



PROPERTY REPORT

1735 FALCON HEIGHTS RD

Langford

V9B 6H6

Canada

PID: 005-449-235

AUGUST 9, 2023



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Summary Sheet

1735 FALCON HEIGHTS RD Langford BC V9B 6H6

PID	005-449-235
Registered Owner	ST*, J*
Legal Description	LOT 9, SECTION 41, HIGHLAND DISTRICT, PLAN 8771
Plan	VIP8771
Zoning	RR4 - Rural Residential 4
Community Plan(s)	OCP: Hillside or Shoreline , not in ALR



Year Built	1993	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	1.21 acres	Bedrooms	5
Bathrooms	4	Dimensions	-
Max Elev.	38.57 m	Min Elev.	12.85 m
Floor Area	3432 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$5,178.00

ASSESSMENT

	2022	%	2023
Building	\$760,000	↑ 4.08	\$791,000
Land	\$511,000	↑ 28.77	\$658,000
Total	\$1,271,000	↑ 14.00	\$1,449,000

APPRECIATION

	Date	(\$)	% Growth
List Price	08/08/2023	\$1,799,000	↑ 101.01
Sales History	31/07/2018	\$895,000	↑ 28.96
	16/10/2015	\$694,000	↑ 7.6
	31/10/2012	\$645,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
940513	Active 08/08/2023	1	\$1,799,000 /	Sotheby's International Realty Canada
784490	Sold 31/07/2018	28	\$940,000 / \$895,000	RE/MAX Camosun Westside
700125	Sold 16/10/2015	56	\$698,000 / \$694,000	Pemberton Holmes - Cloverdale

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Willway	Spencer Middle	Belmont
School District	SD 62	SD 62	SD 62
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.

Google Views



BC LTSA - Ownership

Status	Content
REGISTERED	CA6968964 Victoria, ST*, J*
CANCELLED	CA4747054 Victoria, DU*, M*
CANCELLED	CA2847460 Victoria, BI*, R*
CANCELLED	FA82019 Victoria, BE*, G*
CANCELLED	EW87386 Victoria, LO*, B*
CANCELLED	EF167275 Victoria, EM*, R*
CANCELLED	EF132316 Victoria, EM*, M*
CANCELLED	300748I Victoria, EM*, R*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 005-449-235

SHORT LEGAL DESCRIPTION:S/8771/////9

MARG:

TAXATION AUTHORITY:

1 Langford, City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 9, SECTION 41, HIGHLAND DISTRICT, PLAN 8771

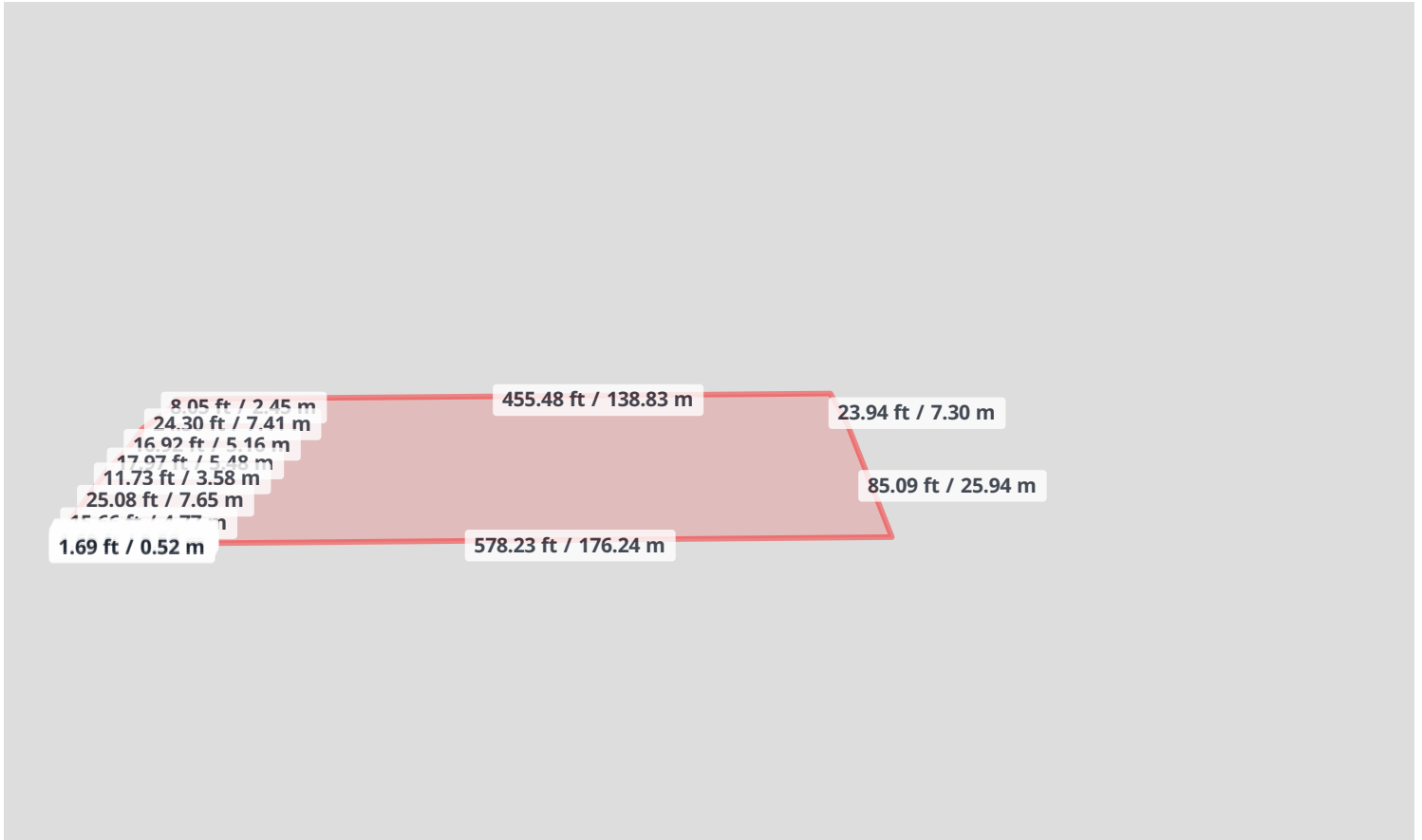
MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

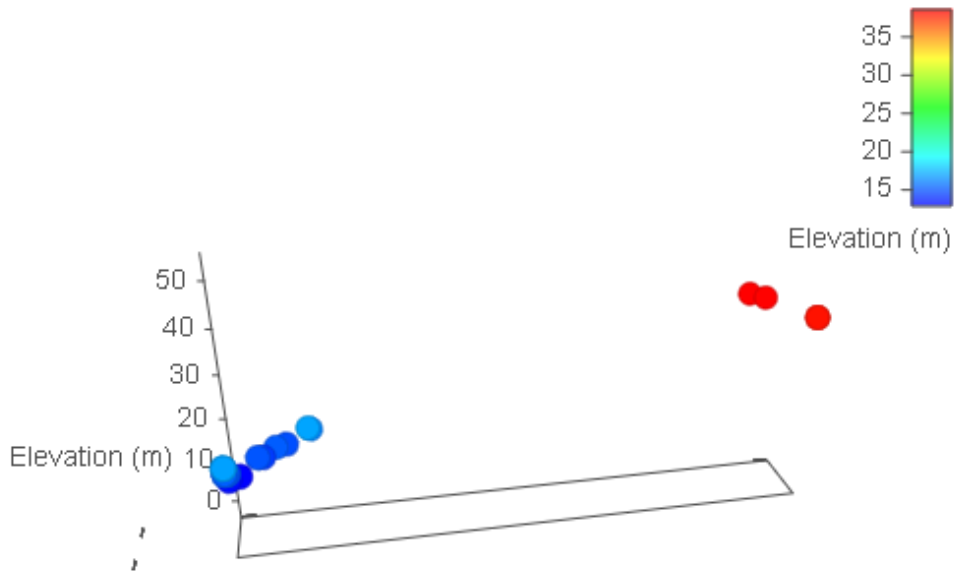
SUBDIVISION PLAN VIP8771

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: 38.57 m | Min Elevation: 12.85 m | Difference: 25.72 m

Property Identification & Legal Description

Address: 1735 FALCON HEIGHTS RD VICTORIA BC V9B 6H6
Jurisdiction: City of Langford
Roll No: 15112000 **Assessment Area:** 1
PID No: 005-449-235
Neighbourhood: Bear Mountain **MHR No:**
Legal Unique ID: A00000ZKTT
Legal Description: Lot 9, Plan VIP8771, Section 41, Highland Land District

2022 Municipal Taxes

Gross Taxes: \$5,178

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$511,000	\$760,000	\$1,271,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$511,000	\$760,000	\$1,271,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$511,000	\$760,000	\$1,271,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$511,000	\$760,000	\$1,271,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$511,000	\$760,000	\$1,271,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$511,000	\$760,000	\$1,271,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$511,000	\$760,000	\$1,271,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2018-07-31	\$895,000	CA6968964	Improved Single Property Transaction
2015-10-16	\$694,000	CA4747054	Improved Single Property Transaction
2012-10-31	\$645,000	CA2847460	Improved Single Property Transaction

Other Property Information

Lot SqFt:	53,143	Lot Width:	
Lot Acres:	1.22	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Residential Dwelling with Suite
School District:	Sooke	Manual Class:	2 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

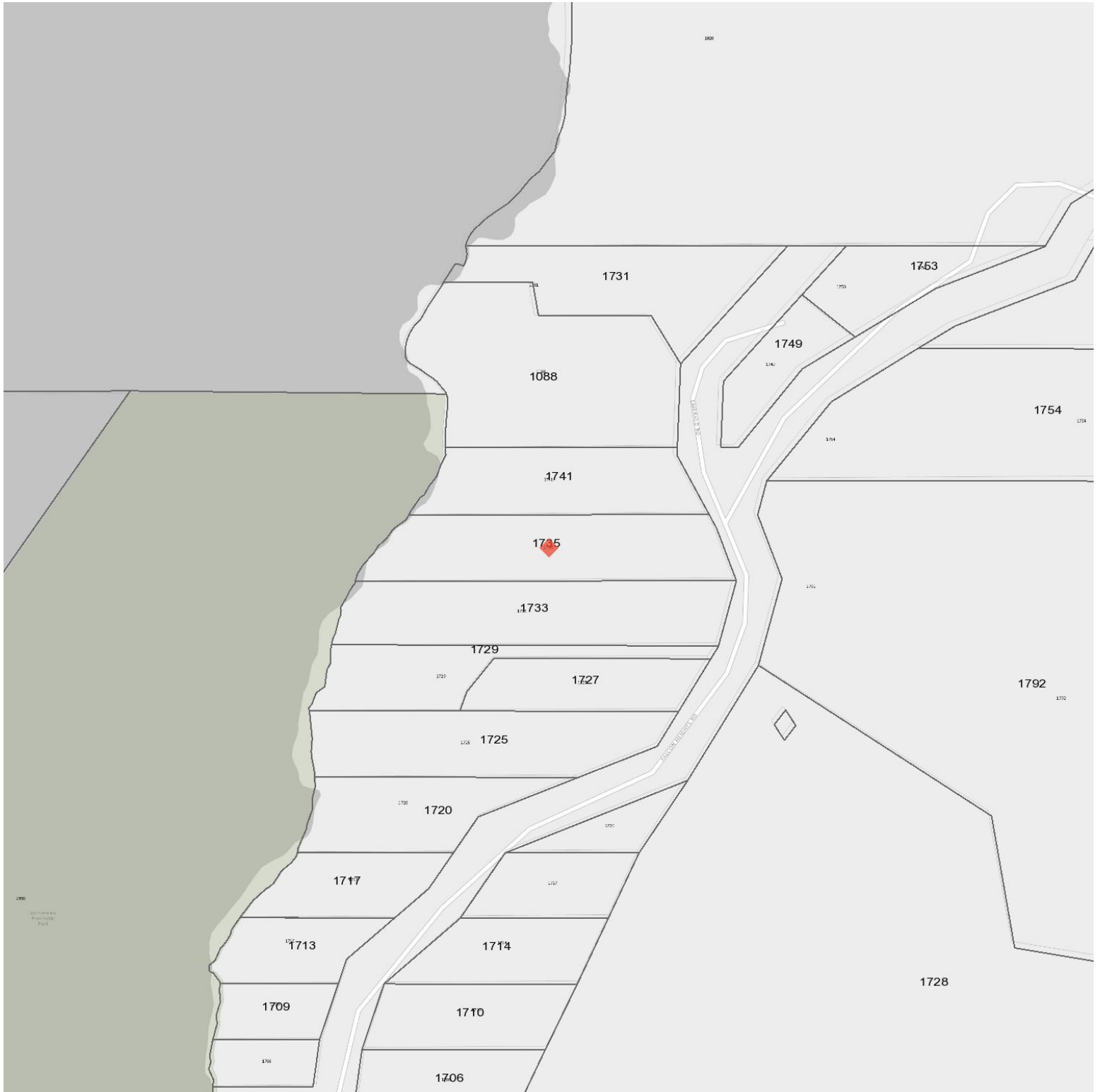
Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$977,000	\$4,671
2020	\$937,000	\$4,570
2019	\$907,000	\$4,344
2018	\$787,000	\$3,919

2016	\$655,000	\$3,908
2015	\$633,000	\$3,913
2014	\$644,000	\$3,863
2013	\$745,000	\$4,228
2012	\$743,000	\$3,896
2011	\$737,000	\$3,723
2010	\$783,000	\$4,083
2009	\$585,000	\$2,991
2008	\$585,000	\$2,879
2007	\$441,000	\$2,396
2006	\$375,000	\$2,370
2005	\$351,000	\$2,553
2004	\$289,000	\$2,476
2003	\$268,000	\$2,515
2002	\$262,000	\$2,618
2001	\$259,000	\$2,598

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.

Legal



Legend

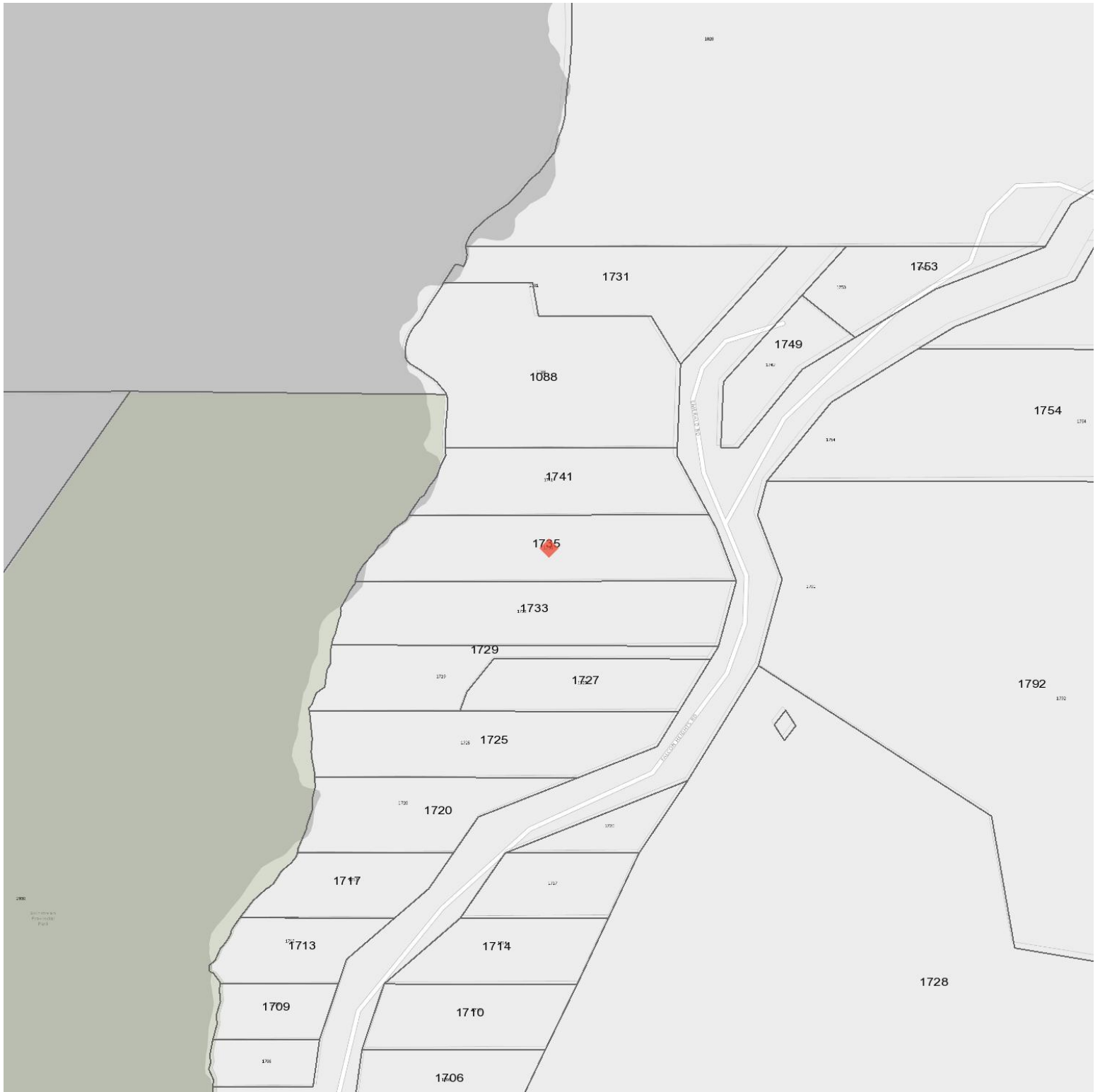
- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Water Features & Drainage



Legend

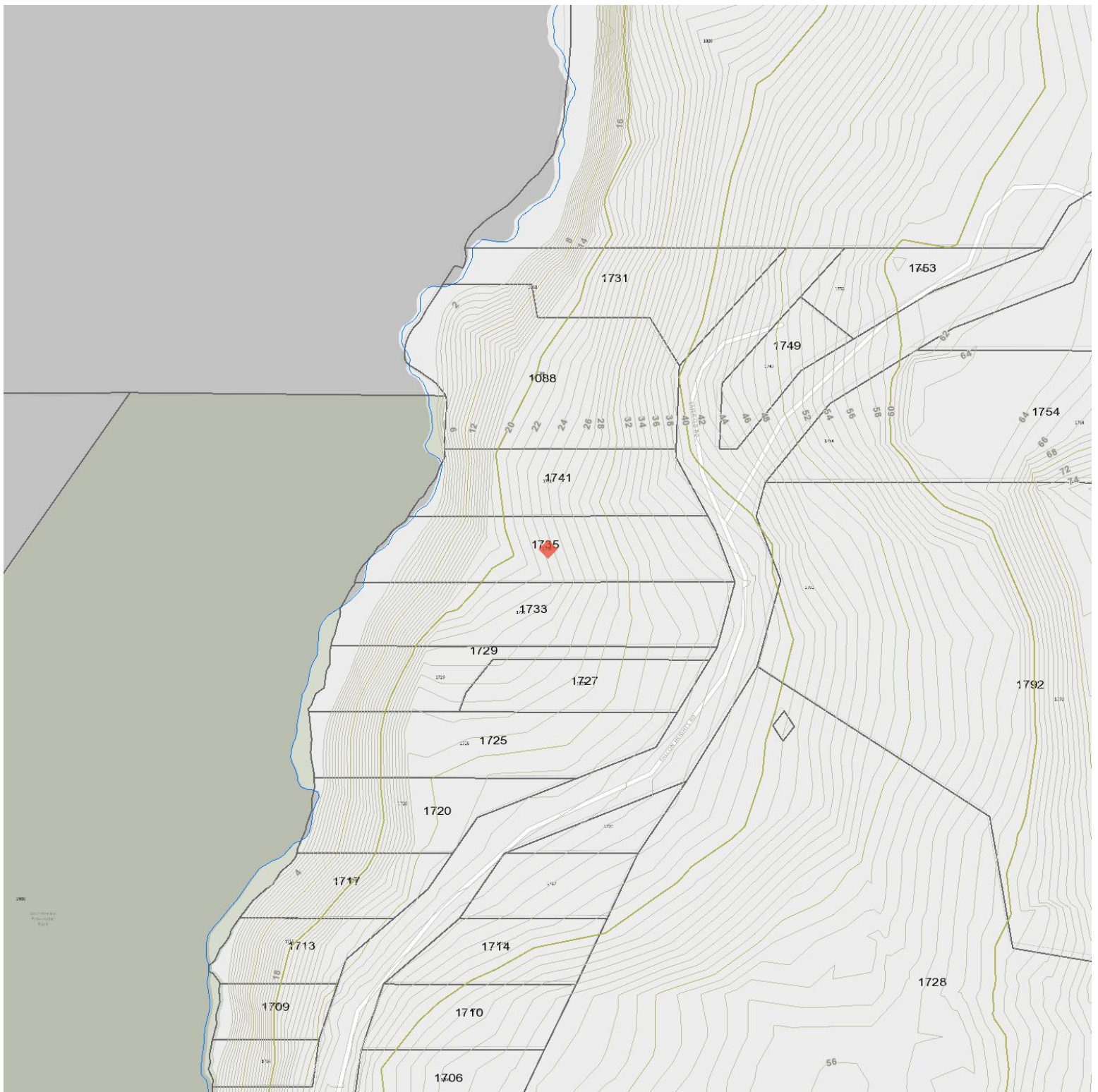
- Stream or Ditch
- Pond
- Full Watershed

- Stream or Ditch
- Lake
- Sub Watershed

- Stream or Ditch
- Reservoir

- River
- Wetland

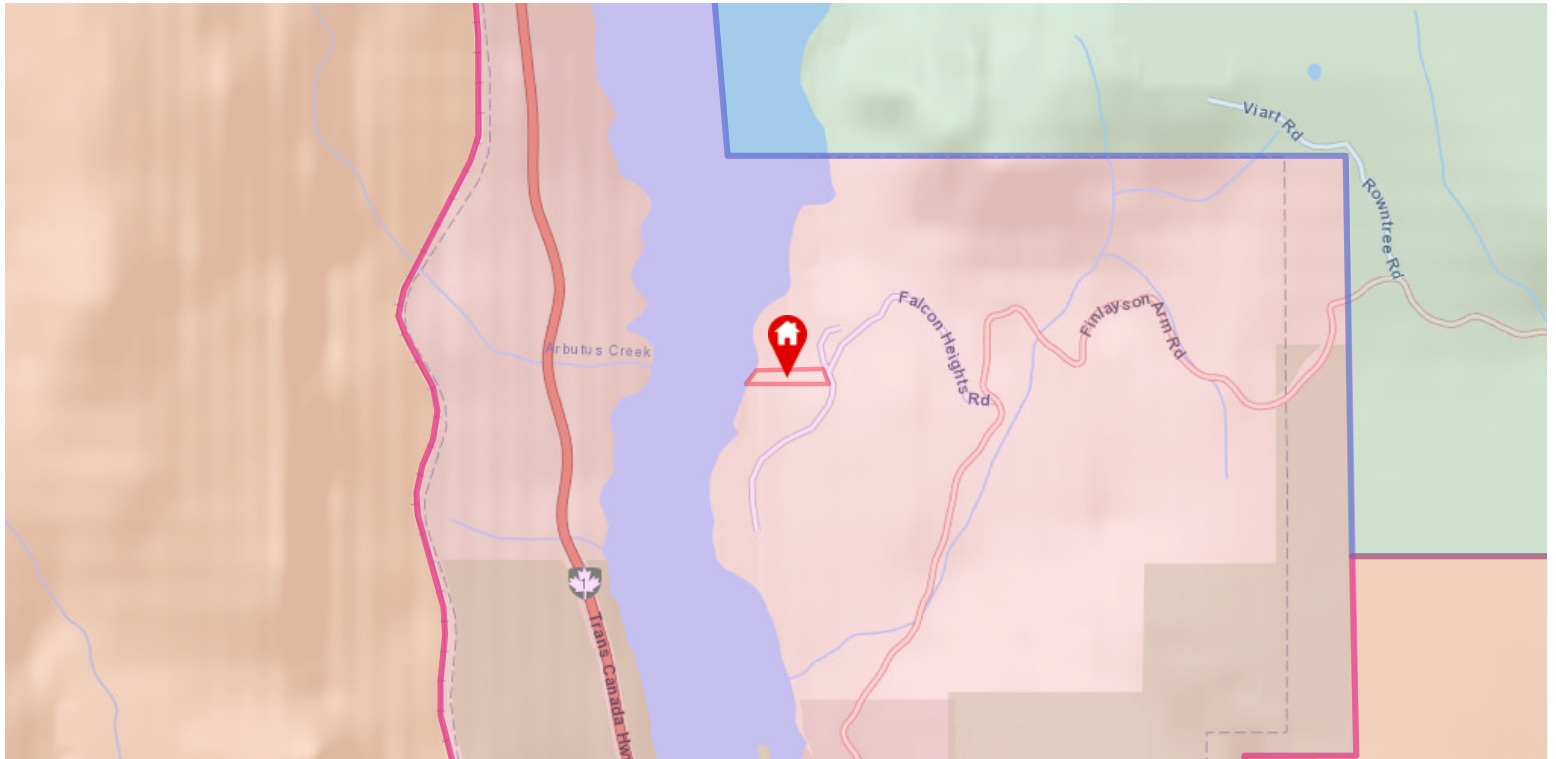
Contours



Legend

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

Sub Areas



Subject Property Designations:

Area: Langford

Sub-Area: La Goldstream

Layer Legend:

- La Goldstream
- HI Western Highlands
- ML Malahat Proper
- HI Bear Mountain

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: RR4 Description: Rural Residential 4
Official Community Plan	OCP Land Use: Hillside or Shoreline
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Development Permit Area	Habitat and Biodiversity, Steep Slopes
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning








Subject Property Designations:

Code: [RR4](#)

Description: Rural Residential 4

Layer Legend:

	Code	Description
	RR4	Rural Residential 4
	P4	Park and Open Space
	RAE1	Rural Agriculture and Eco-Tourism
	CR2	Marina Commercial
	GB-2	Greenbelt 2

Official Community Plan



Subject Property Designations:

OCP Land Use: [Hillside or Shoreline](#)

Layer Legend:

- Hillside or Shoreline
- Open Space
- SA - Settlement Area
- P - Park

Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Local Area Plan



Subject Property Designations:

Not Applicable

Development Permit Area



Subject Property Designations:

Habitat and Biodiversity

Steep Slopes

Layer Legend:

● Habitat and Biodiversity

● Steep Slopes

● 200 Year Flood Plain

● Older Forest

Agricultural Land Reserve



Subject Property Designations:

Status: Not in Agricultural Land Reserve

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

Land Use

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: City of Langford

Layer Legend:

- City of Langford
- District of Highlands

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Active Development



Subject Property Designations:

No Development Applications

Development

Inactive Development



Subject Property Designations:

No Development Applications

BC Transmission Lines



Nearby:

Circuit Name: None
Transmission Line ID: 285
Circuit Description: None
Voltage: None
Owner: Unknown
Source Date: 2016-12-14

BC Contaminated Sites



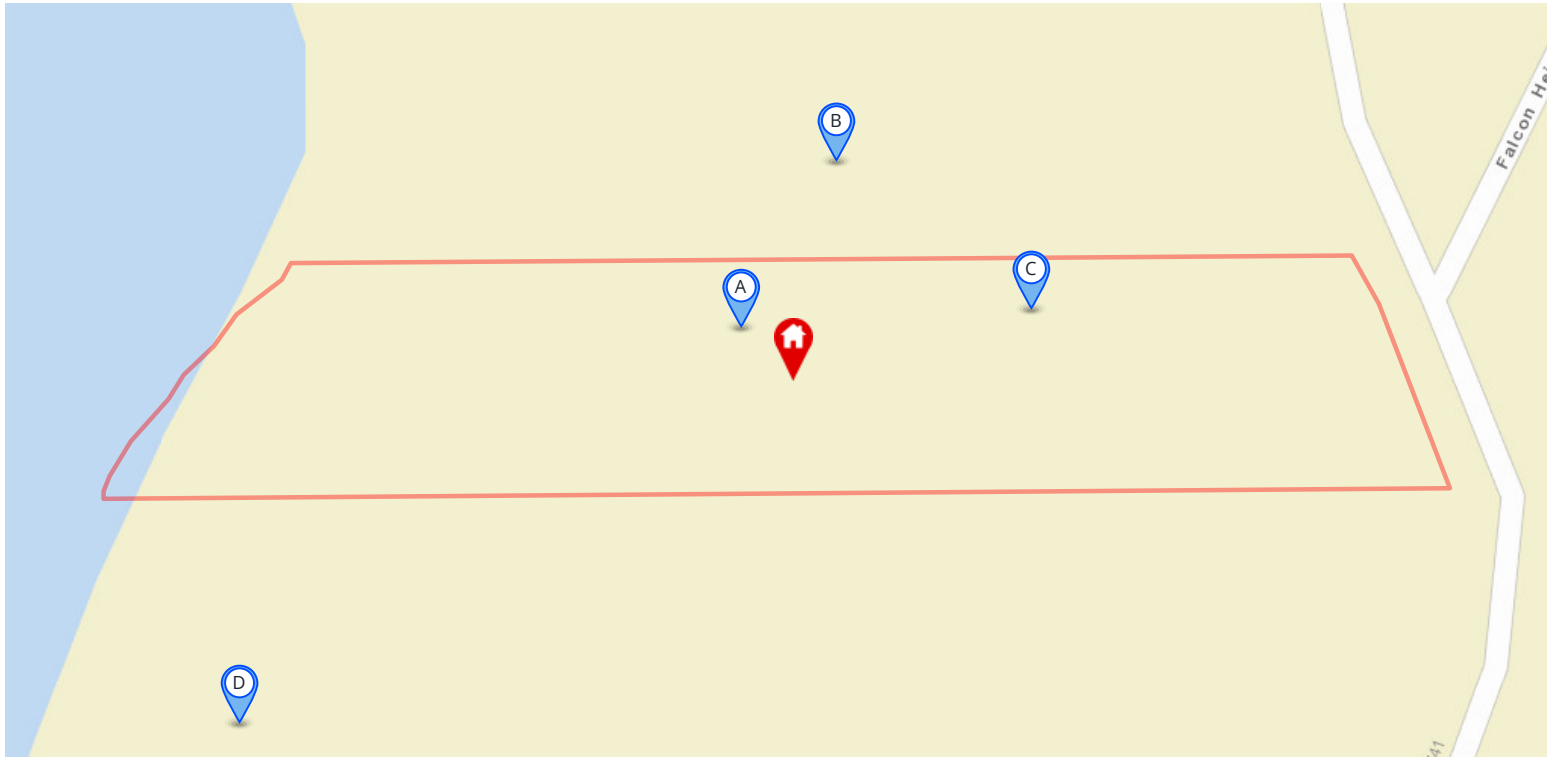
Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



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:

Well Tag Number: [25276](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: UNK

Well Location Description:

Diameter Inches: 6.5

Finished Well Depth Ft: 85.0

Comments: YIELD: 4 GPM. METHOD OF DRILLING = DRILLED

Well Tag Number: [69578](#)

Well Status Code: NEW

Well Class Code: WATR_SPPLY

Well Subclass: NA

Licensed Status Code: UNLICENSED

Intended Water Use Code: DOM

Well Location Description:

Diameter Inches:

Finished Well Depth Ft: 175.0

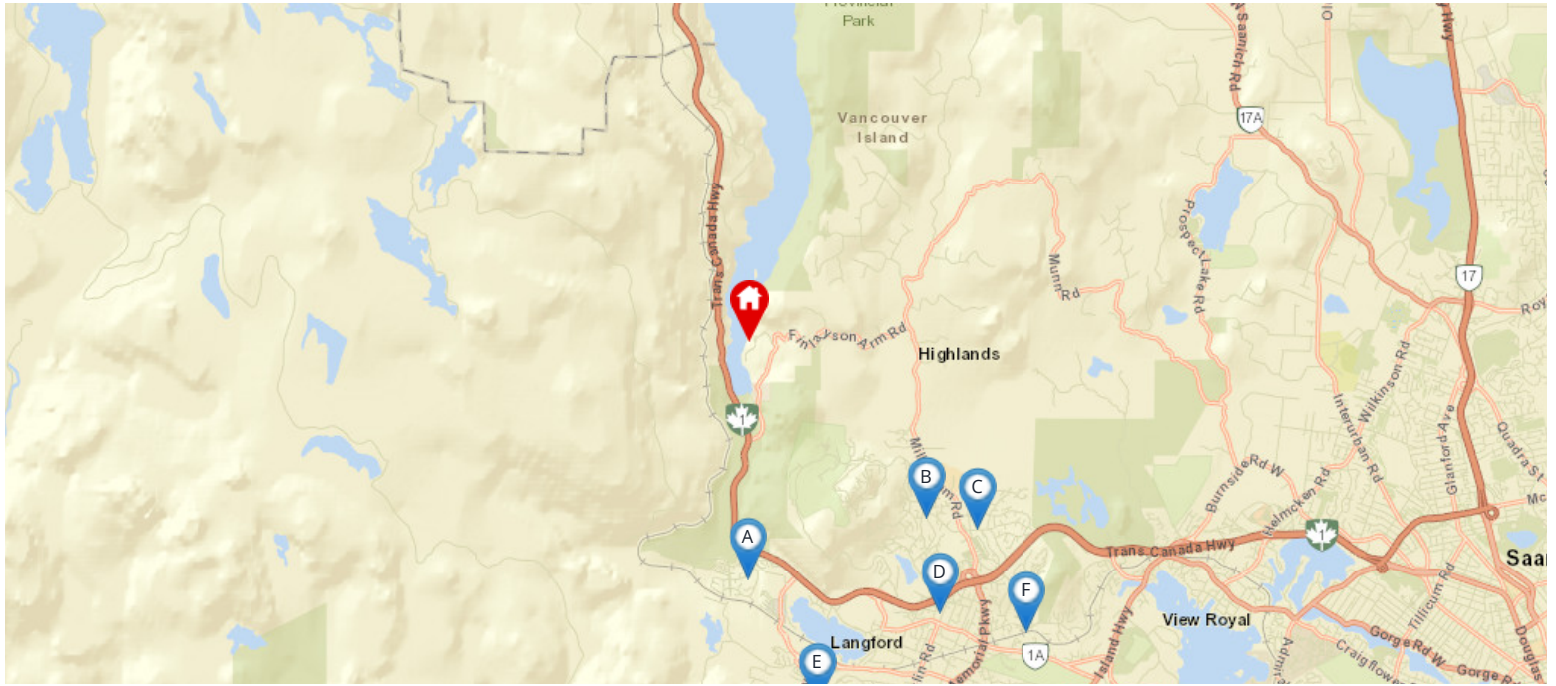
Comments: STEEL CASING, METHOD OF DRILLING = DRILLED

Layer Legend:

Label	Details
A	Well Tag Number: 69578 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: Diameter Inches: Finished Well Depth Ft: 175.0 Comments: STEEL CASING, METHOD OF DRILLING = DRILLED
B	Well Tag Number: 89502 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: NOT PROVIDED. Diameter Inches: Finished Well Depth Ft: 100.0 Comments: MEASUREMENTS FROM GROUND LEVEL.
C	Well Tag Number: 25276 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 6.5 Finished Well Depth Ft: 85.0 Comments: YIELD: 4 GPM. METHOD OF DRILLING = DRILLED
D	Well Tag Number: 57359 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 180.0 Comments: EST. WELL YIELD: 6-7 GPM. METHOD OF DRILLING = DRILLED

Nearest Schools

Nearby Elementary Schools



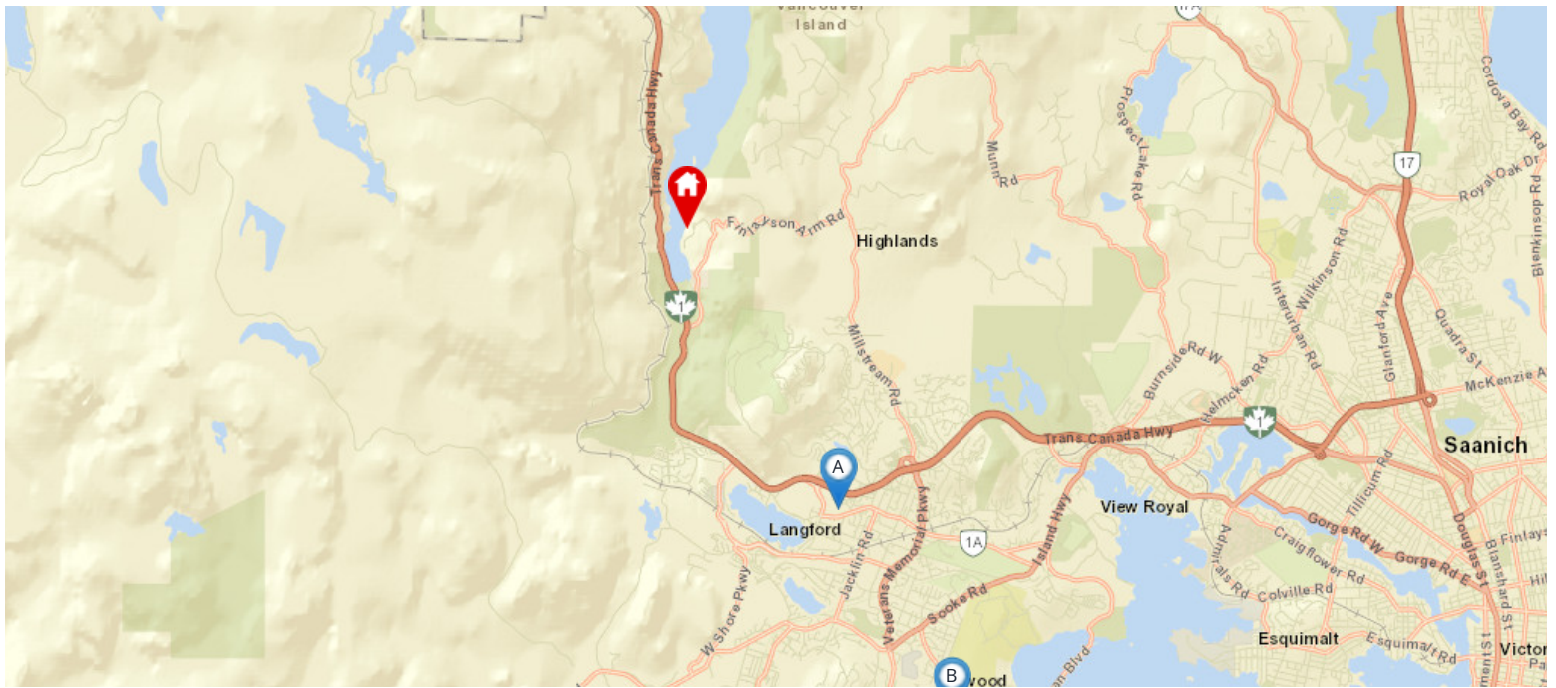
Legend: Subject Property Catchment School Other Schools

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 Willway	K - 5	SD 62	Victoria		1 hour 25 mins	6.6 km	11 mins	n/a
B Lakewood	K - 5	SD 62	Victoria		1 hour 39 mins	7.5 km	12 mins	n/a
C Millstream	K - 6	SD 62	Victoria		1 hour 42 mins	7.9 km	13 mins	n/a
D Ruth King	K - 5	SD 62	Langford		1 hour 47 mins	8.4 km	13 mins	n/a
E Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 41 mins	7.9 km	15 mins	n/a
F Savory	K - 5	SD 62	Victoria		2 hours 6 mins	9.9 km	14 mins	n/a

Nearby Middle Schools



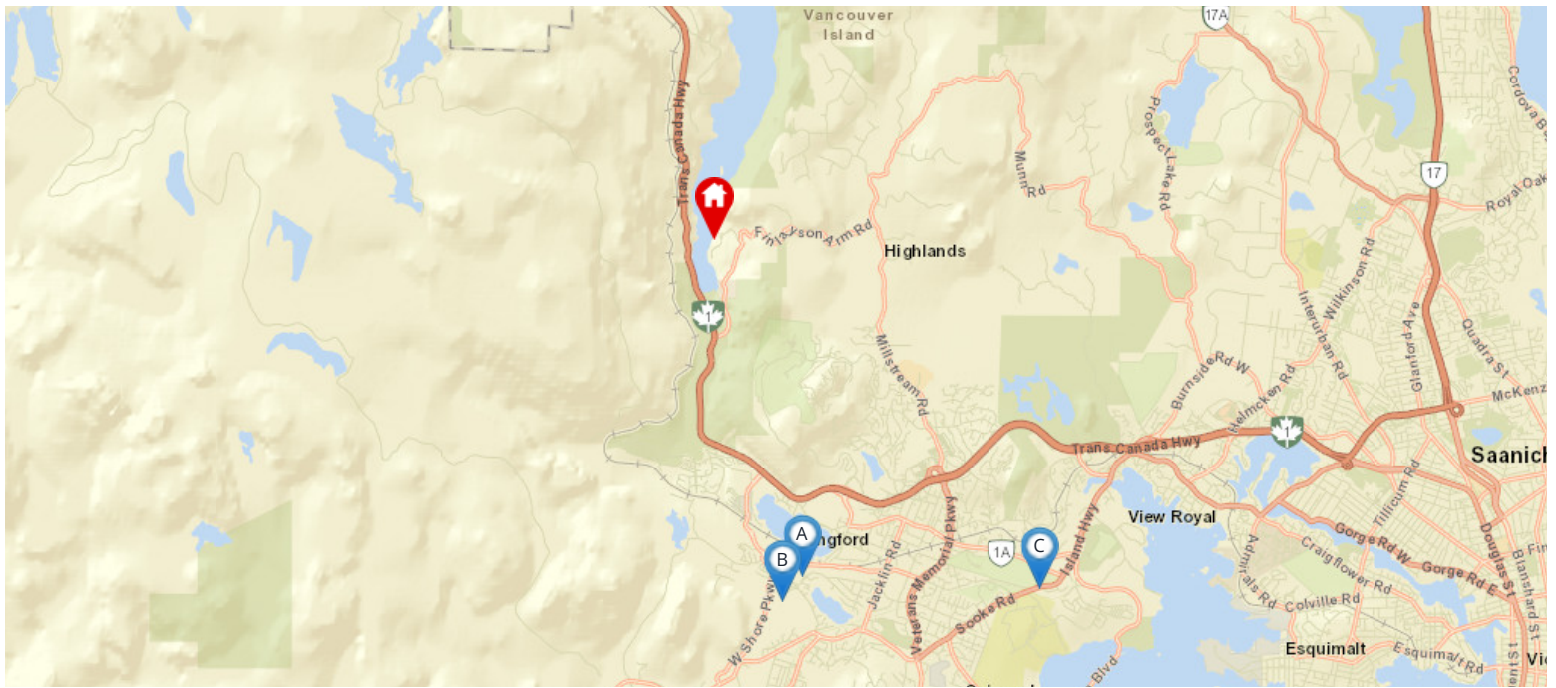
Legend: Subject Property Catchment School Other Schools

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		1 hour 42 mins	8.0 km	13 mins	n/a
B Dunsmuir Middle	6 - 8	SD 62	Victoria		2 hours 37 mins	12.4 km	20 mins	n/a
C Westmont	K - 12	Independent	Victoria	Montessori	3 hours 28 mins	16.6 km	26 mins	n/a
D Journey Middle	6 - 8	SD 62	Sooke		5 hours 40 mins	27.3 km	33 mins	n/a

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 Belmont	9 - 12	SD 62	Victoria	AP Program	1 hour 42 mins	7.9 km	14 mins	n/a
B Lighthouse Christian Academy	K - 12	Independent	Victoria		1 hour 41 mins	7.9 km	15 mins	n/a
C Brookes Westshore	6 - 12	Independent	Shawnigan Lake		2 hours 22 mins	11.3 km	20 mins	n/a
D Royal Bay	9 - 12	SD 62	Victoria	Secondary Ungraded	3 hours 0 mins	14.4 km	23 mins	n/a
E Westmont	K - 12	Independent	Victoria	Montessori	3 hours 28 mins	16.6 km	26 mins	n/a
F Edward Milne	9 - 12	SD 62	Sooke	AP Program	5 hours 8 mins	24.8 km	30 mins	n/a

Walk Score

1735 FALCON HEIGHTS RD Langford, V9B 6H6



Car-Dependent

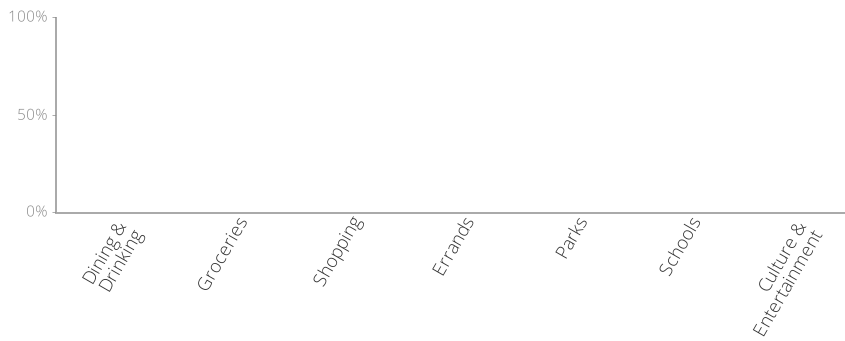
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 0 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

