



PROPERTY REPORT

379 MARY ANN POINT RD

Rural

V0N 1P0

Canada

PID: 000-226-181

MAY 29, 2024



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West Coast Property Excellence

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Summary Sheet

379 MARY ANN POINT RD Rural BC V0N 1P0



PID	000-226-181
Registered Owner	HA*, J*
Legal Description	LOT A, SECTION 1, GALIANO ISLAND, COWICHAN DISTRICT, PLAN 33070 EXCEPT THAT PART IN PLAN 47315
Plan	VIP33070
Zoning	SLR - Small Lot Residential
Community Plan(s)	LAP: Galiano Island (Small Lot Residential), not in ALR

Year Built	1995	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	3.26 acres	Bedrooms	3
Bathrooms	3	Dimensions	–
Max Elev.	47.78 m	Min Elev.	1.94 m
Floor Area	2529 Ft²	Walk Score	–
Transit Score	–	Annual Taxes	\$7,755.79

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	\$907,000	↓ -12.24	\$796,000	Assessment	2024	\$2,269,000	↑ 94.76
Land	\$1,234,000	↑ 19.37	\$1,473,000	Sales History	30/06/2017	\$1,165,000	↑ 288.33
Total	\$2,141,000	↑ 5.98	\$2,269,000		05/11/1993	\$300,000	↑ 76.47
					02/10/1989	\$170,000	–

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT	
-		Nearest Elementary	Nearest Secondary
	Nearest School	Mayne Island	Galiano Community
	School District	SD 64	SD64
	Grades	K - 7	K - 12

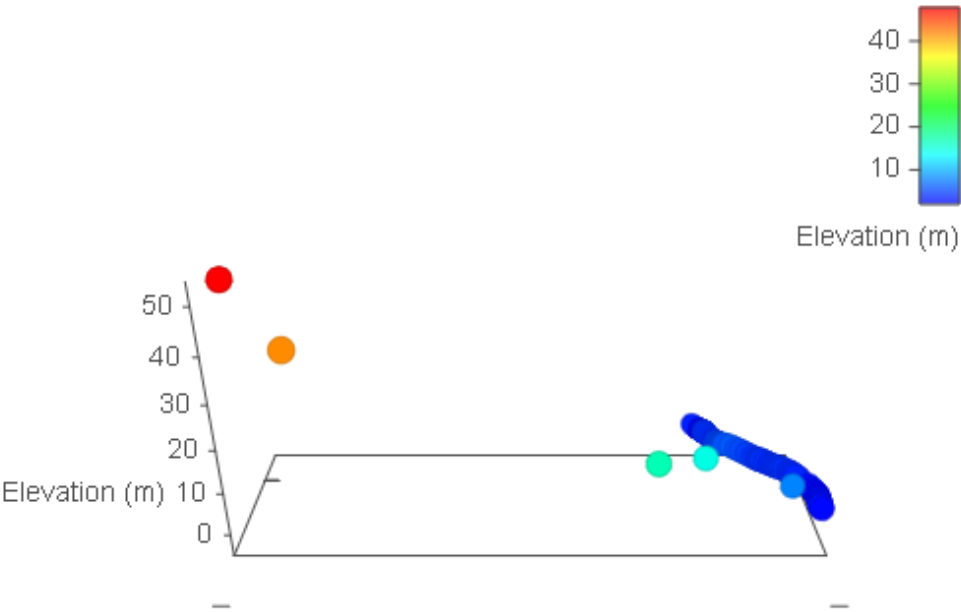
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 47.78 m | Min Elevation: 1.94 m | Difference: 45.83 m

Property Identification & Legal Description

Address:	379 MARY ANN POINT RD GALIANO BC V0N 1P0		
Jurisdiction:	Gulf Islands Rural (764)		
Roll No:	2003010	Assessment Area:	1
PID No:	000-226-181		
Neighbourhood:	Gulf Islands Waterfront	MHR No:	
Legal Unique ID:	A000010GZR		
Legal Description:	LOT A, PLAN VIP33070, SECTION 1, COWICHAN LAND DISTRICT, EXCEPT PLAN VIP47315, GALIANO ISLAND		

2023 Municipal Taxes

Gross Taxes:	\$7,756
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2024 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$1,473,000	\$796,000	\$2,269,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,473,000	\$796,000	\$2,269,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,473,000	\$796,000	\$2,269,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,473,000	\$796,000	\$2,269,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,473,000	\$796,000	\$2,269,000

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
2017-06-30	\$1,165,000	CA6110580	Improved Single Property Transaction
1993-11-05	\$300,000	EG146219	Vacant Single Property Transaction
1989-10-02	\$170,000	EC101749	Vacant Single Property Transaction

Other Property Information

Lot SqFt:	140,699	Lot Width:	
Lot Acres:	3.23	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	2 Acres Or More (Single Family Dwelling, Duplex)
School District:	Gulf Islands	Manual Class:	1.5 STY SFD - After 1930 - Semi-Custom
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	No	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2024-01-01	Rec Last Modified:	2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$2,141,000	\$7,756
2022	\$2,071,000	\$7,590
2021	\$1,539,000	\$7,058
2020	\$1,468,000	\$6,880

2019	\$1,311,000	\$6,121
2018	\$1,165,000	\$5,600
2017	\$1,110,000	\$5,717
2016	\$1,074,000	\$5,971
2015	\$1,033,000	\$5,730
2014	\$908,000	\$4,868
2013	\$1,050,000	\$5,419
2012	\$1,091,000	\$5,362
2011	\$0	\$4,829
2010	\$1,173,000	\$5,324
2009	\$1,256,000	\$5,400
2008	\$1,256,000	\$5,251
2007	\$1,197,000	\$5,466
2006	\$909,000	\$4,623
2005	\$751,000	\$4,117
2004	\$708,000	\$4,470
2003	\$651,000	\$4,521
2002	\$584,000	\$4,269
2001	\$580,000	\$4,130

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.

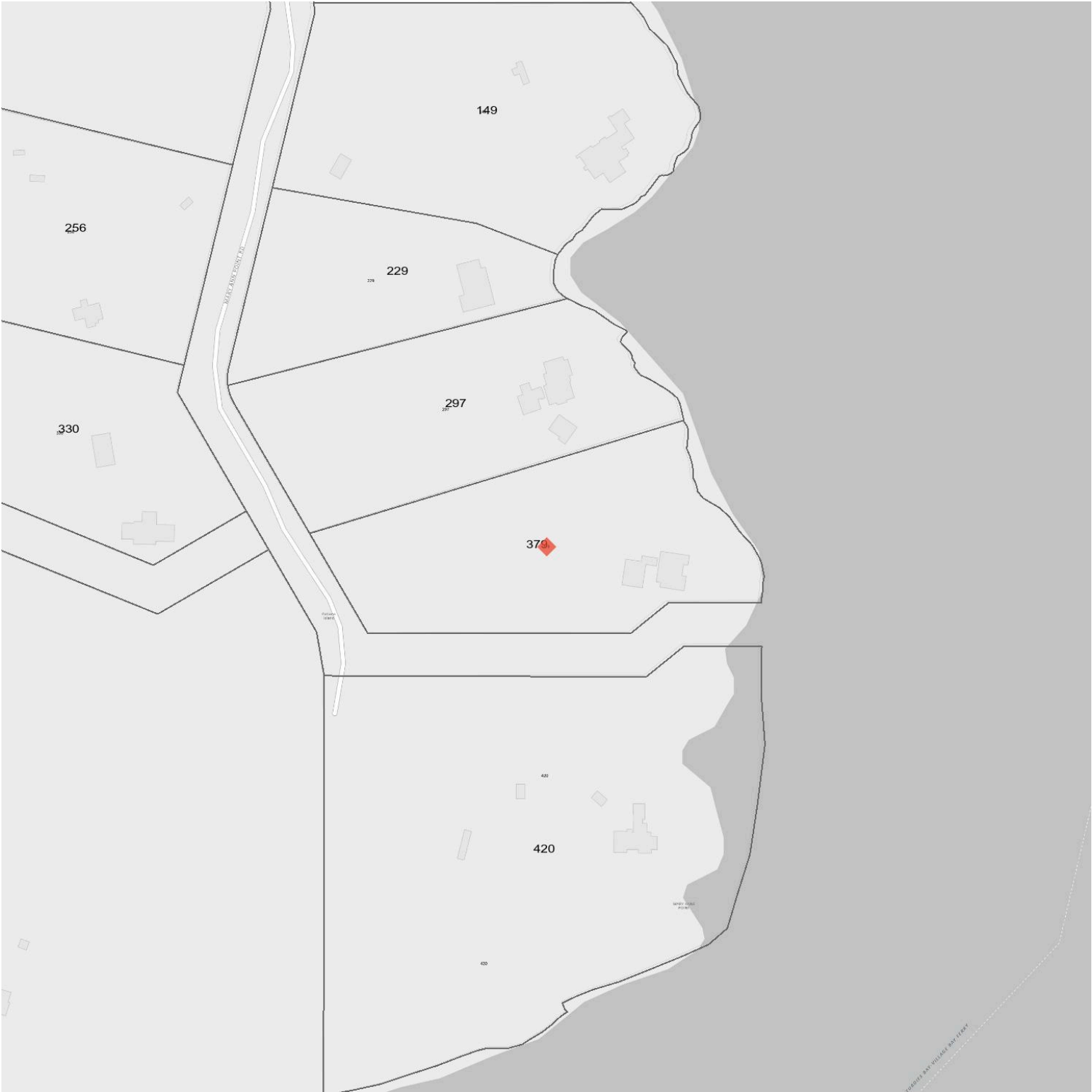
Legal



Legend

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

Water Features & Drainage



Legend

- Stream or Ditch

Pond

Full Watershed
- Stream or Ditch

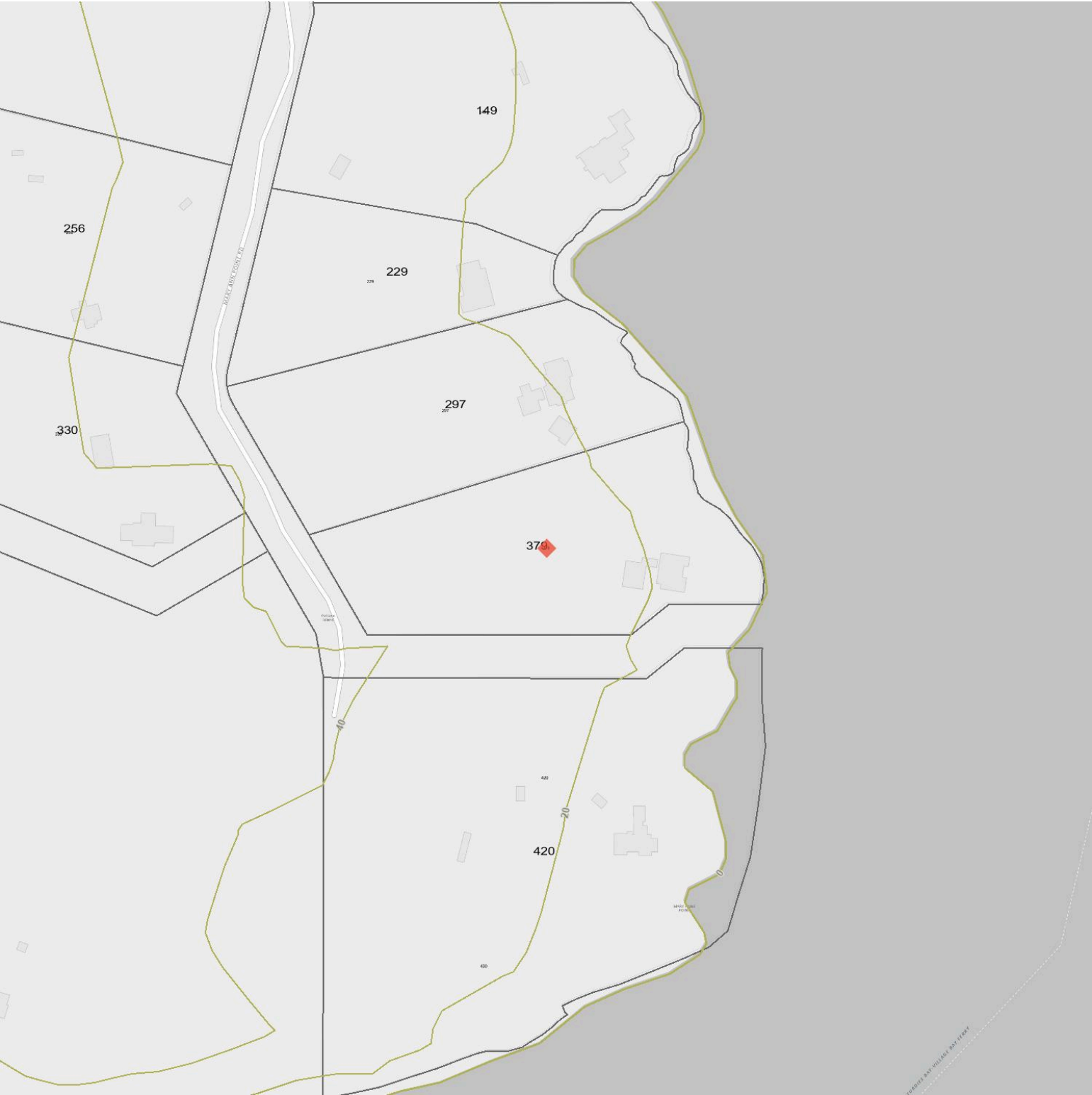
Lake

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: Gulf Islands
Sub-Area: GI Galiano

Layer Legend:

- GI Galiano
- GI Gulf Isl Other
- GI Mayne Island

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: SLR Description: Small Lot Residential
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Galiano Island (Small Lot Residential)
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable

Zoning



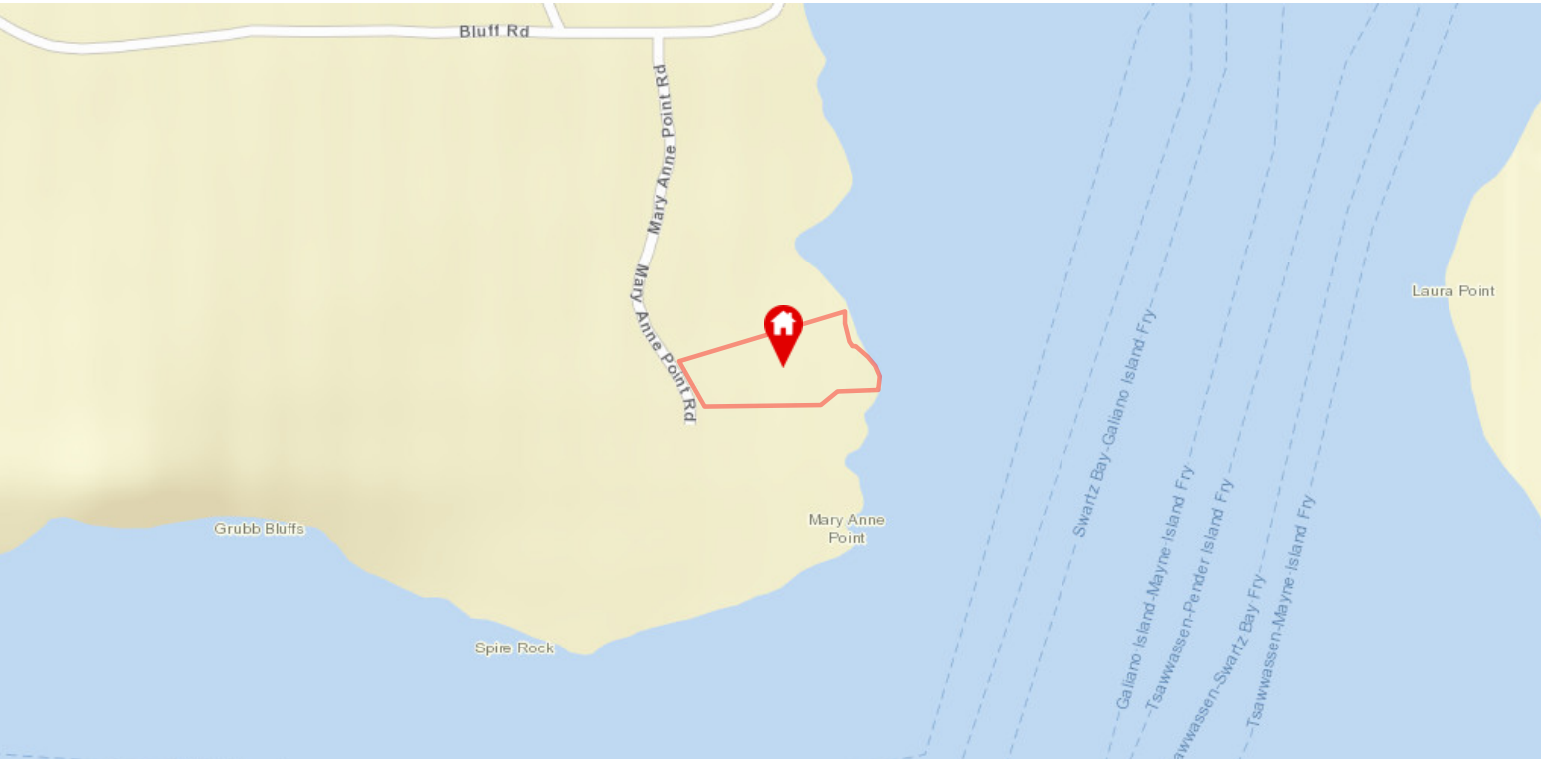
Subject Property Designations:

Code: [SLR](#)
Description: Small Lot Residential

Layer Legend:

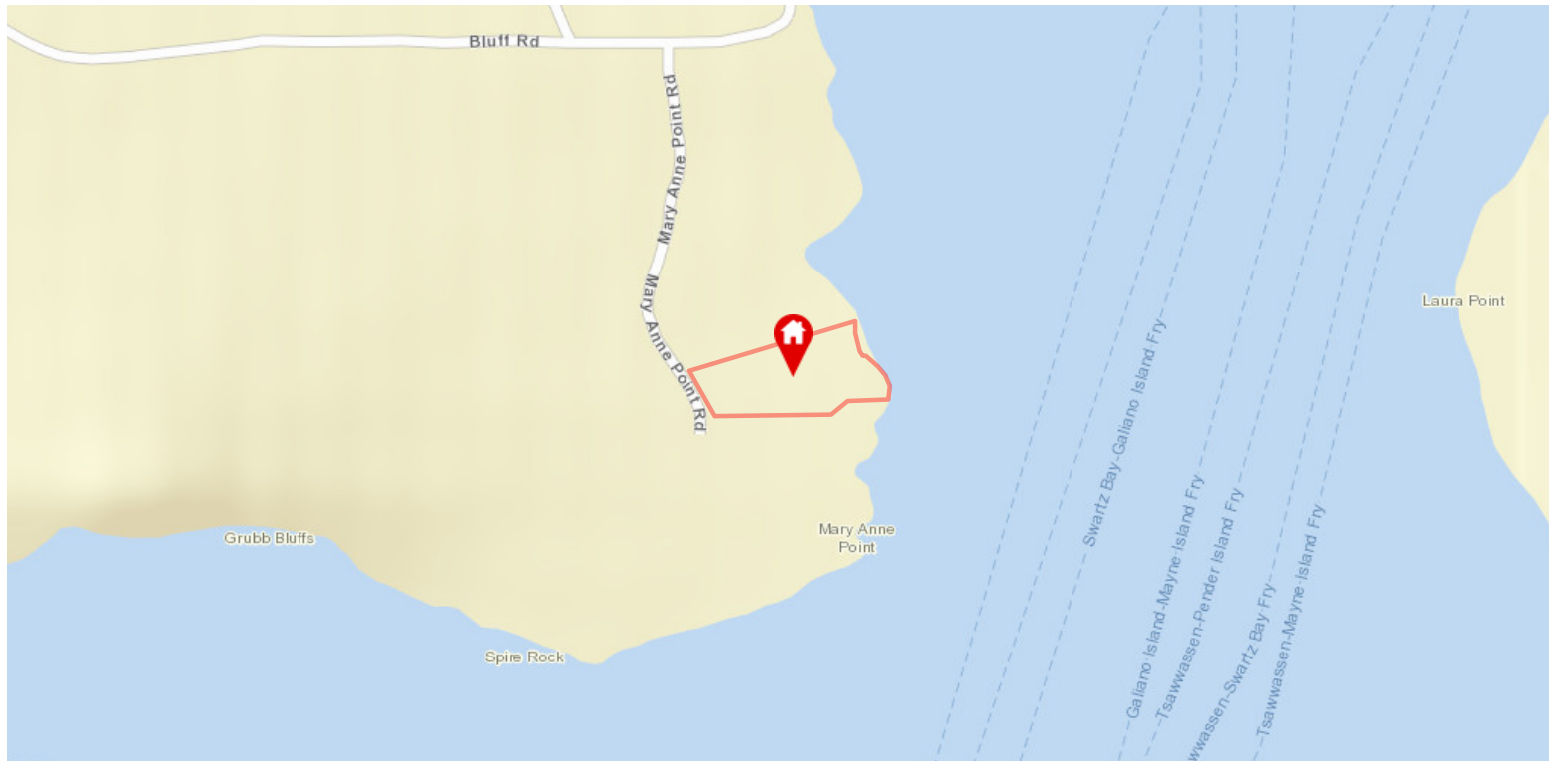
	Code	Description
	SLR	Small Lot Residential
	M	Marine
	C4	Visitor Accommodation (Resort)
	AG	Agriculture
	W2	Water Moorage
	R2	Rural Residential
	P	Park
	RR	Rural Residential
	SR	Settlement Residential
	R	Rural

Official Community Plan



Subject Property Designations:
Not Applicable

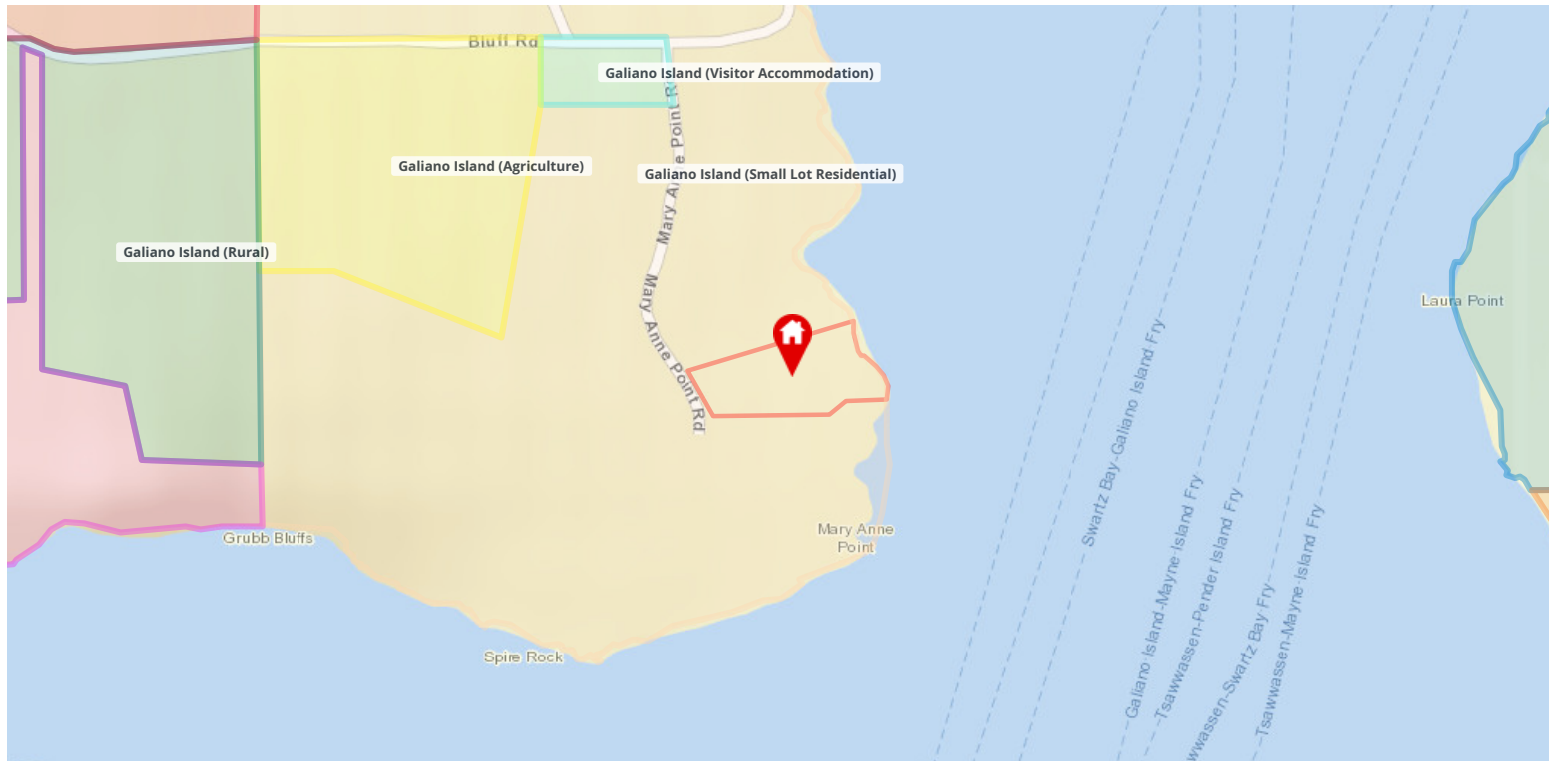
Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Local Area Plan



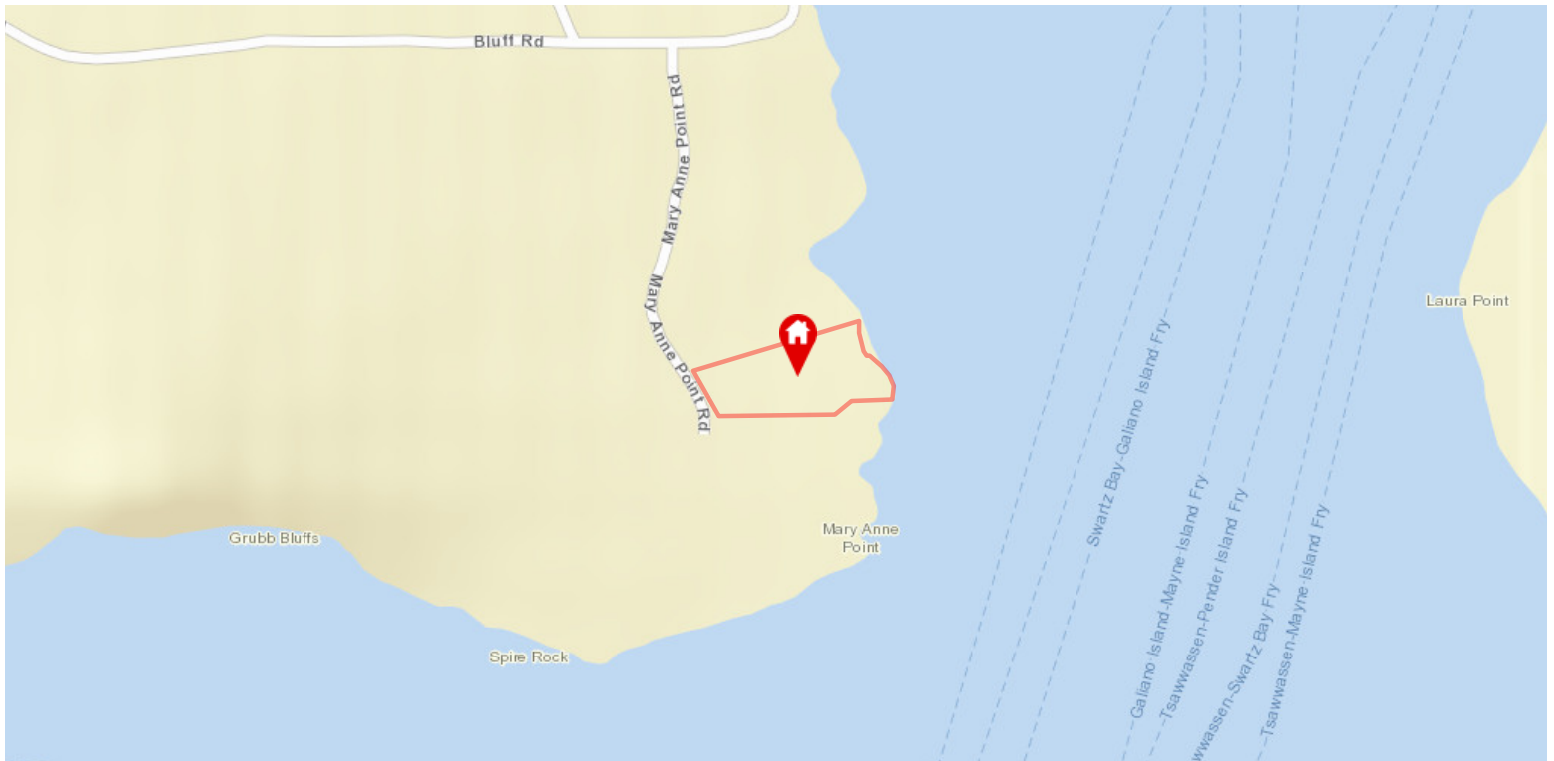
Subject Property Designations:

Galiano Island (Small Lot Residential)

Layer Legend:

- Galiano Island (Small Lot Residential)
- Galiano Island (Visitor Accommodation)
- Galiano Island (Agriculture)
- Galiano Island (Rural)
- Galiano Island (Parks & Recreation)
- Galiano Island (Rural Residential)
- Mayne Island (Settlement Residential)
- Mayne Island (Rural)

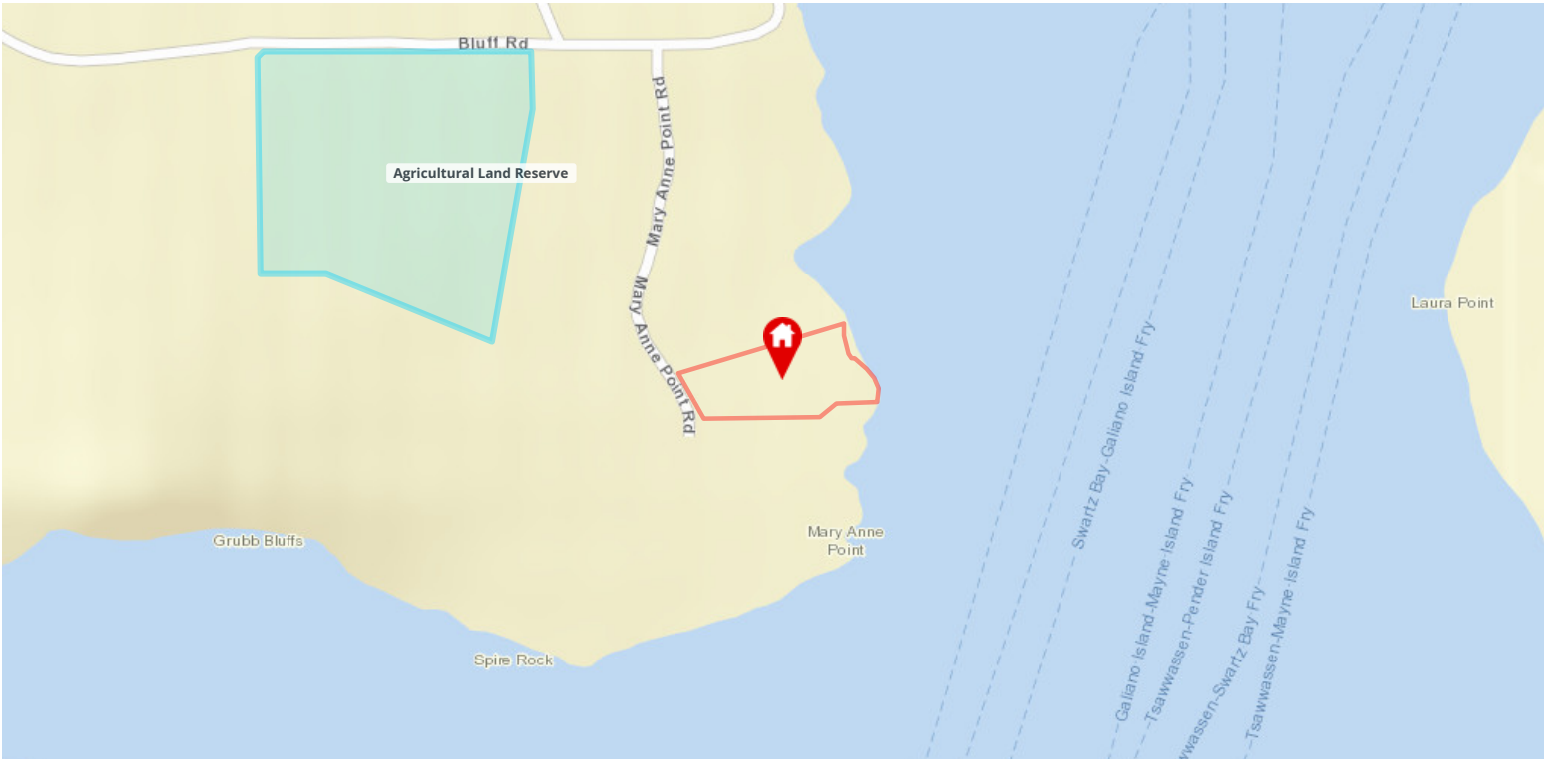
Development Permit Area



Subject Property Designations:

Not Applicable

Agricultural Land Reserve



Subject Property Designations:
Status: Not in Agricultural Land Reserve

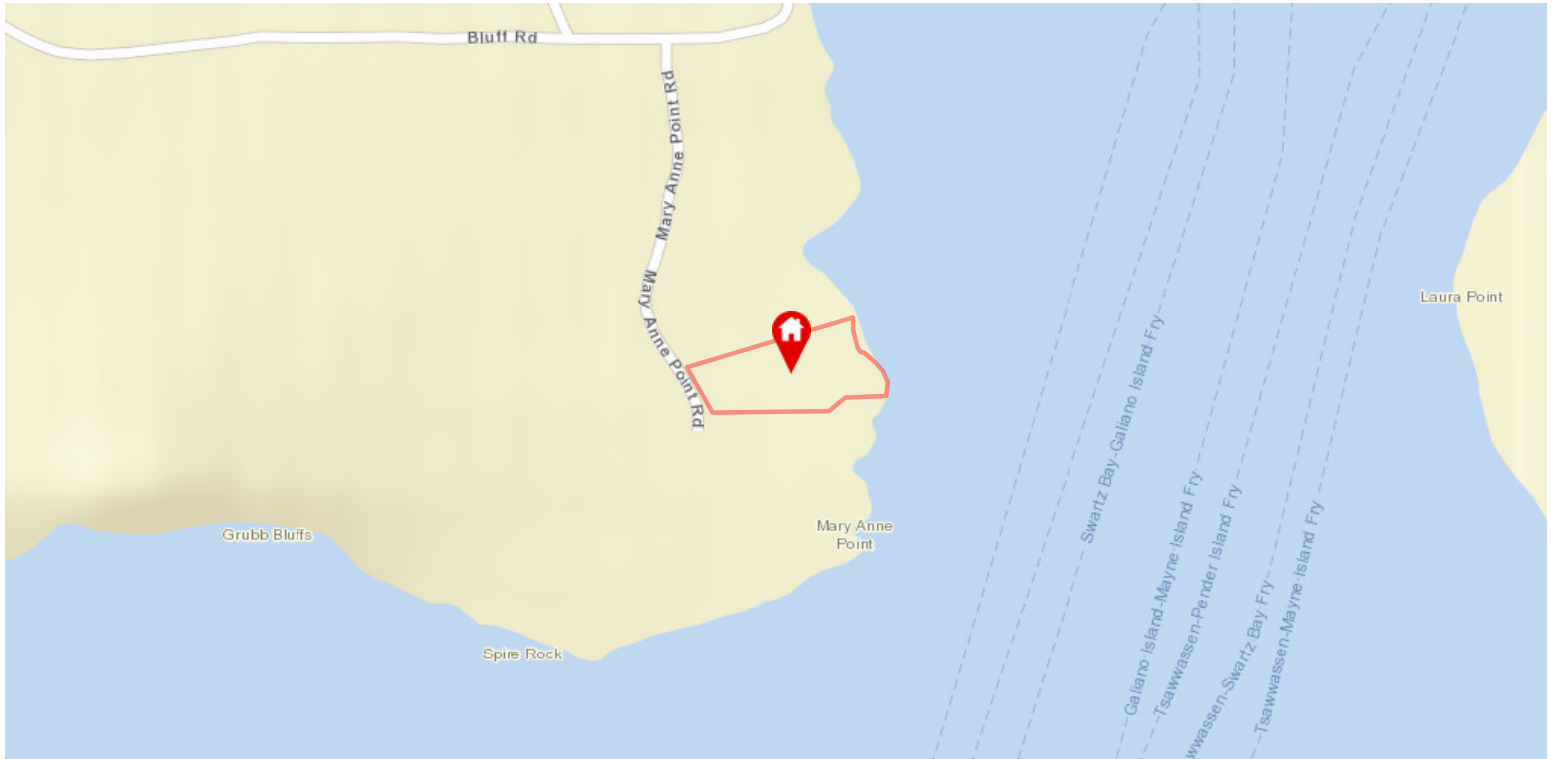
Layer Legend:
● Agricultural Land Reserve

Floodplain Data



Subject Property Designations:
Status: Not in Floodplain

Frequent Transit Development Areas



Subject Property Designations:

Not Applicable

Municipal Boundaries



Subject Property Designations:

Name: Islands Trust

Layer Legend:

● Islands Trust

Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Active Development

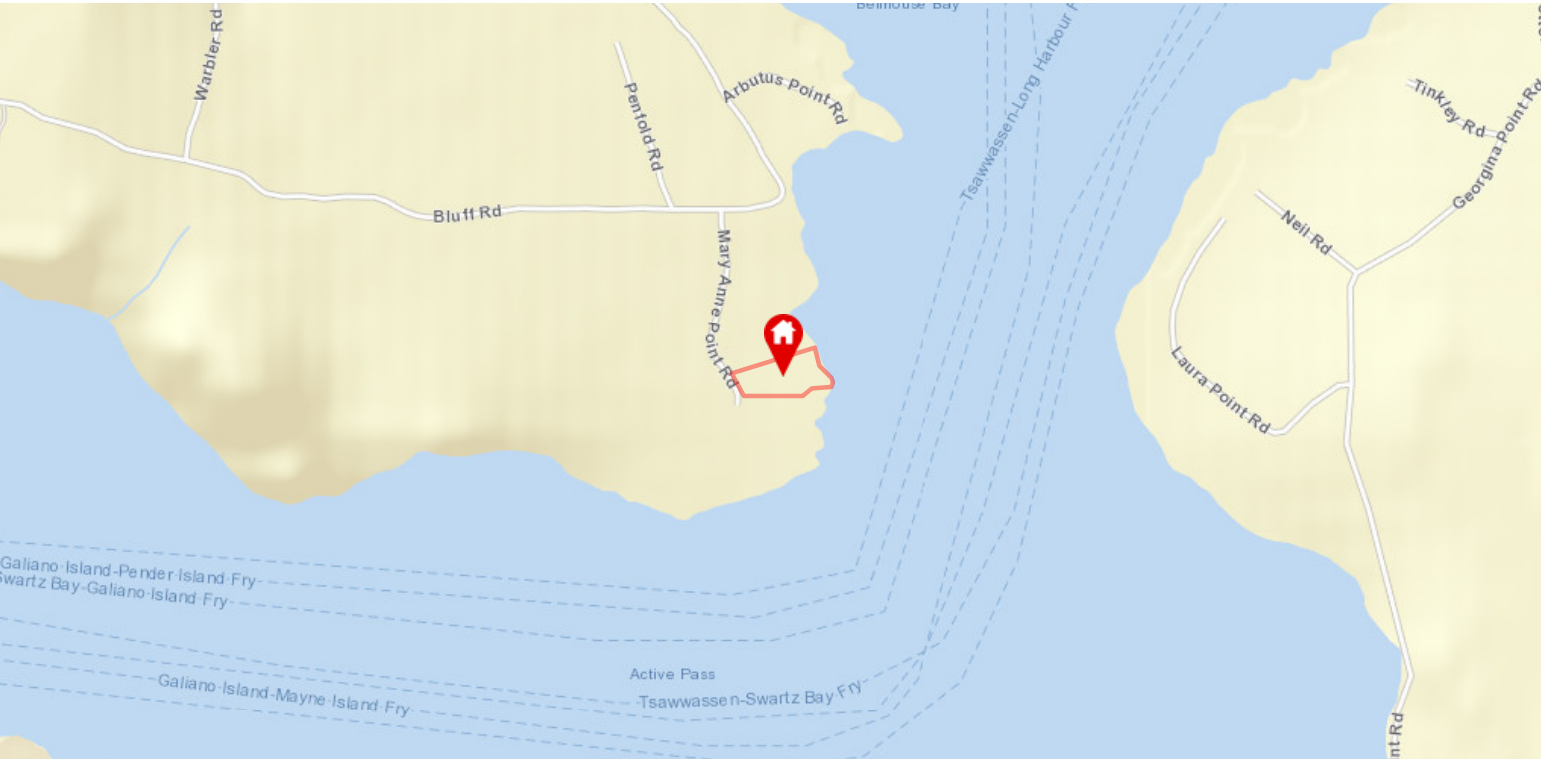


Subject Property Designations:

No Development Applications

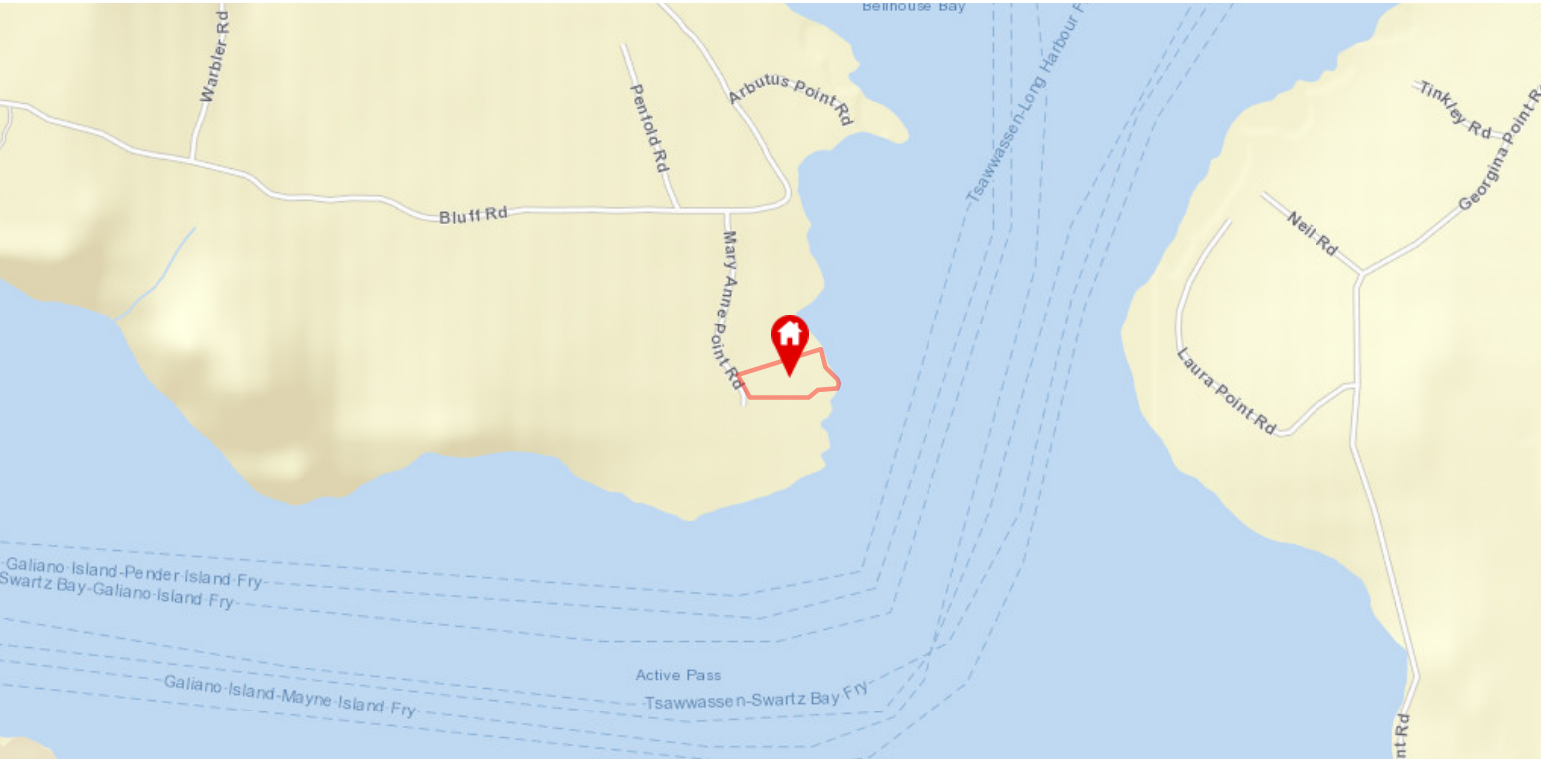
Development

Inactive Development

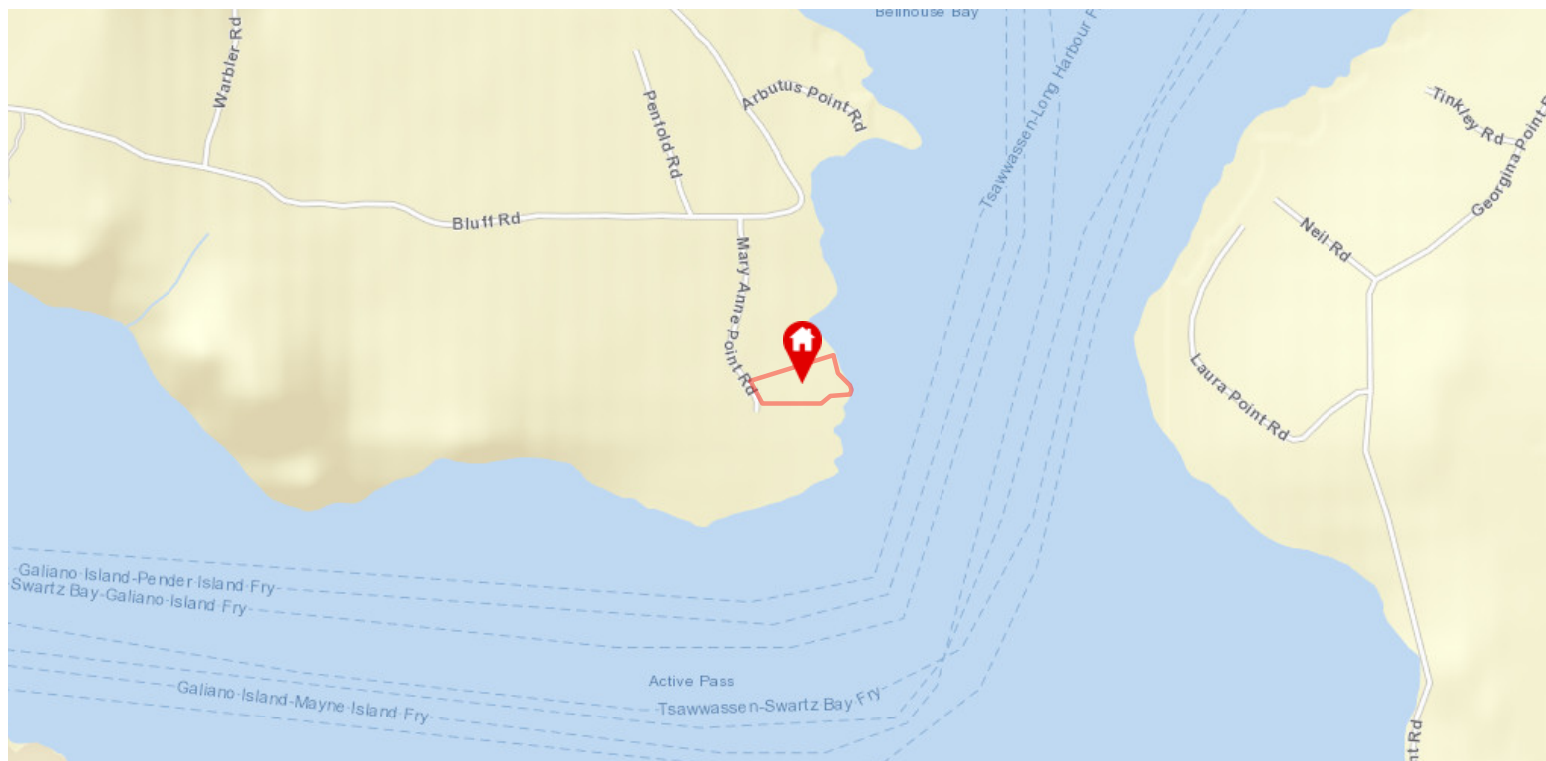


Subject Property Designations:
No Development Applications

BC Transmission Lines



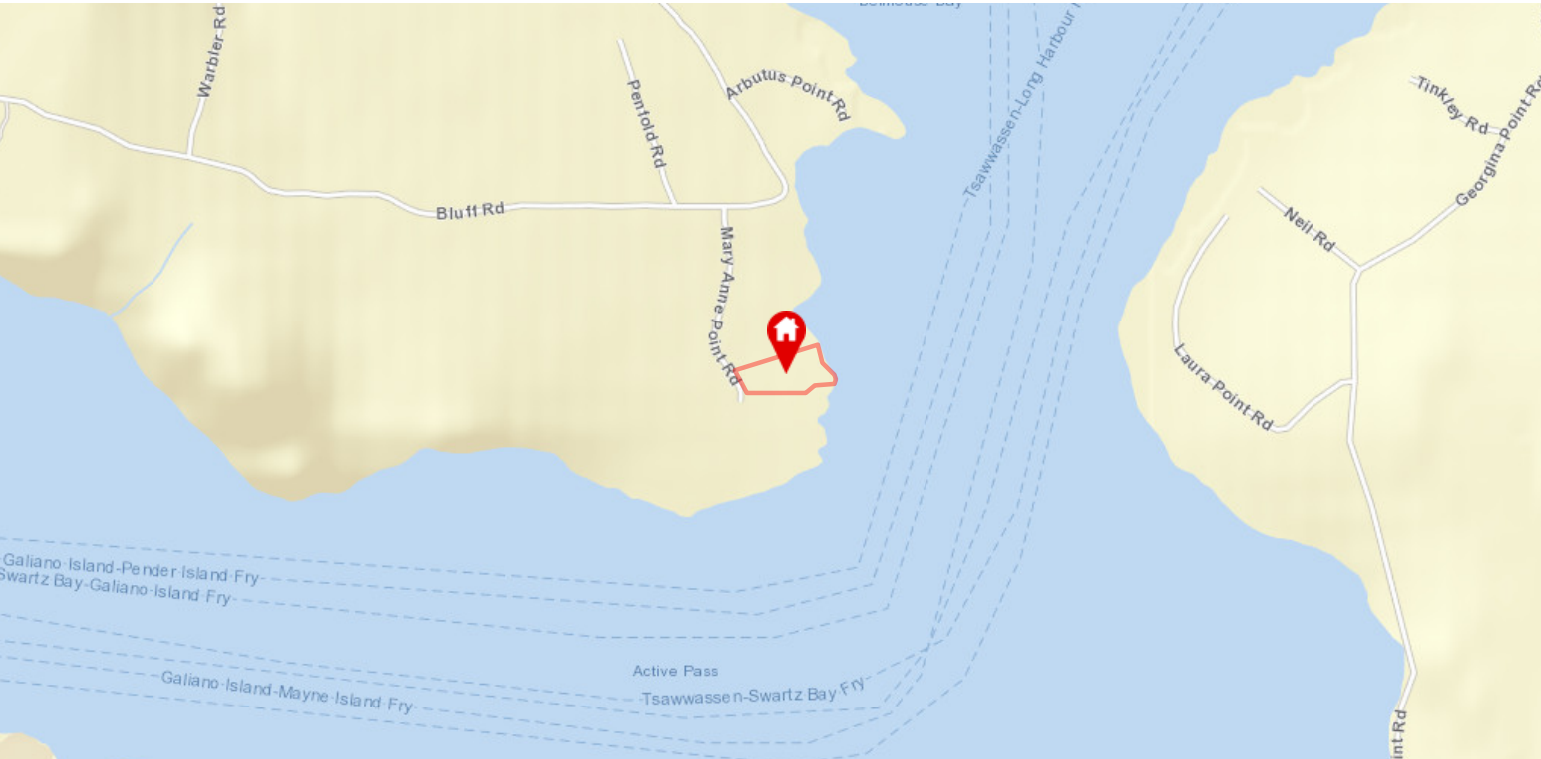
BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Canada Energy Regulator Pipelines



Groundwater Wells & Aquifers



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:

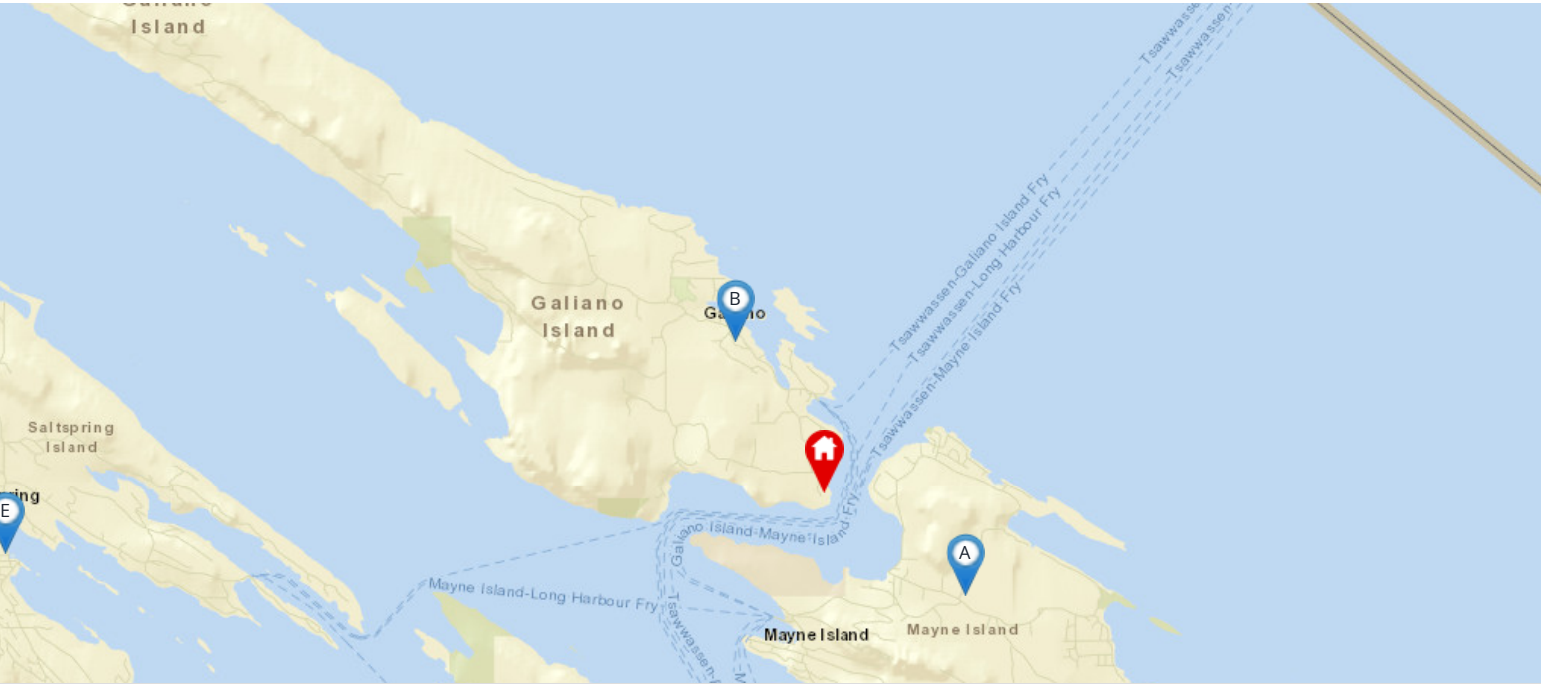
No Groundwater Wells & Aquifers on selected Parcel

Layer Legend:

Label	Details
A	Well Tag Number: 14046 Well Status Code: NEW Well Class Code: UNK Well Subclass: Licensed Status Code: UNLICENSED Intended Water Use Code: NA Well Location Description: Diameter Inches: 6.0 Finished Well Depth Ft: 165.0 Comments: 9 GPH. GOOD WATER. BIT STUCK IN ONE HOLE & ANOTHER HOLE WAS CHILLED. THIS NEW HOLE DID NOT PRODUCE WATER, BUT WAS BLASTED AND NOW PRODUCES. METHOD OF DRILLING = DRILLED

Nearest Schools

Nearby Elementary Schools



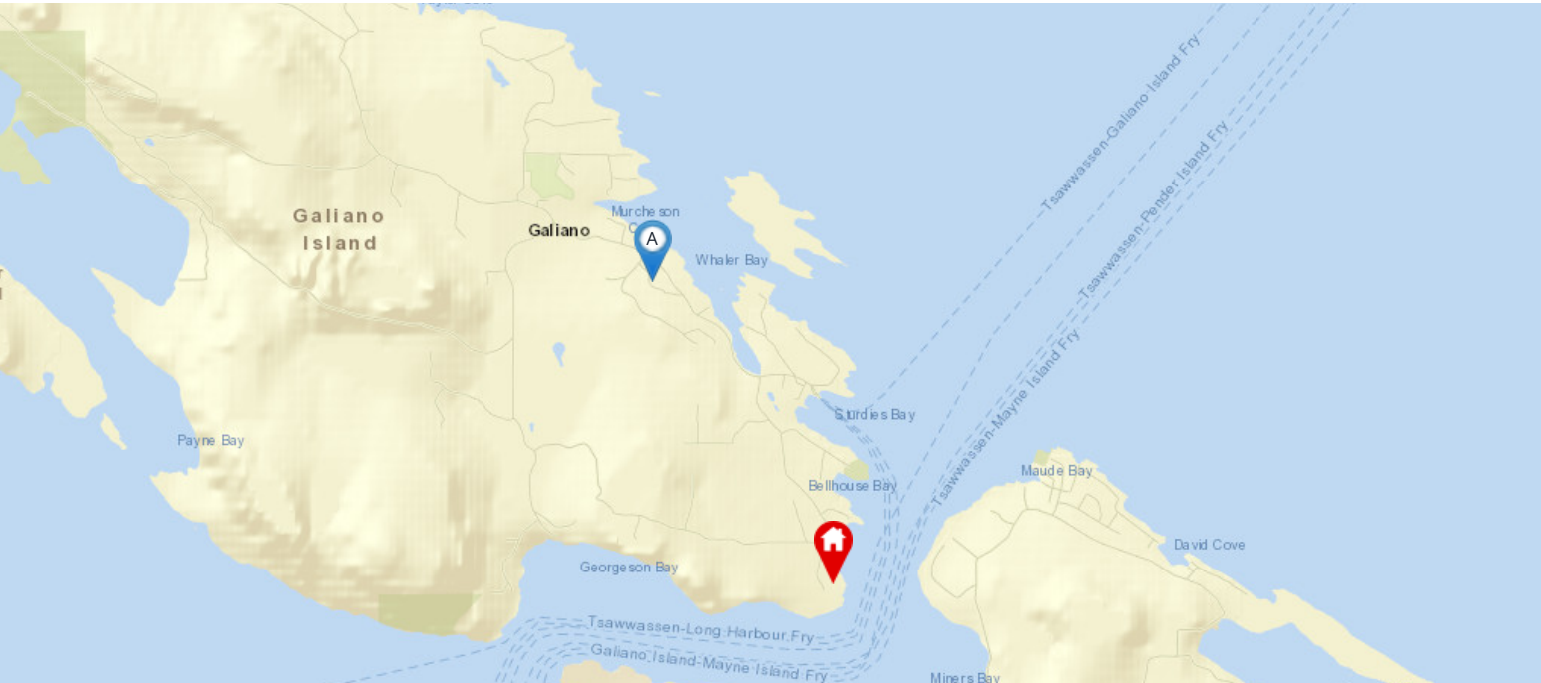
Legend: Subject Property Catchment School Other Schools

School District: **Gulf Islands (64)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Mayne Island	K - 7	SD 64	Mayne Island		1 hour 57 mins	14.0 km	51 mins	n/a
B Galiano Community	K - 7	SD 64	Galiano Island		46 mins	3.4 km	6 mins	46 mins
C Pender Islands	K - 12	SD 64	Pender Island	Secondary Ungraded, Neighbourhood Learning Centre - Early Learning; After school Programs for youth; Seniors; Community sport and recreation; Community use	3 hours 10 mins	24.3 km	1 hour 34 mins	n/a
D Saturna Island	K - 5	SD 64	Saturna Island		2 hours 24 mins	26.2 km	1 hour 41 mins	n/a
E 64GO	K - 7	SD 64	Salt Spring Island	Online Learning	3 hours 0 mins	27.0 km	1 hour 37 mins	n/a
F Fulford Community	K - 7	SD 64	Salt Spring Island		6 hours 4 mins	39.8 km	1 hour 53 mins	4 hours 12 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Gulf Islands (64)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Galiano Community	K - 12	SD64	Galiano Island		46 mins	3.4 km	6 mins	46 mins
B Pender Islands	K - 12	SD 64	Pender Island	Secondary Ungraded, Neighbourhood Learning Centre - Early Learning; After school Programs for youth; Seniors; Community sport and recreation; Community use	3 hours 10 mins	24.3 km	1 hour 34 mins	n/a
C Saturna Island	10 - 12	SD 64	Saturna Island		2 hours 24 mins	26.2 km	1 hour 41 mins	n/a
D 64GO	8 - 12	SD 64	Salt Spring Island	Online Learning	3 hours 0 mins	27.0 km	1 hour 37 mins	n/a
E Gulf Islands Secondary	8 - 12	SD 64	Salt Spring Island	AP Program	3 hours 8 mins	27.5 km	1 hour 40 mins	n/a

Walk Score

379 MARY ANN POINT RD Rural, V0N 1P0



Car-Dependent

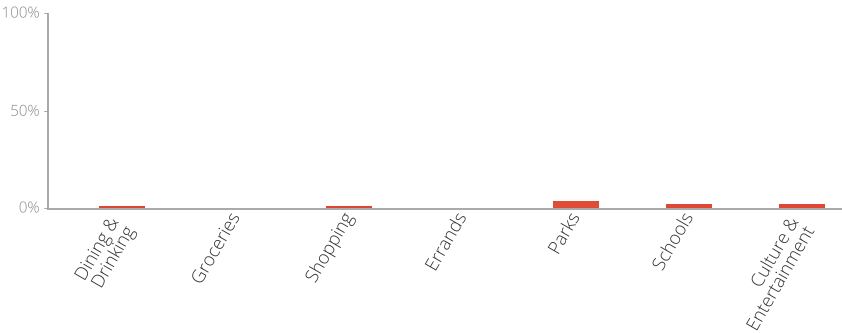
Almost all errands require a car



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

Q