



Philippa Berg Realtor®



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Public Records Full Property Report

Property Identification & Legal Description 🏡

Address: 2055 SUSSEX DR COURTENAY BC V9N 3R3
Jurisdiction: City of Courtenay
Roll No: 2501216 **Assessment Area:** 6
PID No: 026-249-693
Neighbourhood: Crown Isle **MHR No:**
Legal Unique ID: A000010XUL
Legal Description: LOT 52, BLOCK 72, PLAN VIP78614, COMOX LAND DISTRICT

2024 Municipal Taxes

Gross Taxes: \$6,891

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$527,000	\$680,000	\$1,207,000
	Gross Value:	\$527,000	\$680,000	\$1,207,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$527,000	\$680,000	\$1,207,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$527,000	\$680,000	\$1,207,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$527,000	\$680,000	\$1,207,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2023-07-24	\$1,105,000	CB774448	Improved Single Property Transaction
2018-08-03	\$720,000	CA6978223	Improved Single Property Transaction
2016-07-04	\$525,500	CA5315757	Improved Single Property Transaction

Other Property Information

Lot SqFt: 8,276	Lot Width:
Lot Acres: 0.19	Lot Depth:
Tenure: Crown-Granted	Actual Use: Single Family Dwelling
School District: Comox Valley	Manual Class: 2 STY SFD - After 1990 Semi-Custom
Vacant Flag: No	Reg District: Comox Valley
BC Transit Flag: No	Reg Hosp Dist: Comox Strathcona
Farm No:	Mgd Forest No:
DB Last Modified: 2025-01-01	Rec Last Modified: 2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$1,061,000	\$6,891
2023	\$1,097,000	\$6,438
2022	\$966,000	\$5,885
2021	\$748,000	\$5,748
2020	\$714,000	\$5,752
2019	\$678,000	\$5,525

2018	\$601,000	\$5,401
2017	\$533,000	\$5,366
2016	\$489,000	\$5,086
2015	\$470,000	
2014	\$458,000	
2013	\$474,000	
2012	\$467,000	
2011	\$471,000	
2010	\$443,000	
2009	\$418,000	
2008	\$418,000	
2007	\$374,000	
2006	\$194,400	
2005	\$0	