






**PROPERTY REPORT**

# 3170 GLEN LAKE RD
# Langford
# V9B 4B7
# Canada

**PID: 004-803-698**

AUGUST 28, 2023

MODERN REAL ESTATE TEAM

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ROYAL LEPAGE
COAST CAPITAL REALTY

Summary Sheet

# 3170 GLEN LAKE RD Langford BC V9B 4B7

| | |
|---|---|
| PID | 004-803-698 |
| Legal Description | LOT A, SECTIONS 82, 83 AND 89, ESQUIMALT DISTRICT, PLAN 12706, EXCEPT PART IN PLAN VIP73755 |
| Plan | VIP12706 |
| Zoning | R2 - One- and Two-Family Residential, AG1 - Agriculture 1 |
| Community Plan(s) | OCP: Neighbourhood; Agricultural, in ALR |




| | | | |
|---|---|---|---|
| Year Built | 1970 | Structure | SINGLE FAMILY DWELLING |
| Lot Size | 33963.52 ft² | Bedrooms | 4 |
| Bathrooms | 3 | Dimensions | – |
| Max Elev. | 76.07 m | Min Elev. | 68.52 m |
| Floor Area | 2714 Ft² | Walk Score | 48 / Car-Dependent |
| Transit Score | – | Annual Taxes | $3,730.00 |

## ASSESSMENT

| | 2022 | % | 2023 |
|---|---|---|---|
| Building | $350,000 | ↑ 3.14 | $361,000 |
| Land | $587,000 | ↑ 27.77 | $750,000 |
| Total | $937,000 | ↑ 18.57 | $1,111,000 |

## APPRECIATION

| | Date | ($) | % Growth |
|---|---|---|---|
| Assessment | 2023 | $1,111,000 | ↑ 1,191.86 |
| Sales History | 15/11/1975 | $86,000 | ↑ 65.38 |
| | 15/04/1974 | $52,000 | – |

## RECENT MLS® HISTORY

MLS® History is not available.

## DEVELOPMENT APPLICATIONS

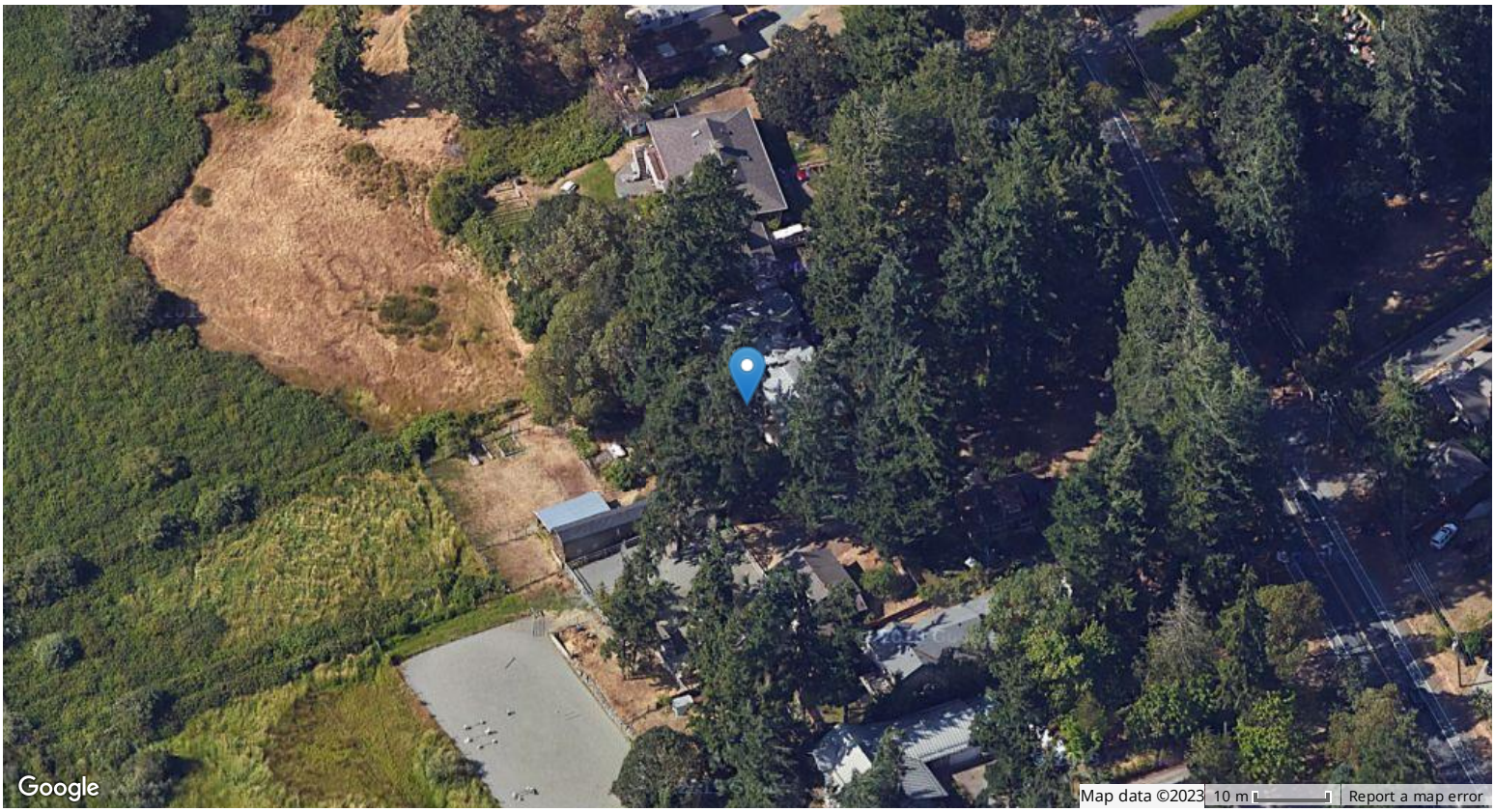
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## SCHOOL DISTRICT

| | Nearest Elementary | Nearest Middle | Nearest Secondary |
|---|---|---|---|
| Nearest School | Happy Valley | 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

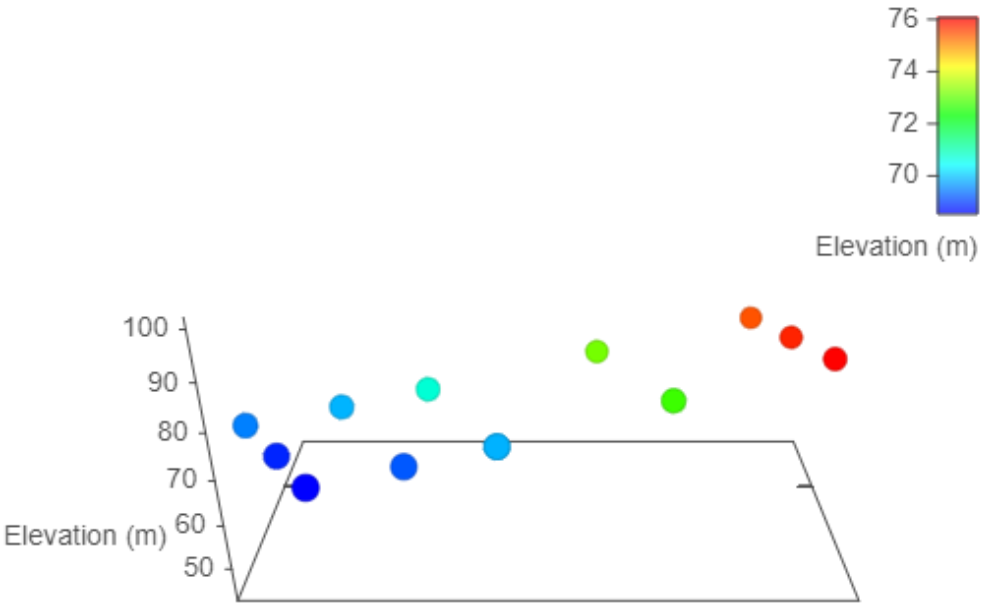





## Estimated Lot Dimensions and Topography




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




Max Elevation: 76.07 m | Min Elevation: 68.52 m | Difference: 7.54 m

VIVA Public Records

## Property Identification & Legal Description

**Address:** 3170 GLEN LAKE RD VICTORIA BC V9B 4B7
**Jurisdiction:** City of Langford
**Roll No:** 6307000 **Assessment Area:** 1
**PID No:** 004-803-698
**Neighbourhood:** Langford West **MHR No:**

**Legal Unique ID:** A00000ZG82
**Legal Description:** Lot A, Plan VIP12706, Section 82/83, Esquimalt Land District, Except Plan VIP73755, & SEC 89

## 2022 Municipal Taxes

**Gross Taxes:** $3,730

## 2022 Assessed Values

**VALUATION:**

| | Land | Improve | Total |
|---|---|---|---|
| **Value:** | $587,000 | $350,000 | $937,000 |

**GENERAL:**

| | Land | Improve | Total |
|---|---|---|---|
| **Gross Value:** | $587,000 | $350,000 | $937,000 |
| **Exempt Value:** | $0 | $0 | $0 |
| **Net Value:** | $587,000 | $350,000 | $937,000 |

**SCHOOL:**

| | Land | Improve | Total |
|---|---|---|---|
| **Gross Value:** | $587,000 | $350,000 | $937,000 |
| **Exempt Value:** | $58,500 | $0 | $58,500 |
| **Net Value:** | $528,500 | $350,000 | $878,500 |

**BC TRANSIT:**

| | Land | Improve | Total |
|---|---|---|---|
| **Gross Value:** | $587,000 | $350,000 | $937,000 |
| **Exempt Value:** | $58,500 | $0 | $58,500 |
| **Net Value:** | $528,500 | $350,000 | $878,500 |

## Last Three Sales Per BCA

| Conveyance Date | Price | Document No | Conveyance Type |
|---|---|---|---|
| 1975-11-15 | $86,000 | D93841 | Improved Single Property Transaction |
| 1974-04-15 | $52,000 | C63981 | Improved Single Property Transaction |

## Other Property Information

**Lot SqFt:** 33,977 **Lot Width:**
**Lot Acres:** 0.78 **Lot Depth:**

**Tenure:** Crown-Granted **Actual Use:** Single Family Dwelling
**School District:** Sooke **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 | $783,000 | $3,652 |
| 2020 | $739,600 | $3,513 |
| 2019 | $725,000 | $3,380 |
| 2018 | $659,200 | $3,199 |
| 2017 | $551,000 | $2,955 |

| | | |
|---|---|---|
| 2016 | $491,300 | $2,848 |
| 2015 | $445,700 | $2,864 |
| 2014 | $461,600 | $2,693 |
| 2013 | $515,700 | $2,843 |
| 2012 | $532,000 | $2,695 |
| 2011 | $537,000 | $2,618 |
| 2010 | $495,800 | $2,494 |
| 2009 | $498,000 | $2,546 |
| 2008 | $498,000 | $2,451 |
| 2007 | $490,000 | $2,662 |
| 2006 | $411,000 | $2,597 |
| 2005 | $332,000 | $2,415 |
| 2004 | $283,000 | $2,425 |
| 2003 | $263,000 | $2,468 |
| 2002 | $238,400 | $2,150 |
| 2001 | $239,400 | $2,132 |

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.

Capital Regional District GIS

## Legal




## Legend

- Right of Way
- Not Active
- Other
- Covenant
- Right of Way
- Not Active
- Lease or License
- Covenant
- Service Code
- Other
- Lease or License

## Water Features & Drainage




## Legend

- Stream or Ditch
- Pond
- Full Watershed
- Stream or Ditch
- Lake
- Sub Watershed
- Stream or Ditch
- Reservoir
- River
- Wetland

## Contours




## Legend

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

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 | Lighthouse Christian Academy | K - 12 | Independent | Victoria | | 12 mins | 1.0 km | 2 mins | 7 mins |
| B | Happy Valley | K - 6 | SD 62 | Victoria | | 13 mins | 1.0 km | 2 mins | 7 mins |
| C | David Cameron | K - 6 | SD 62 | Victoria | | 37 mins | 3.0 km | 7 mins | 20 mins |
| D | Ruth King | K - 5 | SD 62 | Langford | | 38 mins | 3.0 km | 6 mins | 20 mins |
| E | Wishart | K - 5 | SD 62 | Victoria | | 46 mins | 3.7 km | 7 mins | 39 mins |
| F | Willway | K - 5 | SD 62 | Victoria | | 49 mins | 3.9 km | 7 mins | 25 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 | | 34 mins | 2.7 km | 6 mins | 24 mins |
| B | Dunsmuir Middle | 6 - 8 | SD 62 | Victoria | | 52 mins | 4.2 km | 8 mins | 30 mins |
| C | Westmont | K - 12 | Independent | Victoria | Montessori | 1 hour 40 mins | 8.2 km | 12 mins | 23 mins |
| D | Journey Middle | 6 - 8 | SD 62 | Sooke | | 4 hours 9 mins | 20.3 km | 22 mins | 50 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 | Lighthouse Christian Academy | K - 12 | Independent | Victoria | | 12 mins | 1.0 km | 2 mins | 7 mins |
| B | Belmont | 9 - 12 | SD 62 | Victoria | AP Program | 10 mins | 0.8 km | 1 min | 1 min |
| C | Brookes Westshore | 6 - 12 | Independent | Shawnigan Lake | | 52 mins | 4.2 km | 8 mins | 30 mins |
| D | Royal Bay | 9 - 12 | SD 62 | Victoria | Secondary Ungraded | 1 hour 15 mins | 6.2 km | 9 mins | 18 mins |
| E | Westmont | K - 12 | Independent | Victoria | Montessori | 1 hour 40 mins | 8.2 km | 12 mins | 23 mins |
| F | Edward Milne | 9 - 12 | SD 62 | Sooke | AP Program | 3 hours 37 mins | 17.8 km | 19 mins | 39 mins |

## Walk Score

# 3170 GLEN LAKE RD Langford, V9B 4B7

Walk Score 48

Car-Dependent

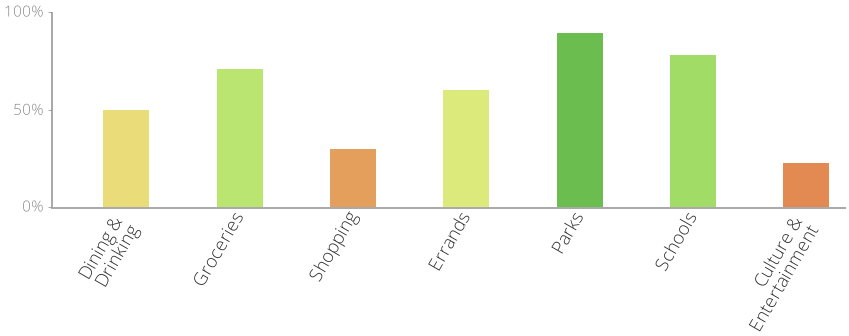
Most errands require a car

Bike Score 63

Bikeable

Some bike infrastructure

The Walk Score here is 48 out of 100 based on these categories. View a map of what's nearby.




Get scores for your address

## Sub Areas




### Subject Property Designations:

Area: Langford

Sub-Area: La Glen Lake

### Layer Legend:

- **La Glen Lake**