



PROPERTY REPORT

2007 NEPTUNE RD
North Saanich
V8L 5J5
Canada

PID: 003-028-976

JUNE 11, 2023



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West Coast Property Excellence

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Summary Sheet

2007 NEPTUNE RD North Saanich BC V8L 5J5

PID	003-028-976
Registered Owner	MC*, J*
Legal Description	LOT 38, SECTION 22, RANGE 3 EAST, NORTH SAANICH DISTRICTS, PLAN 24488
Plan	VIP24488
Zoning	R-2 - Single Family Residential 2
Community Plan(s)	not in ALR



Year Built	1989	Structure	SINGLE FAMILY DWELLING
Lot Size	19730.34 ft²	Bedrooms	4
Bathrooms	3	Dimensions	-
Max Elev.	35.64 m	Min Elev.	30.55 m
Floor Area	2672 Ft²	WalkScore	13 / Car-Dependent
TransitScore	-	Annual Taxes	\$3,455.00

ASSESSMENT

	2022	%	2023
Building	\$408,000	↑ 7.35	\$438,000
Land	\$732,000	↑ 27.46	\$933,000
Total	\$1,140,000	↑ 20.26	\$1,371,000

APPRECIATION

	Date	(\$)	% Growth
List Price	09/06/2023	\$2,195,000	↑ 72.16
Sales History	25/11/2021	\$1,275,000	↑ 102.38
	21/06/2012	\$630,000	↑ 8.43
	05/10/2010	\$581,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
933884	Active 09/06/2023	2	\$2,195,000 /	Sotheby's International Realty Canada
889399	Sold 25/11/2021	7	\$1,299,900 / \$1,275,000	DFH Real Estate Ltd.
596123	Sold 21/06/2012	48	\$649,000 / \$630,000	RE/MAX Camosun - Oak Bay

DEVELOPMENT APPLICATIONS

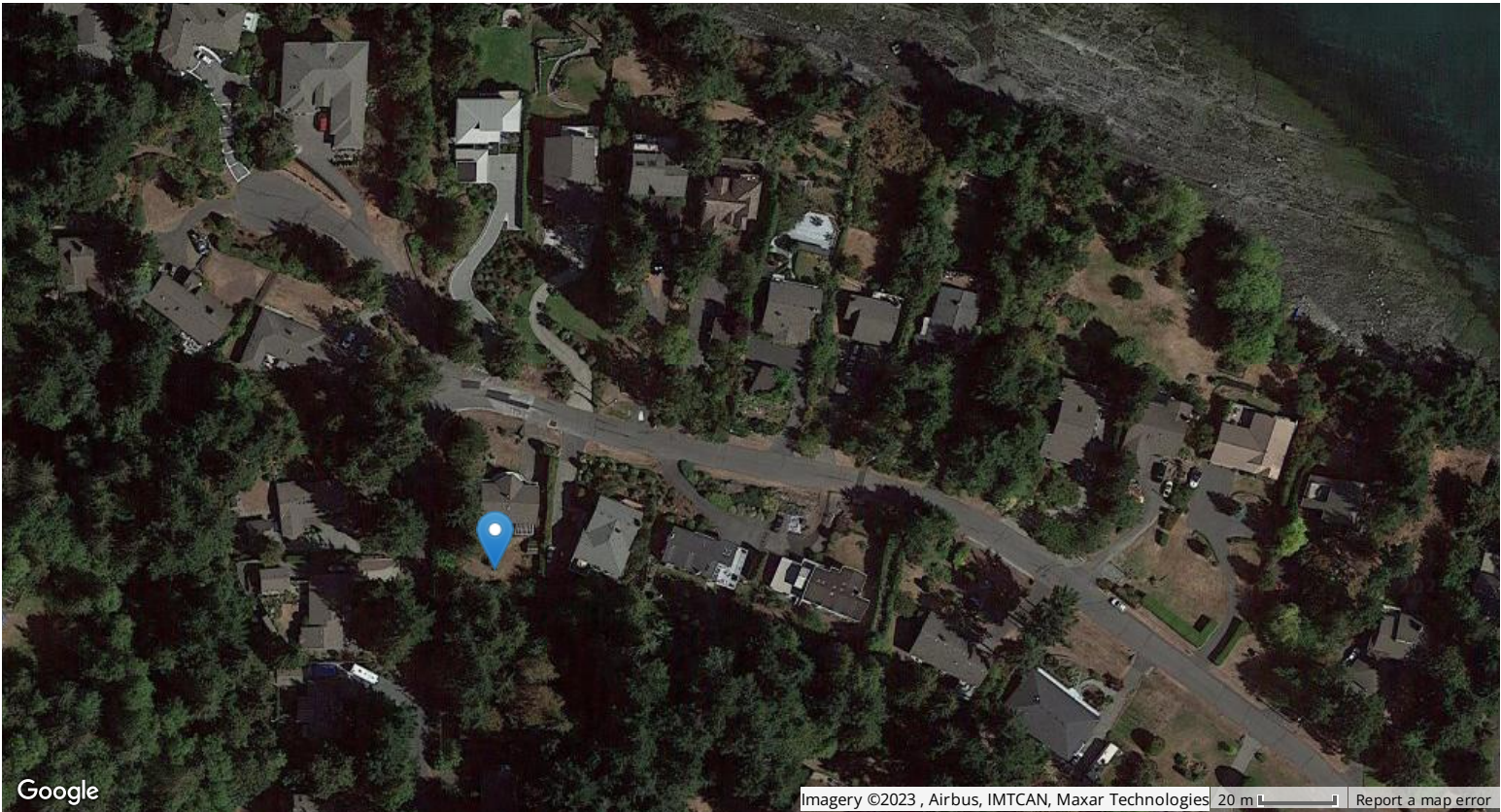
-

SCHOOL DISTRICT

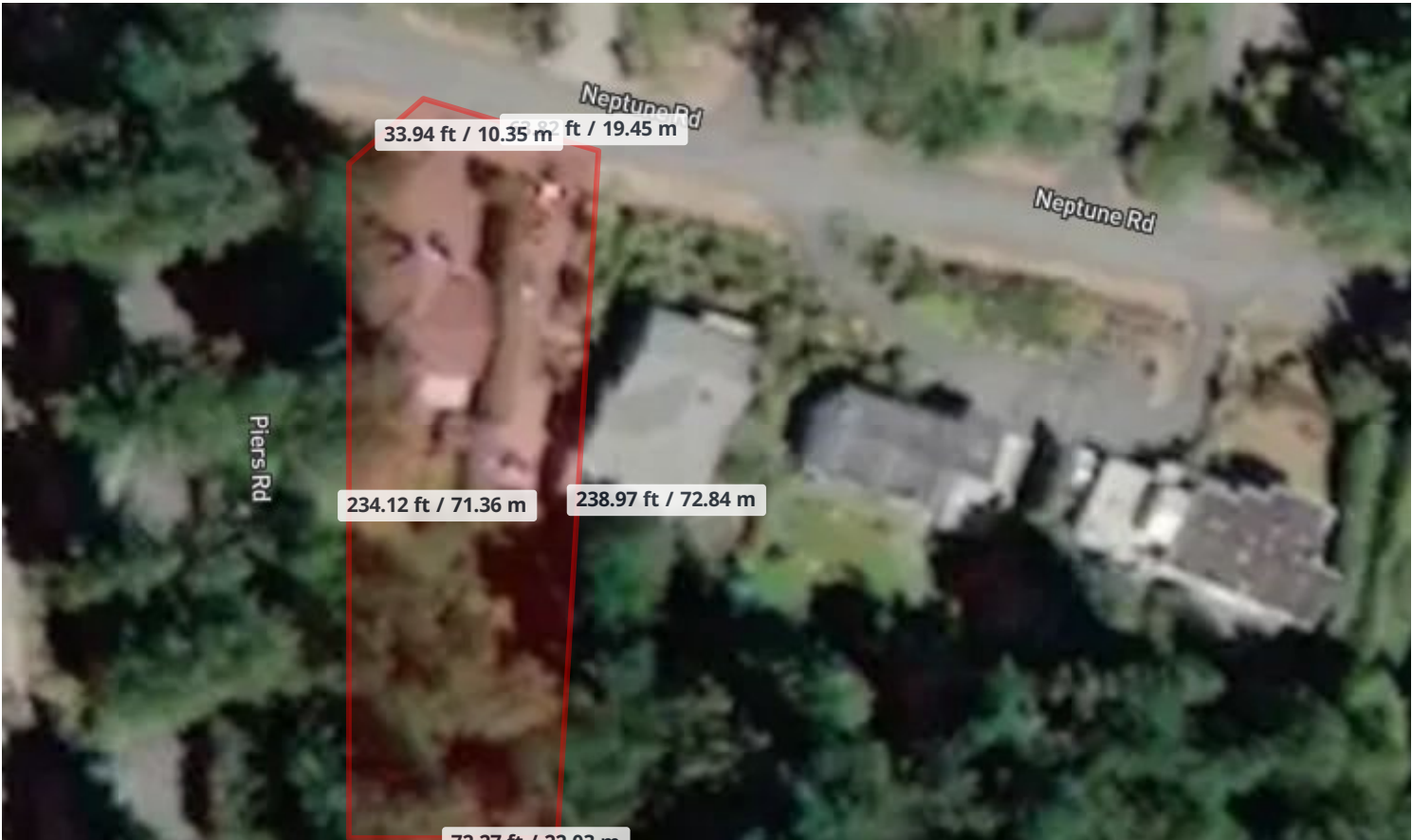
	Nearest Elementary	Nearest Middle	Nearest Secondary
Nearest School	Deep Cove	North Saanich	Parkland
School District	SD 63	SD 63	SD 63
Grades	K - 5	6 - 8	9 - 12

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.

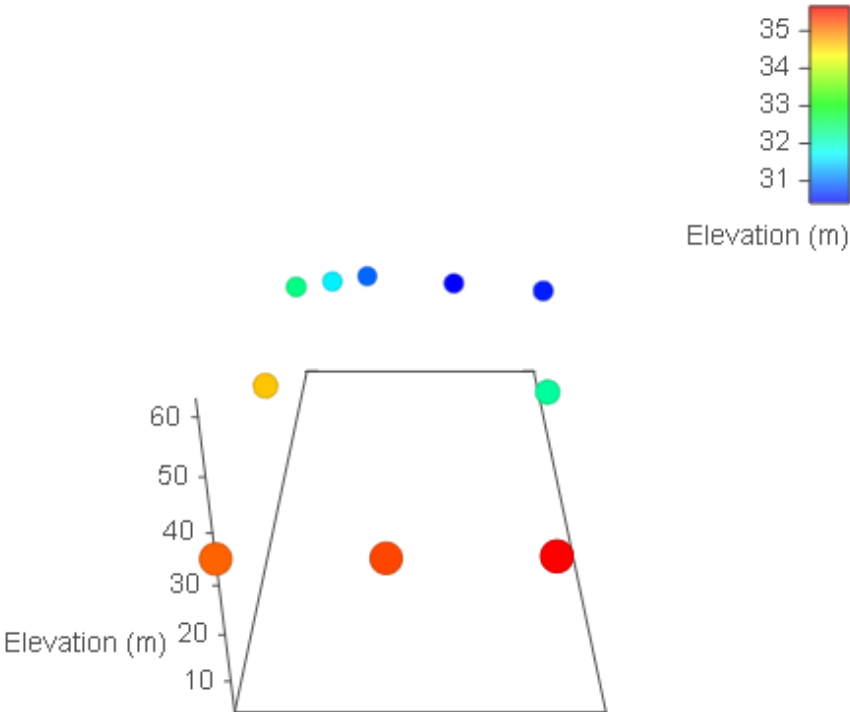
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 35.64 m | Min Elevation: 30.40 m | Difference: 5.24 m

Property Identification & Legal Description

Address: 2007 NEPTUNE RD NORTH SAANICH BC V8L 5J5
Jurisdiction: District of North Saanich
Roll No: 2994000 **Assessment Area:** 1
PID No: 003-028-976
Neighbourhood: Curteis Point **MHR No:**
Legal Unique ID: A00000ZQ9C
Legal Description: Lot 38, Plan VIP24488, Section 22, Range 3E, North Saanich Land District

2022 Municipal Taxes

Gross Taxes: \$3,455

2022 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$732,000	\$408,000	\$1,140,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$732,000	\$408,000	\$1,140,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$732,000	\$408,000	\$1,140,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$732,000	\$408,000	\$1,140,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$732,000	\$408,000	\$1,140,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$732,000	\$408,000	\$1,140,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$732,000	\$408,000	\$1,140,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2021-11-25	\$1,275,000	CA9530459	Improved Single Property Transaction
2012-06-21	\$630,000	CA2611081	Improved Single Property Transaction
2010-10-05	\$581,000	FB377460	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	19,602	Lot Width:	
Lot Acres:	0.45	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Saanich	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

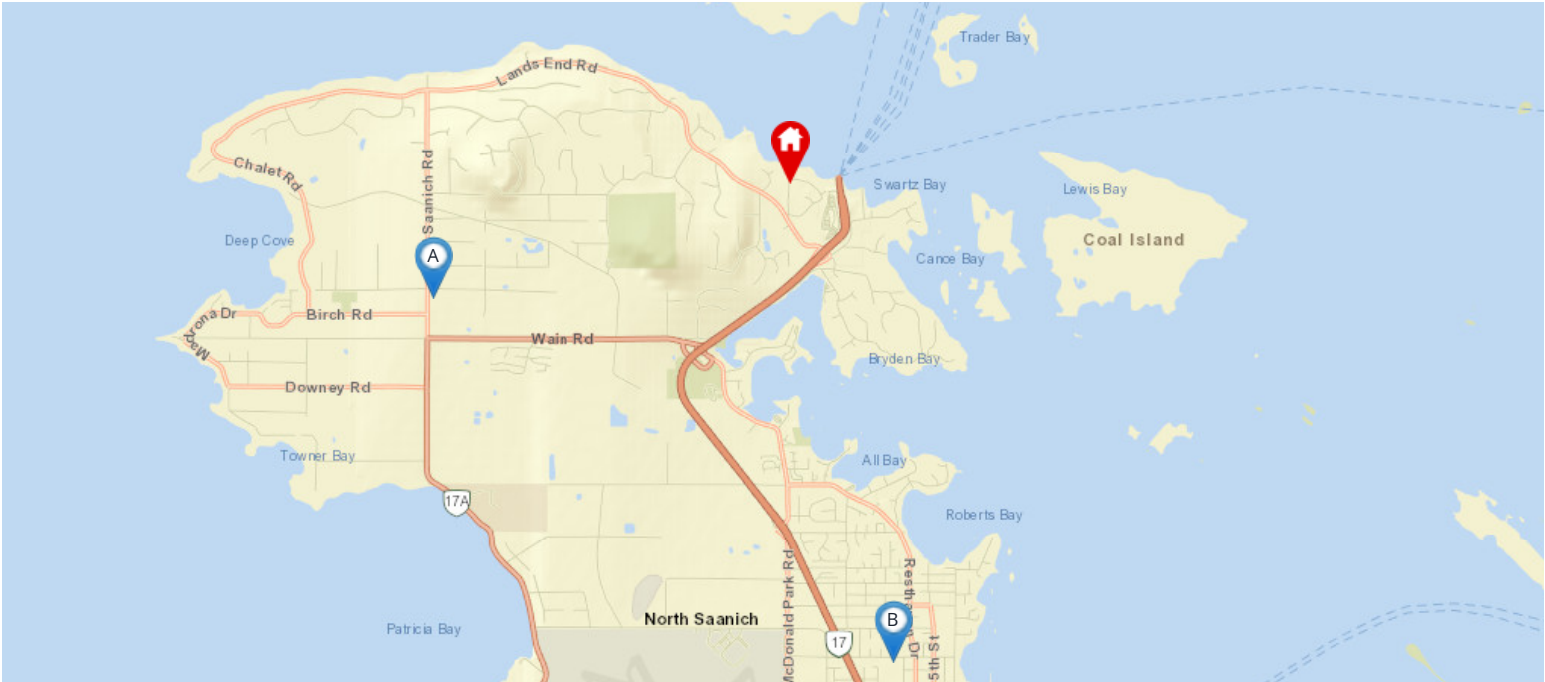
Year	Assessed Value	Gross Taxes
2021	\$916,000	\$3,351
2020	\$870,000	\$3,197
2019	\$901,000	\$3,172
2018	\$782,000	\$2,836
2017	\$681,000	\$2,762
2016	\$596,000	\$2,850
2015	\$532,000	\$2,688

2014	\$542,000	\$2,731
2013	\$600,000	\$2,881
2012	\$580,000	\$2,650
2011	\$574,000	\$2,586
2010	\$0	\$2,549
2009	\$597,000	\$2,582
2008	\$597,000	\$2,447
2007	\$568,000	\$2,429
2006	\$478,000	\$2,334
2005	\$433,000	\$2,345
2004	\$375,000	\$2,378
2003	\$360,000	\$2,447
2002	\$317,000	\$2,302
2001	\$313,000	\$2,334

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



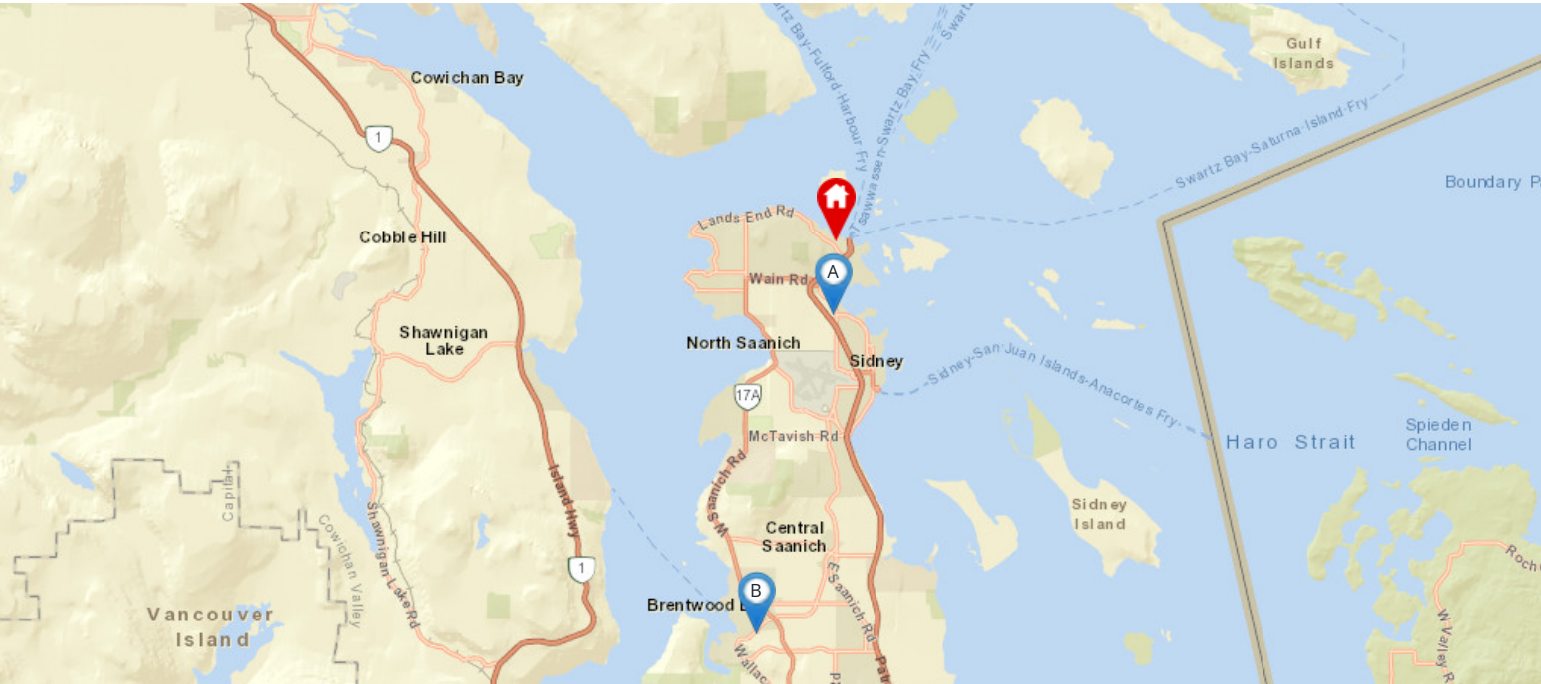
Legend: Subject Property Catchment School Other Schools

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	Deep Cove	K - 5	SD 63	Sidney		55 mins	4.5 km	6 mins	55 mins
B	Sidney	K - 5	SD 63	Sidney		1 hour 5 mins	5.4 km	8 mins	25 mins
C	Kelset	K - 5	SD 63	North Saanich		1 hour 57 mins	9.4 km	10 mins	38 mins
D	Brentwood	K - 5	SD 63	Brentwood Bay		3 hours 18 mins	16.1 km	18 mins	5 hours 29 mins
E	Keating	K - 5	SD 63	Victoria		3 hours 5 mins	15.0 km	14 mins	5 hours 22 mins
F	Cordova Bay	K - 5	SD 63	Victoria		4 hours 5 mins	20.2 km	19 mins	55 mins

Nearby Middle Schools



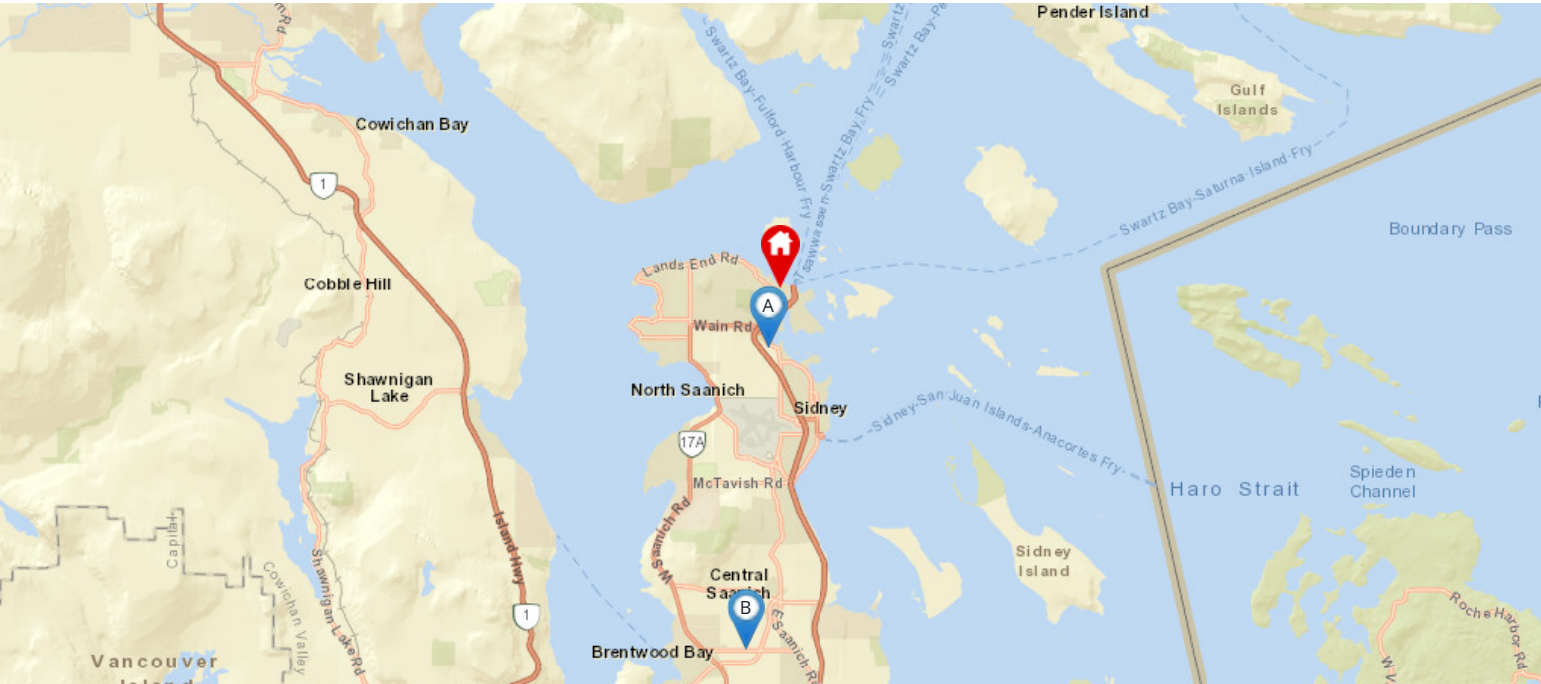
Legend: Subject Property Catchment School Other Schools

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 North Saanich	6 - 8	SD 63	North Saanich		43 mins	3.5 km	6 mins	43 mins
B Bayside Middle	6 - 8	SD 63	Brentwood Bay		3 hours 29 mins	17.0 km	20 mins	5 hours 28 mins
C Royal Oak	6 - 8	SD 63	Victoria		4 hours 48 mins	23.6 km	22 mins	39 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 Parkland	9 - 12	SD 63	Sidney	AP Program	35 mins	2.9 km	5 mins	35 mins
B Stelly's	9 - 12	SD 63	Saanichton		3 hours 2 mins	14.8 km	16 mins	5 hours 32 mins
C Claremont	9 - 12	SD 63	Victoria	AP Program	4 hours 27 mins	21.6 km	19 mins	43 mins
D Regent Christian Online	K - 12	Independent	Victoria		4 hours 49 mins	23.7 km	22 mins	38 mins

2007 NEPTUNE RD North Saanich, V8L 5J5



Car-Dependent

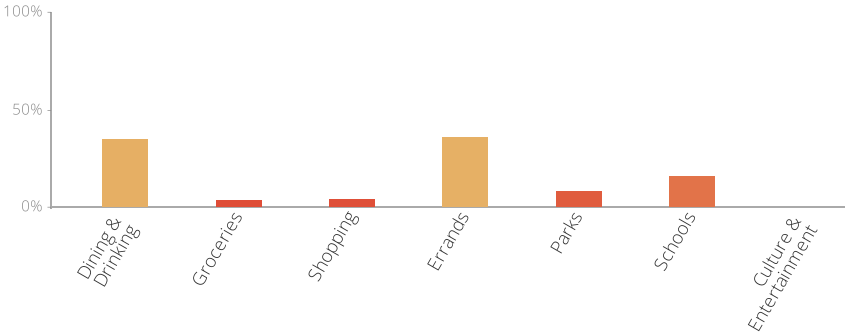
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

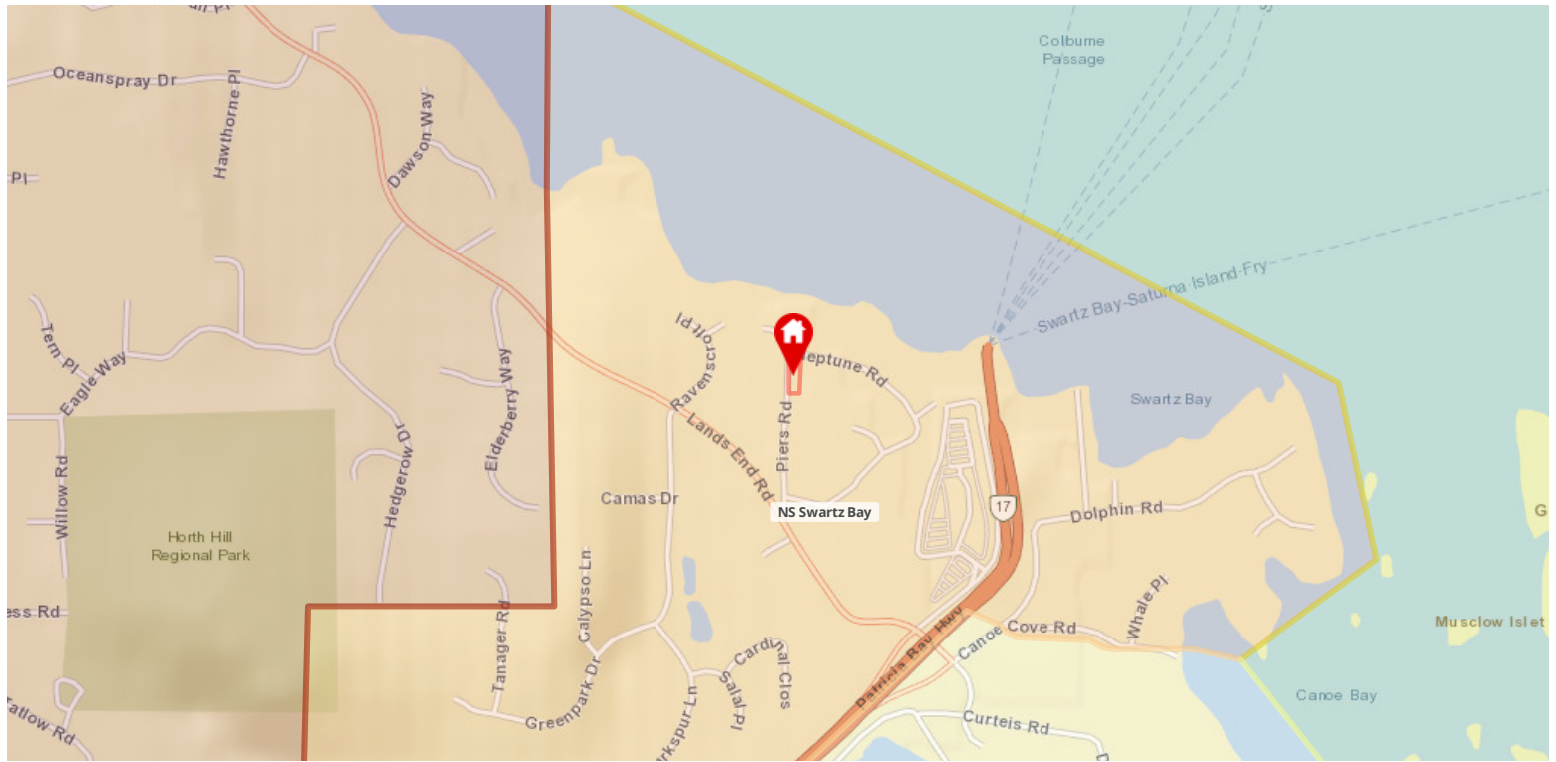
The Walk Score here is 13 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q

Sub Areas



Subject Property Designations:

Area: North Saanich

Sub-Area: NS Swartz Bay

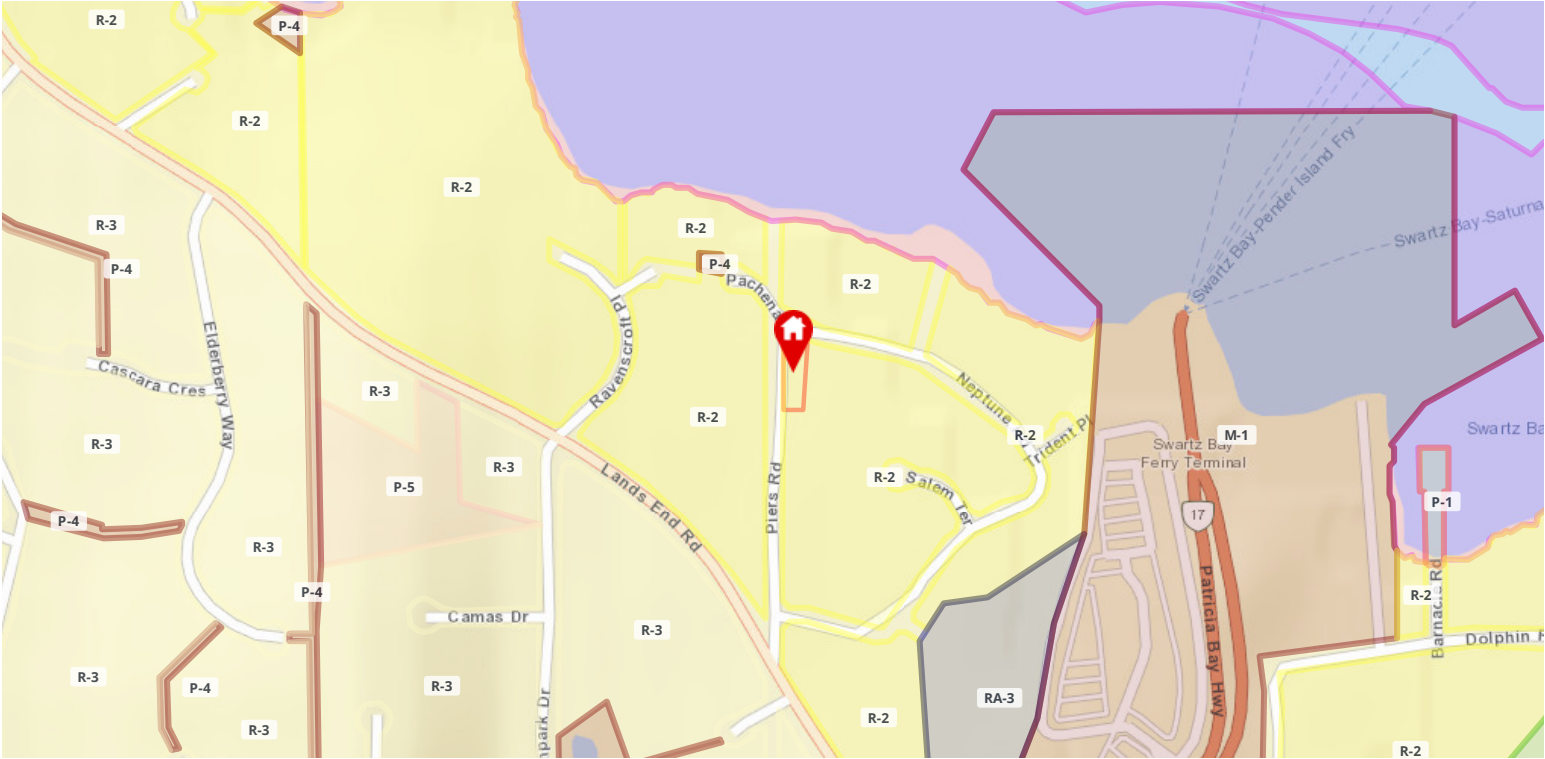
Layer Legend:

- NS Swartz Bay
- GI Gulf Isl Other
- NS Curteis Point
- NS Lands End

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-2 Description: Single Family Residential 2
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: North Saanich Census Metropolitan Area/Census Agglomeration: Victoria Census Subdivision Type: Census subdivision within census metropolitan area
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable











Zoning



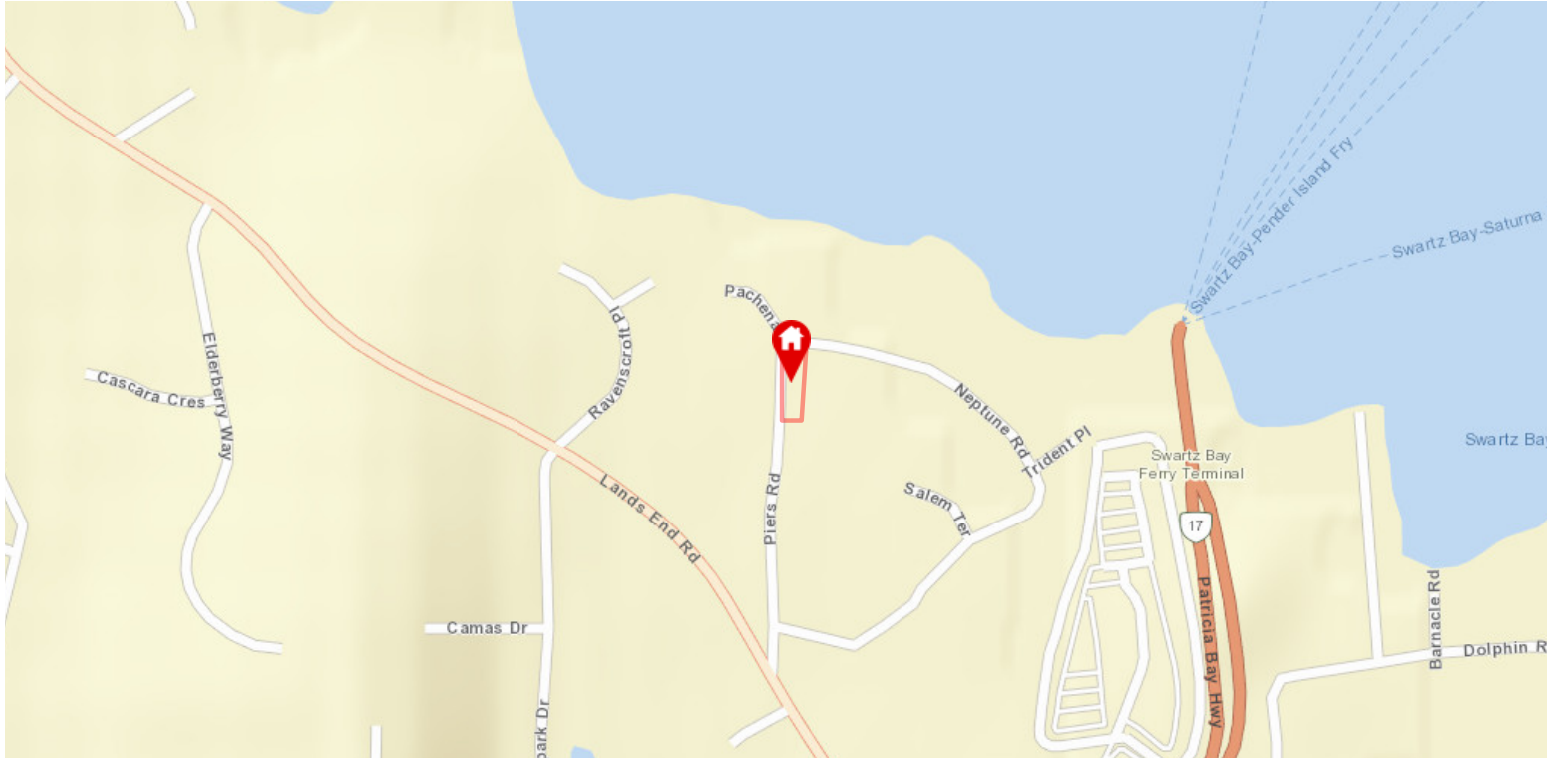
Subject Property Designations:

Code: [R-2](#)
Description: Single Family Residential 2

Layer Legend:

	Code	Description
	R-2	Single Family Residential 2
	P-4	Park
	M-6	Non-Commercial Marine 2
	R-3	Single Family Residential 3
	RA-3	Rural Agricultural 3
	M-1	Commercial Wharf
	P-5	Private Common Area / Open Space
	W1	Water Conservation
	P-1	Community Use
	M-3	Commercial Waterfront

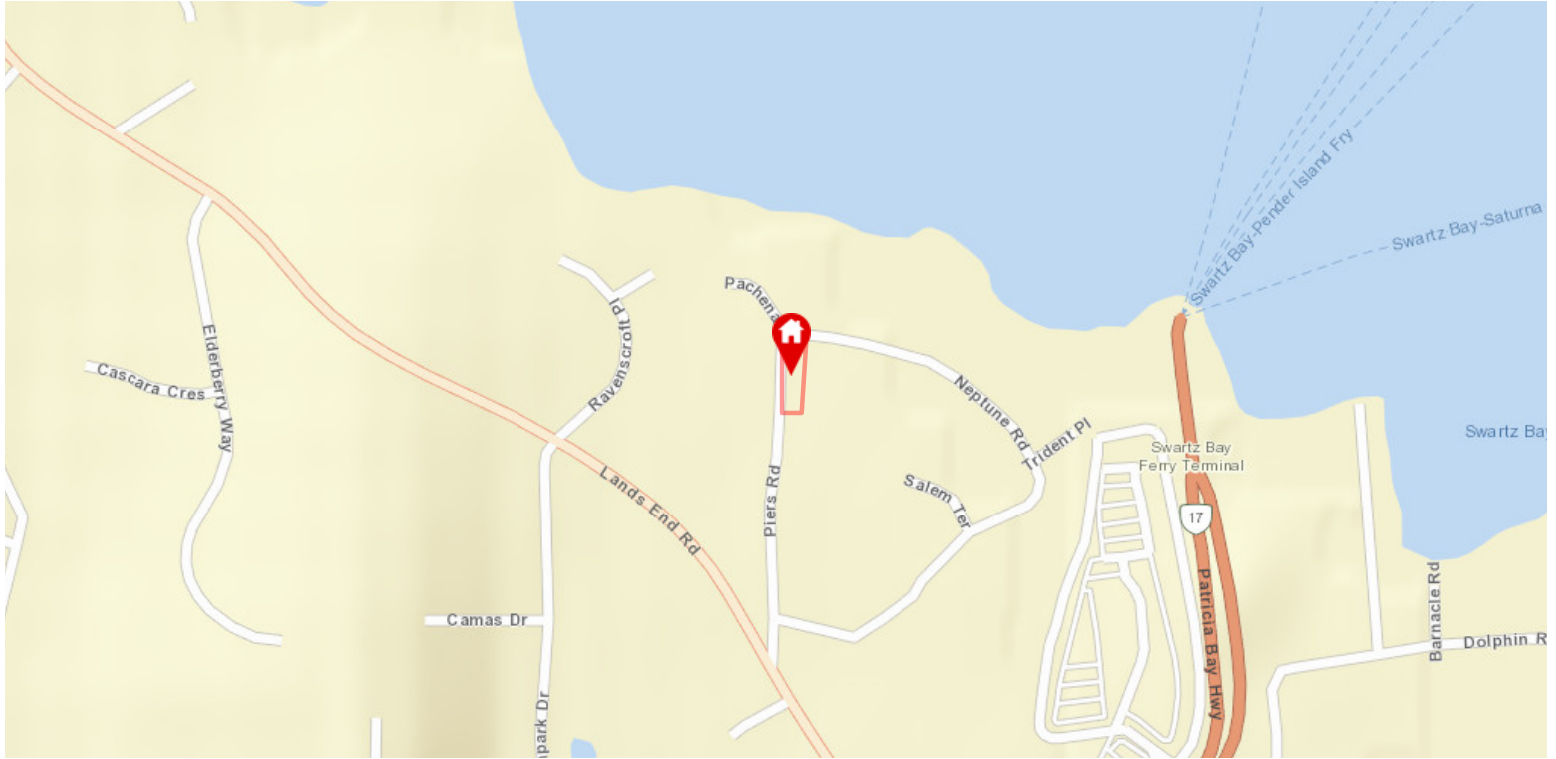
Official Community Plan



Subject Property Designations:

Not Applicable

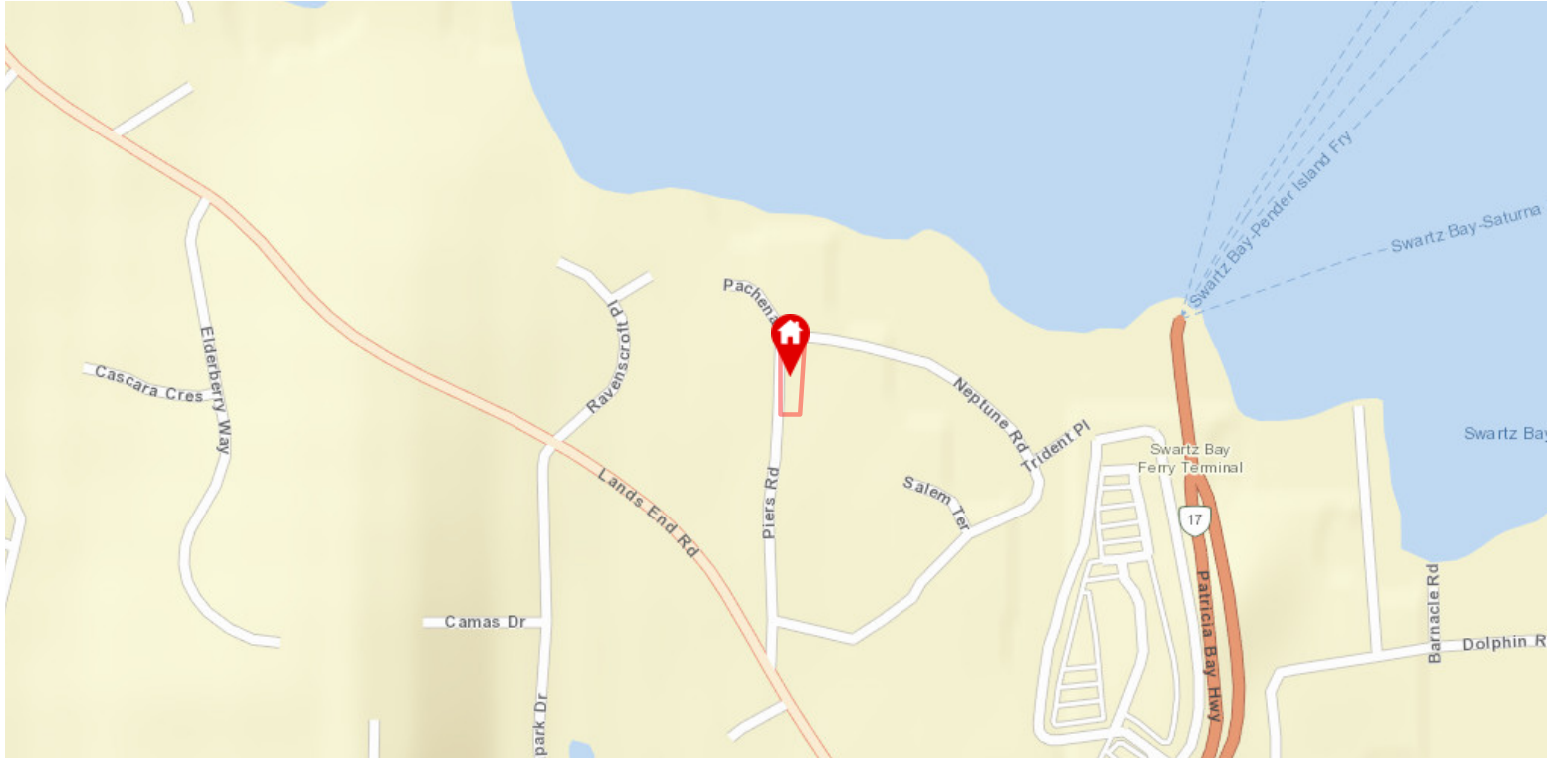
Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

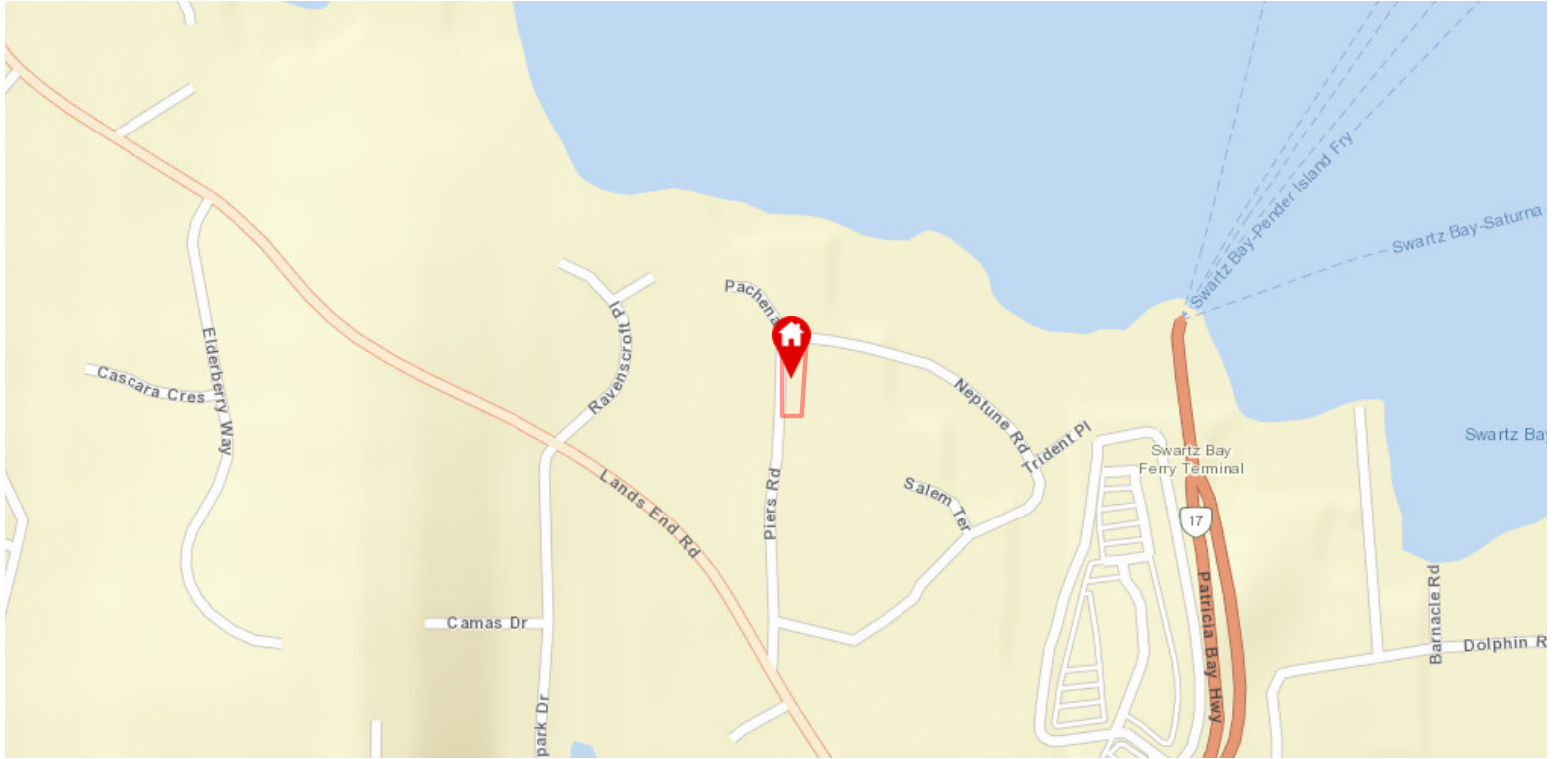
Local Area Plan



Subject Property Designations:

Not Applicable

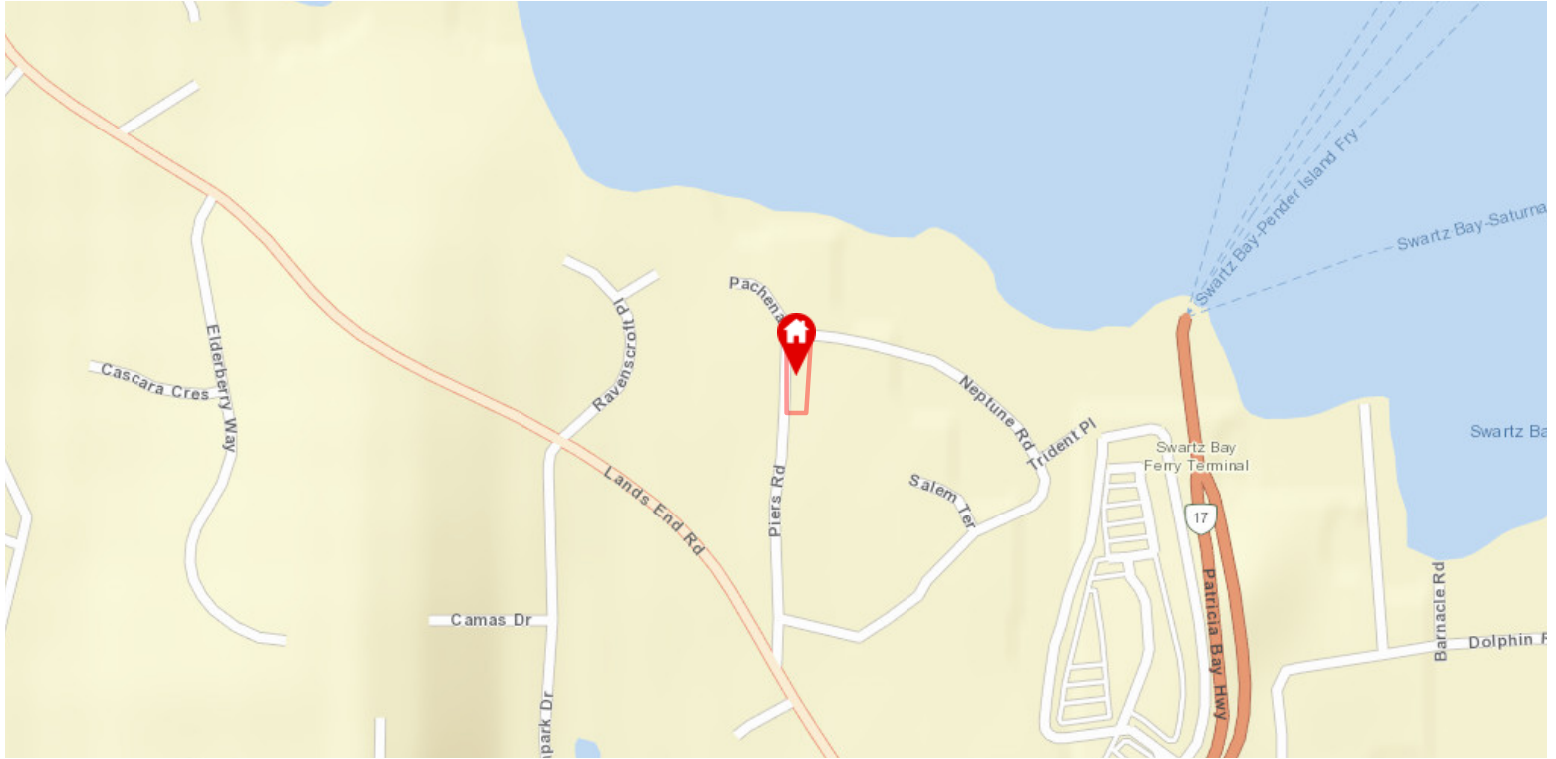
Proposed Plans



Subject Property Designations:

Not Applicable

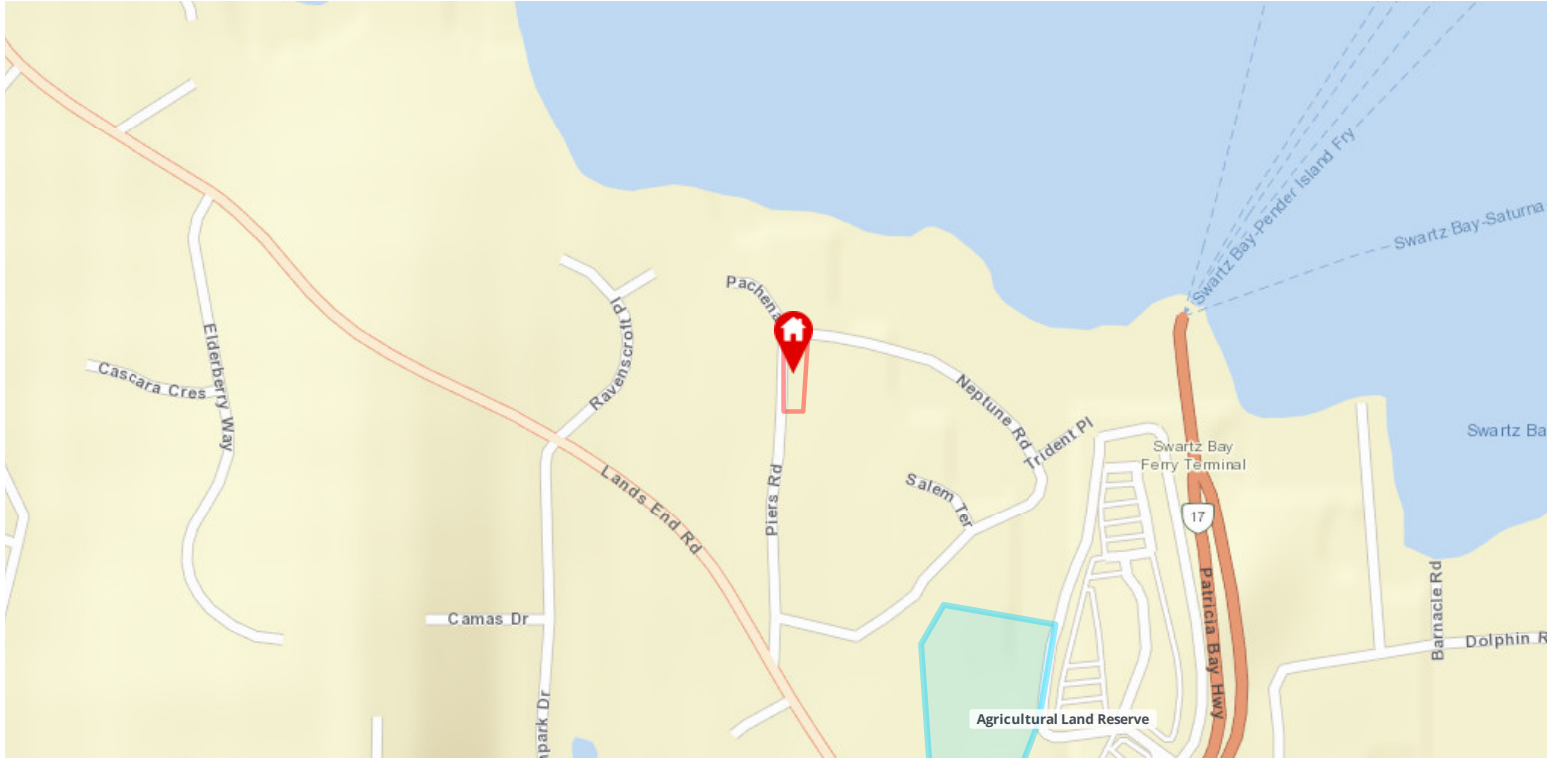
Development Permit Area



Subject Property Designations:

Not Applicable

Agricultural Land Reserve



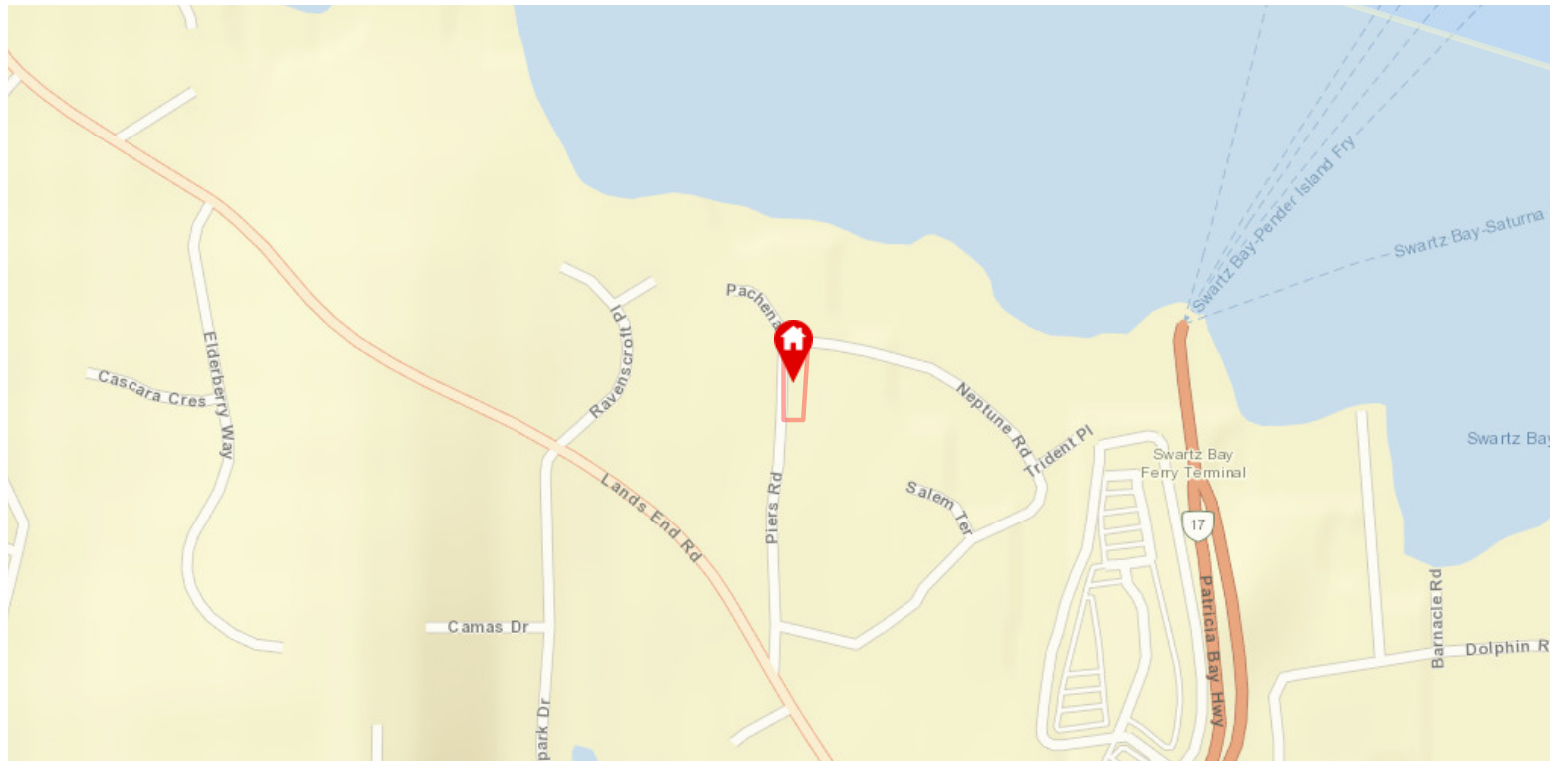
Subject Property Designations:

Status: Not in Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

StatsCan CMA/CA, 2021



Subject Property Designations:

Census Subdivision Name: North Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

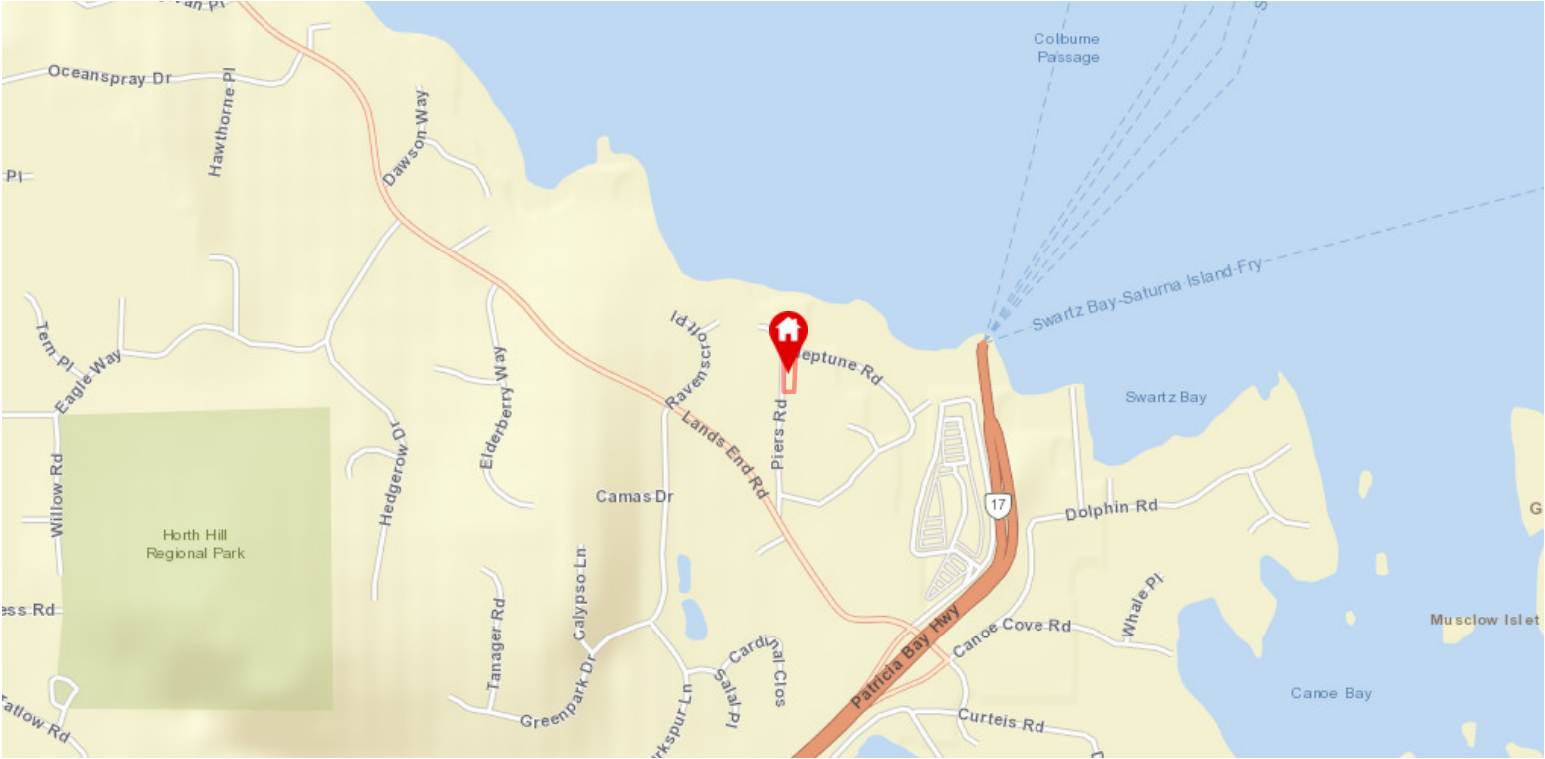
Layer Legend:

● Census Subdivision Name: North Saanich

Census Metropolitan Area/Census Agglomeration: Victoria

Census Subdivision Type: Census subdivision within census metropolitan area

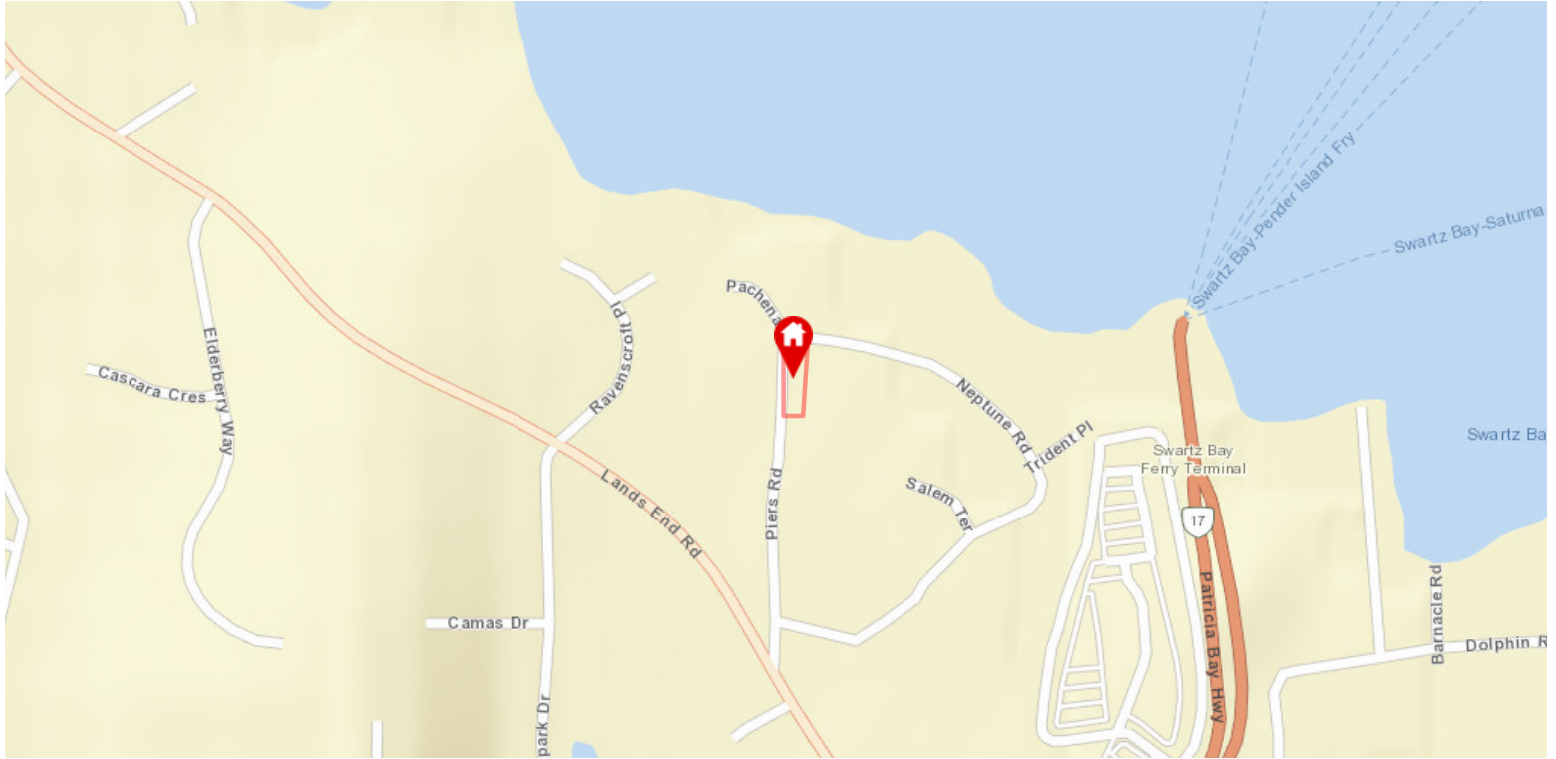
Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

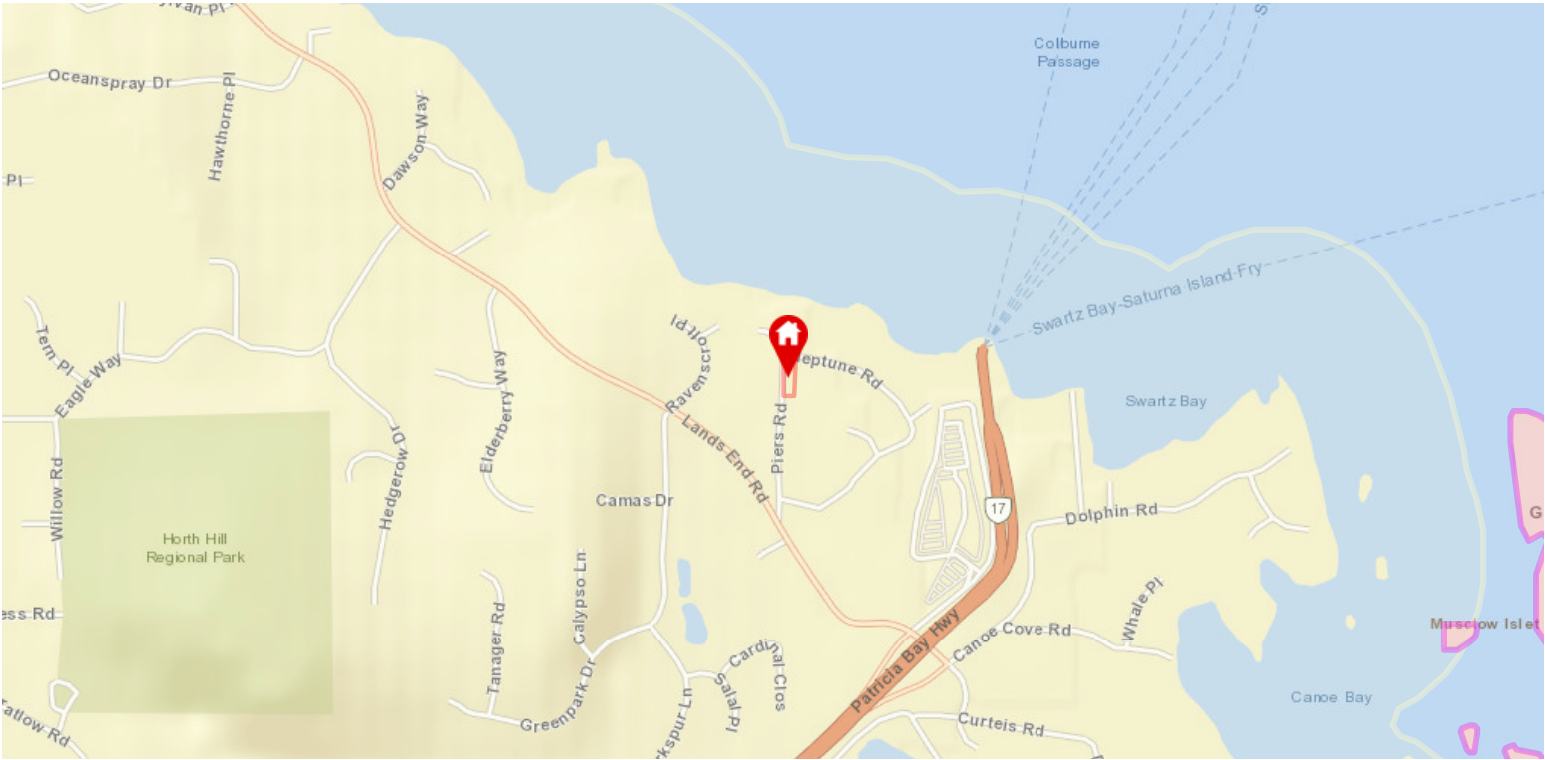
Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



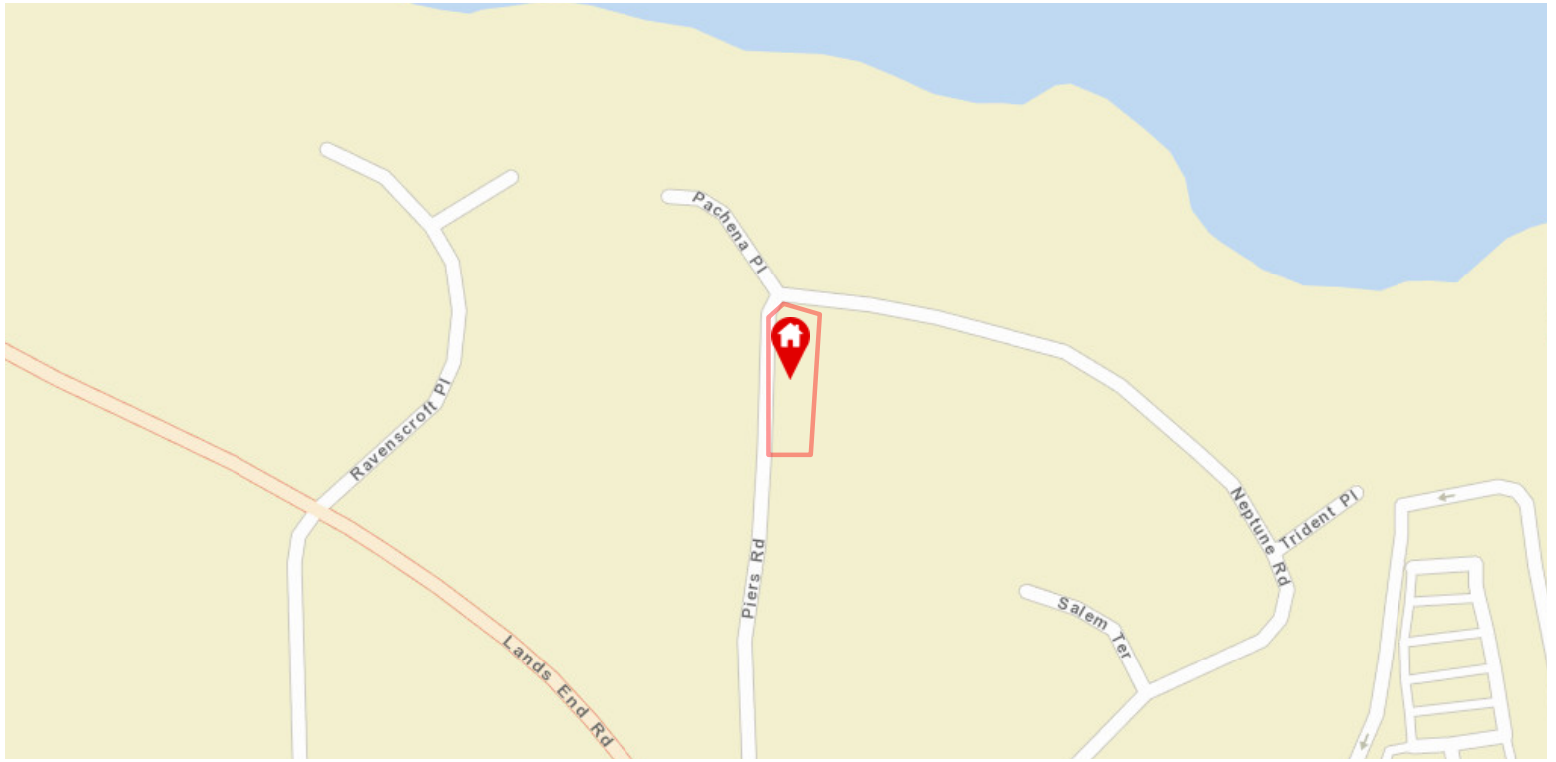
Subject Property Designations:

Name: District of North Saanich

Layer Legend:

- District of North Saanich
- Islands Trust

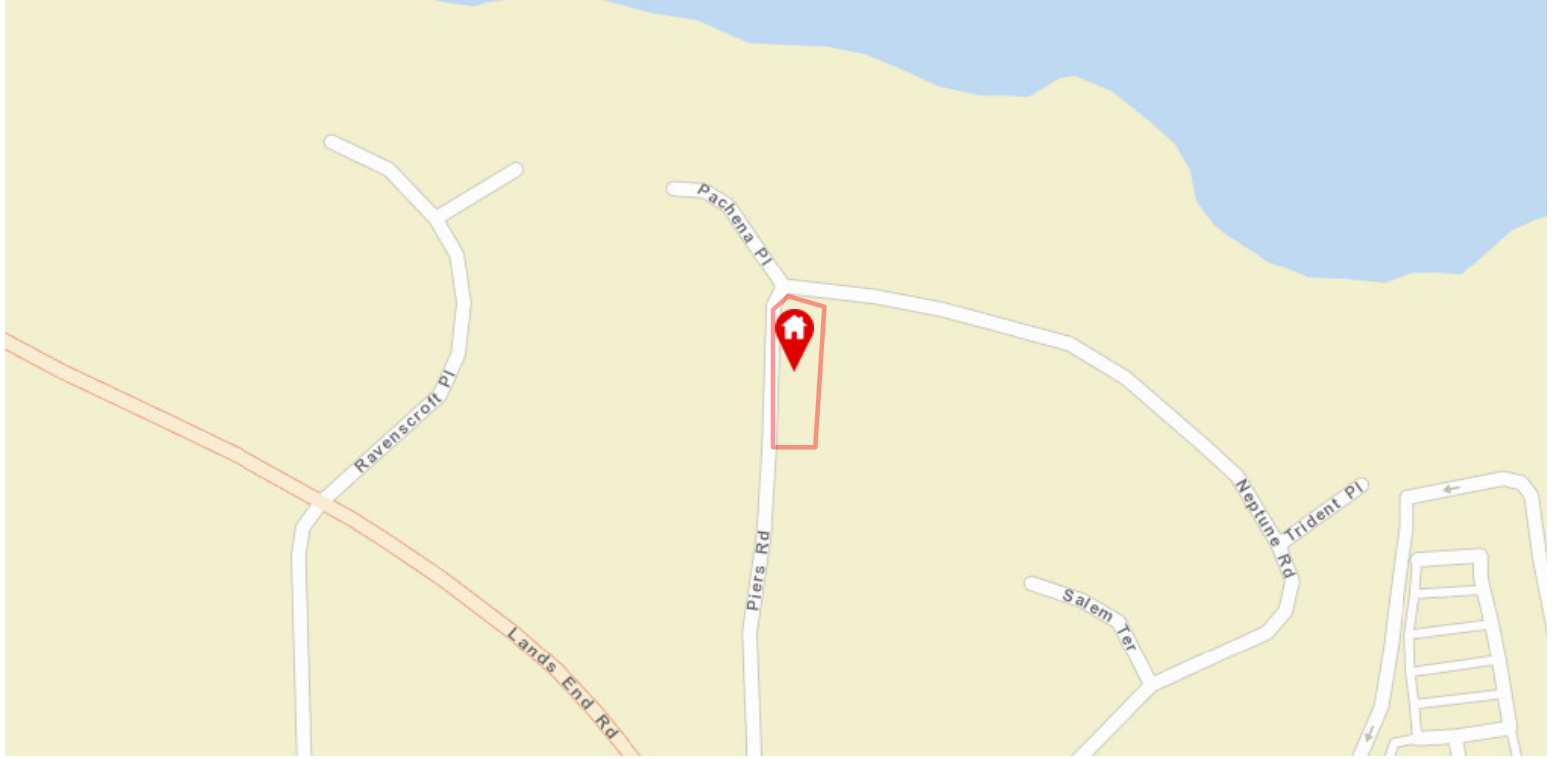
Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

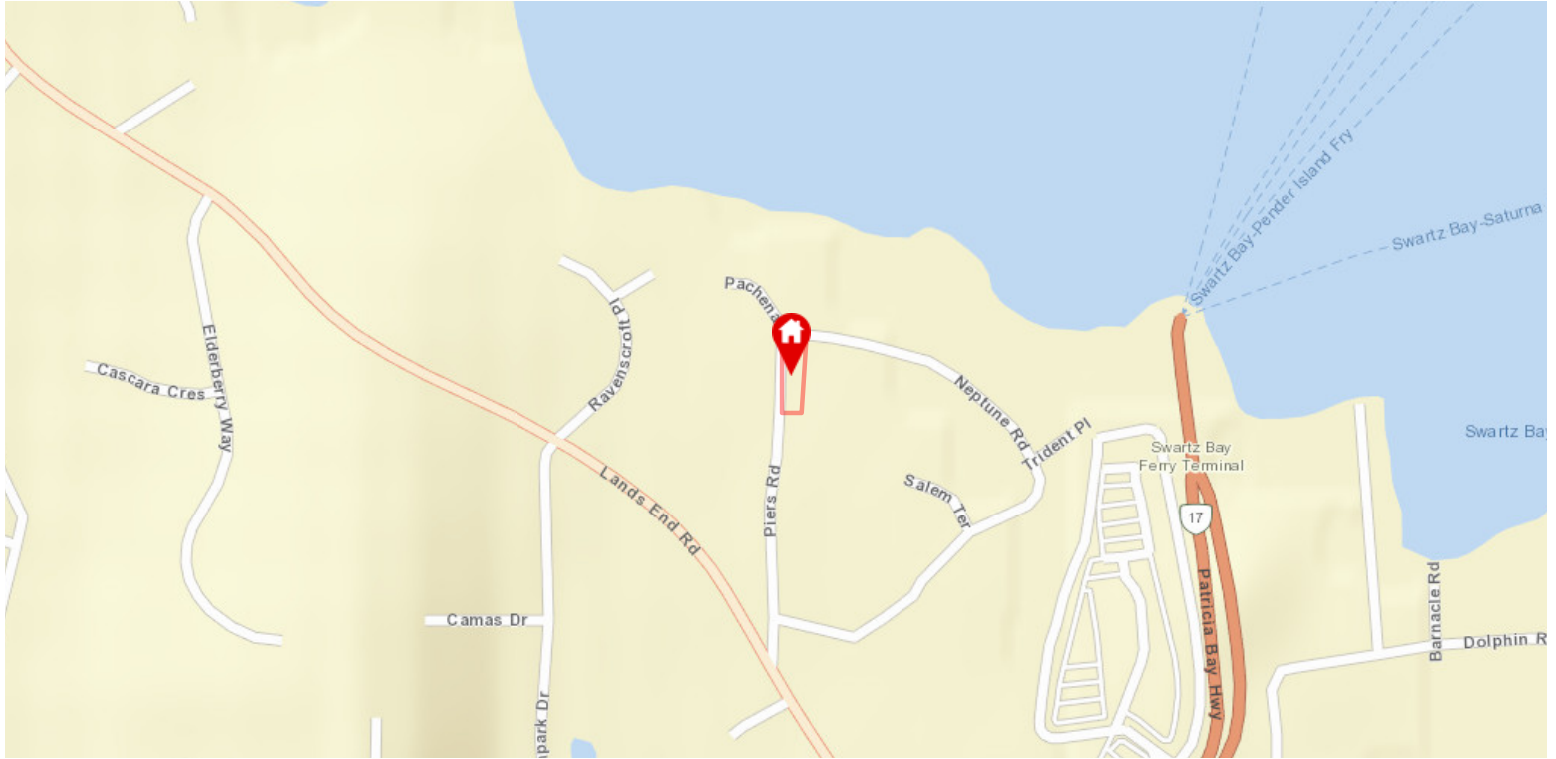
Active Development



Subject Property Designations:

No Development Applications

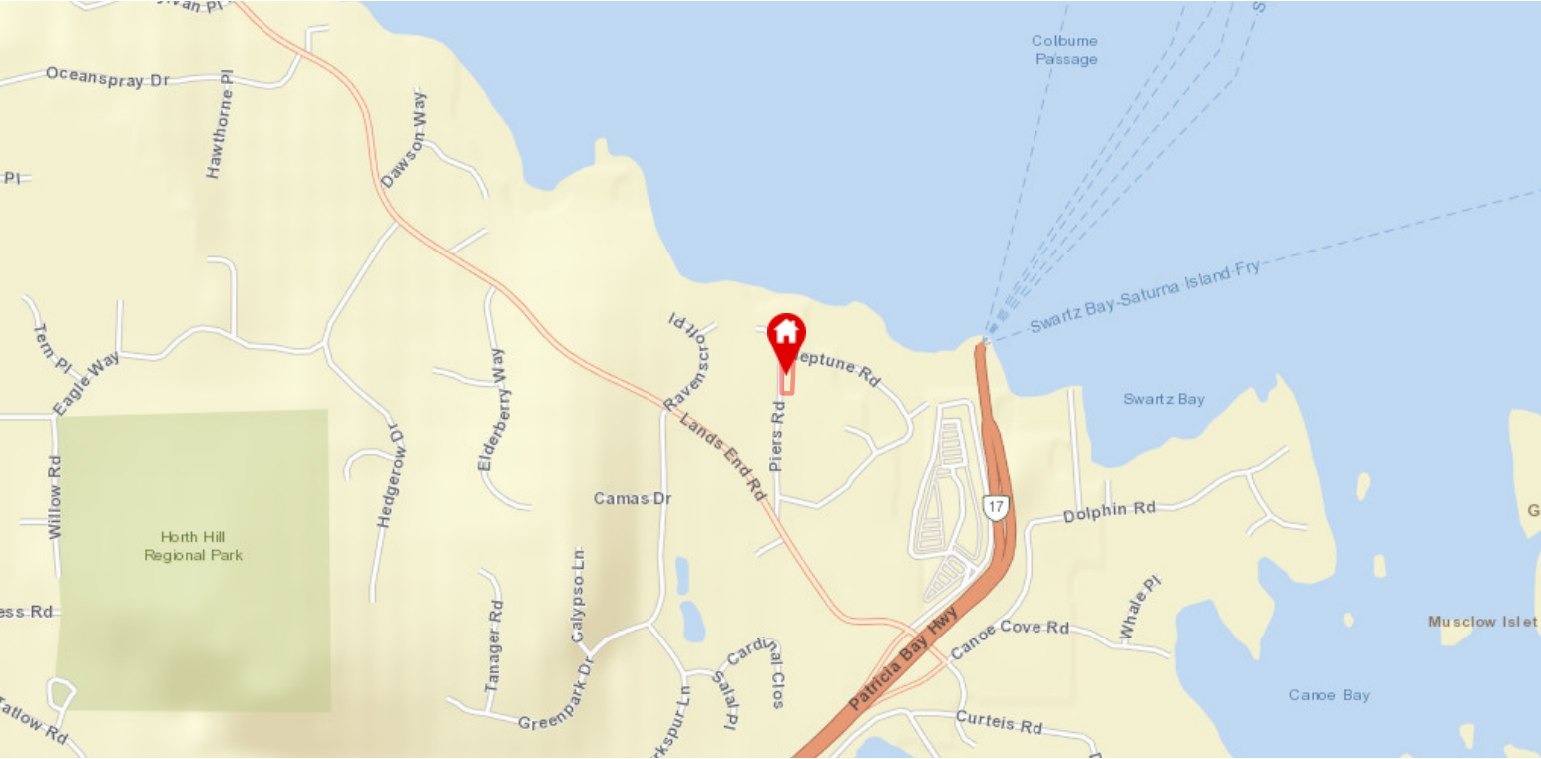
Inactive Development



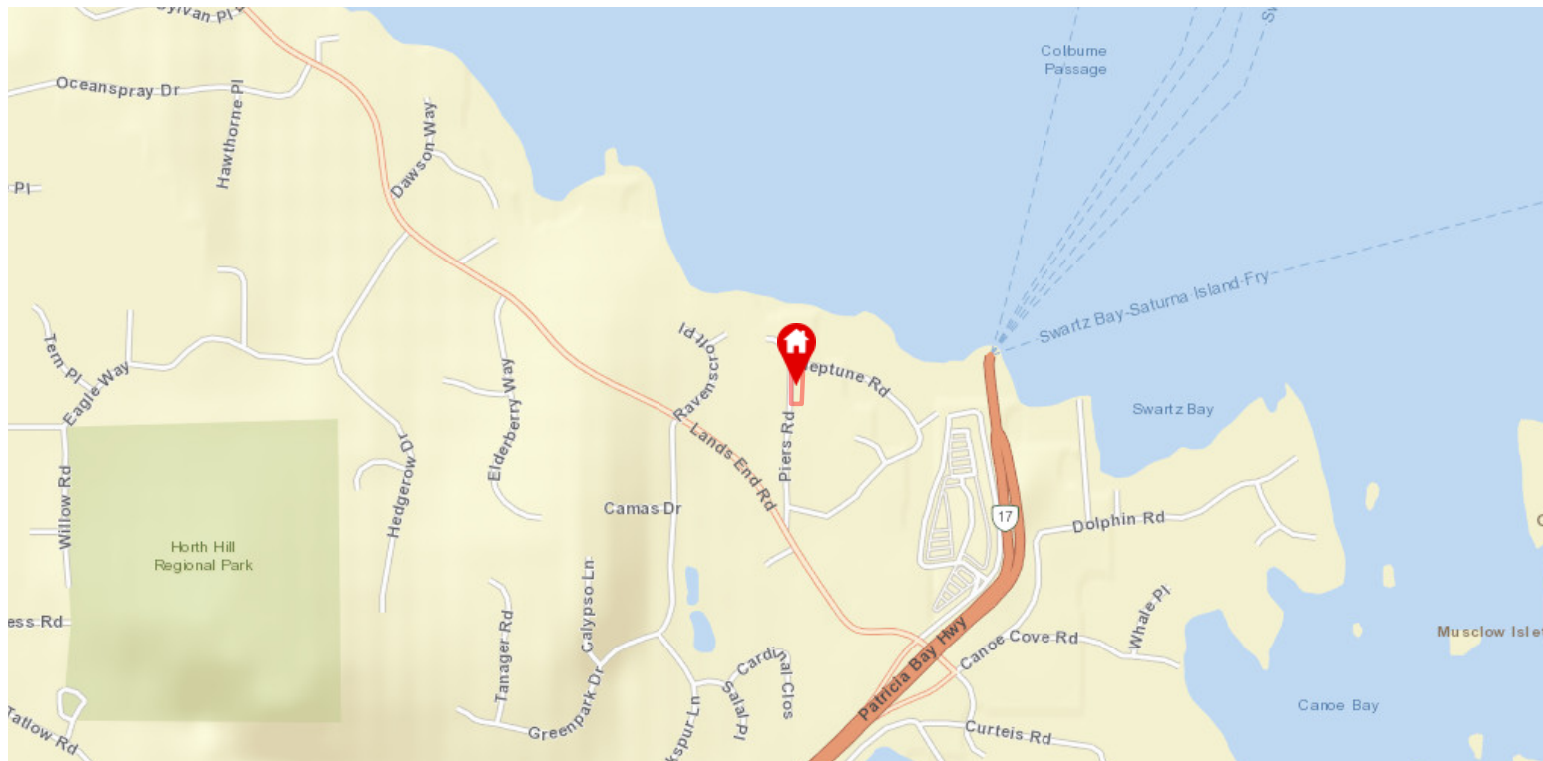
Subject Property Designations:

No Development Applications

BC Transmission Lines



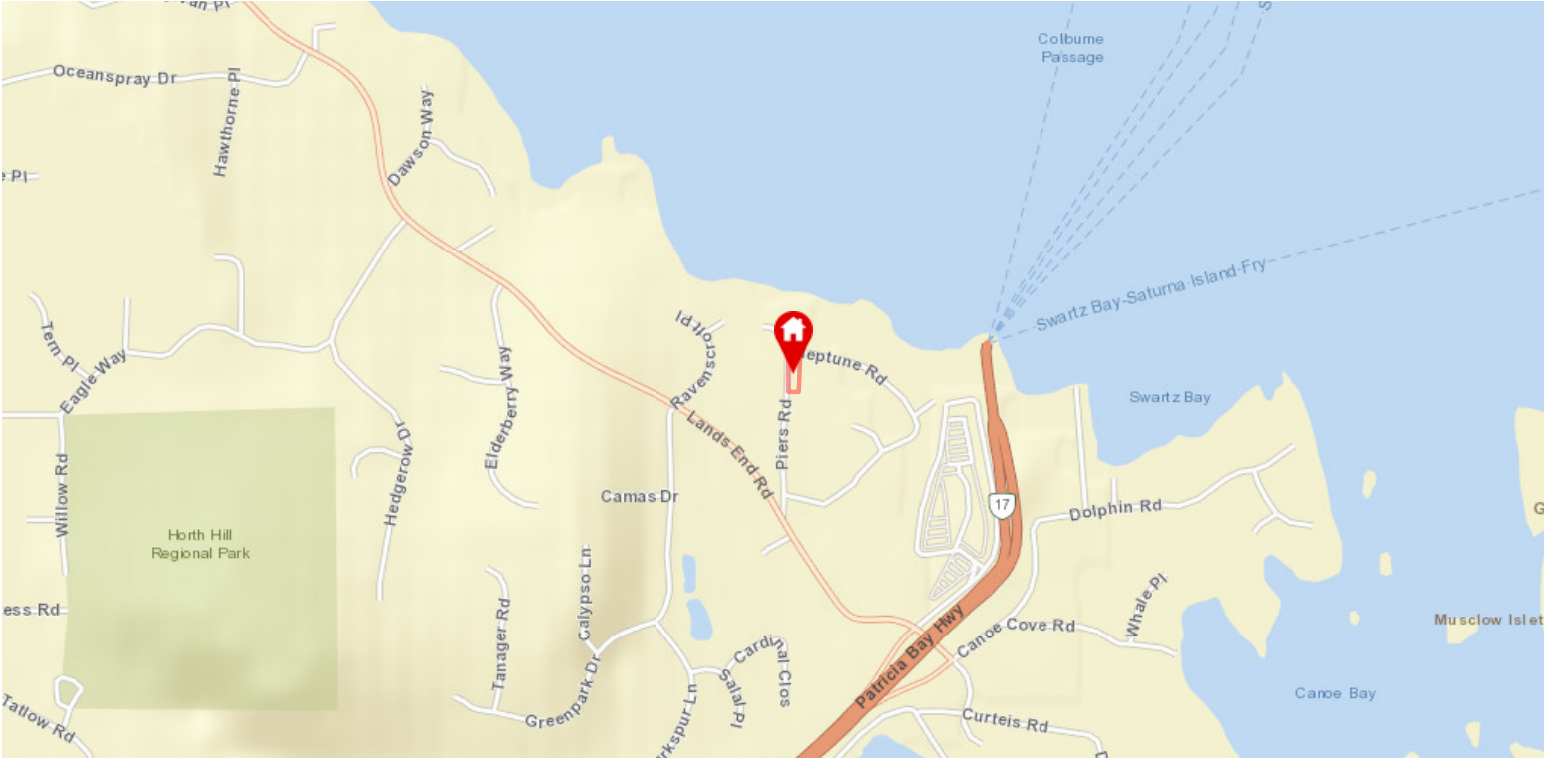
BC Contaminated Sites

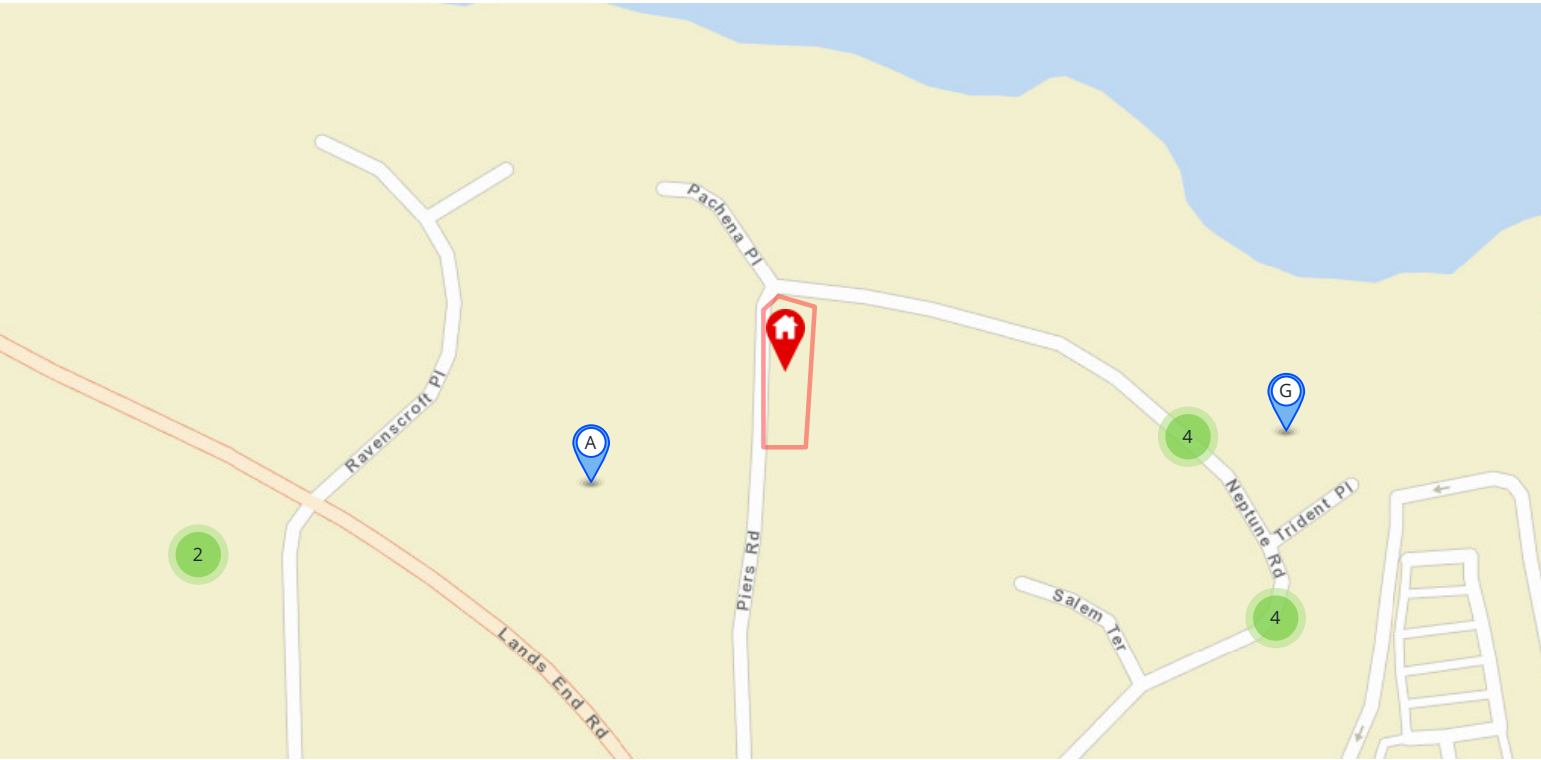


Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines





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

Layer Legend:

Label	Details
A	Well Tag Number: 15726 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 6.0 Finished Well Depth Ft: 65.0 Comments: SAYS WELL IS EXCELLENT, BUT NO LONGER USED. 120 GPH AT 65' METHOD OF DRILLING = DRILLED
B	Well Tag Number: 34000 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 0.0 Comments: NO LOG GIVEN. NO LITHOLOGIC INFORMATION AVAILABLE.
C	Well Tag Number: 36936 Well Status Code: NEW Well Class Code: UNK

Label	Details
	Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: NA Well Location Description: Diameter Inches: 6.3 Finished Well Depth Ft: 275.0 Comments: WELL YIELD: 4.0 YIELD AT 4 GPM. METHOD OF DRILLING = DRILLED
D	Well Tag Number: 34680 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 215.0 Comments: RATE: 8 GPM. WELL YIELD: 8.0 METHOD OF DRILLING = DRILLED
E	Well Tag Number: 34503 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: DOM Well Location Description: WELL #2 Diameter Inches: 0.0 Finished Well Depth Ft: 173.0 Comments: WELL YIELD: 7.0 WELL # 1 - DRY. ADEQUATE YIELD FOR DOMESTIC USE. METHOD OF DRILLING = DRILLED
F	Well Tag Number: 34895 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 425.0 Comments: RATE: 2 GPM. WELL YIELD: 2.0 METHOD OF DRILLING = DRILLED
G	Well Tag Number: 34678 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 350.0 Comments: RATE: 6 GPM. WELL YIELD 6.0. METHOD OF DRILLING = DRILLED
H	Well Tag Number: 34679 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: NA Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 440.0 Comments: WELL YIELD 6.0 METHOD OF DRILLING = DRILLED
I	Well Tag Number: 34676 Well Status Code: NEW Well Class Code: UNK Well Subclass:

Label	Details
	Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 345.0 Comments: WELL YIELD: 3.0 METHOD OF DRILLING = DRILLED
J	Well Tag Number: 34677 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 0.0 Finished Well Depth Ft: 205.0 Comments: WELL YIELD: 4. RATE: 4 GPM. LOT VACANT. METHOD OF DRILLING = DRILLED
K	Well Tag Number: 46389 Well Status Code: NEW Well Class Code: WATR_SPPLY Well Subclass: NA Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 6.2 Finished Well Depth Ft: 410.0 Comments: RATE: 1 US GPM.
L	Well Tag Number: 46413 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: UNK Well Location Description: Diameter Inches: 6.2 Finished Well Depth Ft: 185.0 Comments: RATE: 8 GPM. METHOD OF DRILLING = DRILLED