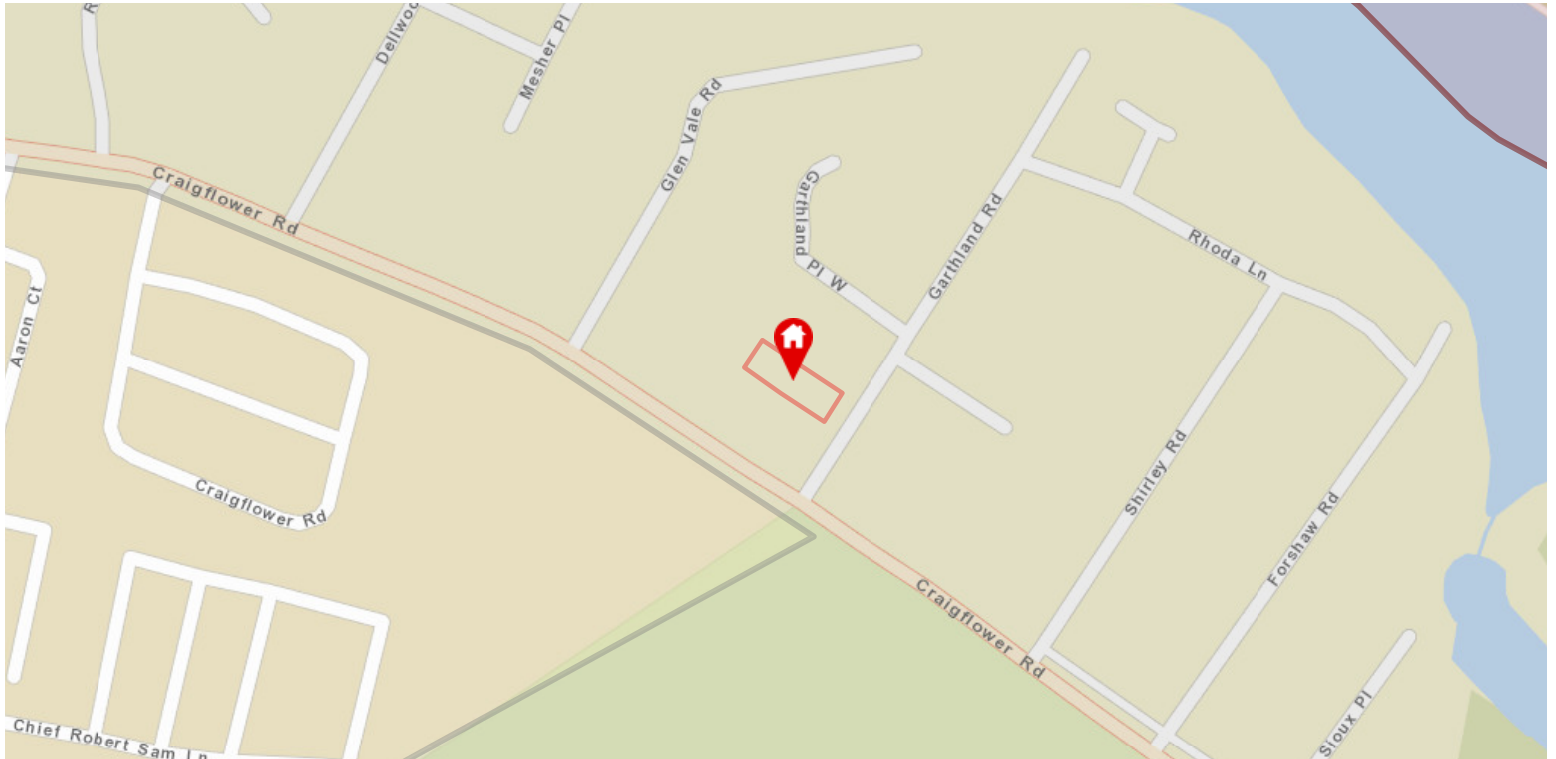
The Walk Score here is 43 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Municipal Boundaries



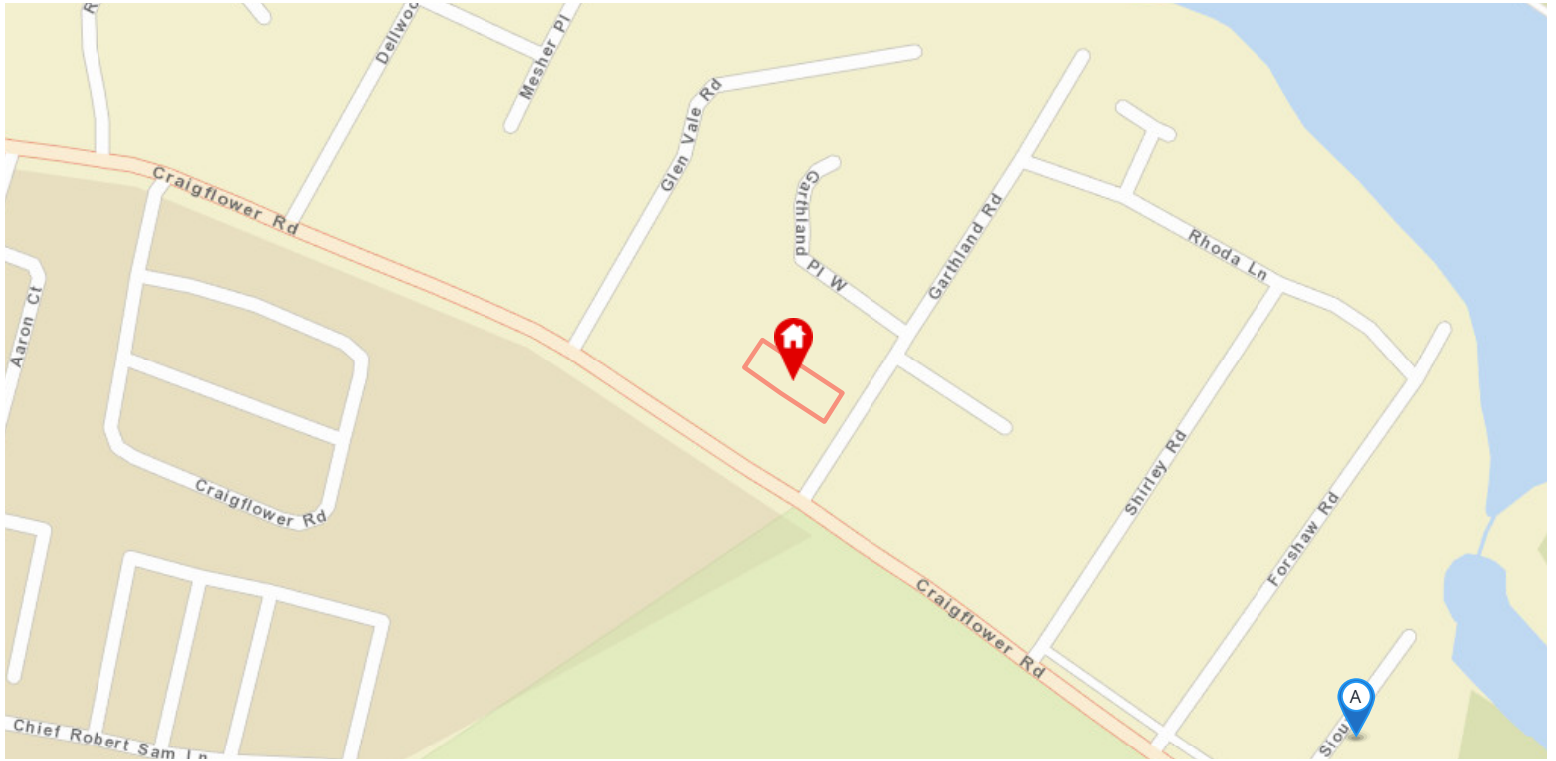
Subject Property Designations:

Name: Corporation of the Township of Esquimalt

Layer Legend:

- Corporation of the Township of Esquimalt
- Corporation of the District of Saanich

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	Address: 911 SIOUX PLACE, ESQUIMALT Common Name: 911 SIOUX PLACE, ESQUIMALT Site ID: 26802 Env Remediation Site ID: 66831461 Regional File No: 26250-20/26802 Victoria File No: 26250-20/26802 Description: LAT/LONG PROVIDED IN NIR, VERIFIED IN IMAP Go to BC Contaminated Sites Registry

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