

ADJUSTED VALUE PROFILER™

Report Date:
March 1, 2023
Property Address:
1 416 Dallas Rd, Victoria, BC



Monthly Adjusted Value

\$1,150,000

Market Shift: 0.5% ↑

Change from current year assessed value

This value is intended to update the Annual Assessed Value (determined as of July last year) with the current market trend of the jurisdiction for properties with the same property type.

Property Identification

Parcel ID (PID): 000-906-751
Additional PIDs can be found listed on the last page, if applicable.

Roll Number: 000000000002130063

Assessment Area: Capital

Jurisdiction: Victoria, City of

Neighbourhood: JAMES BAY



Property Image Date: Nov 2022

Legal Description: Narrative: STRATA LOT 1, PLAN VIS1146, SECTION BF, VICTORIA LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Property Details

Lot Data		Exterior Data		Interior Data	
Property Use:	Residential	Uncovered Deck Area (sq ft):	0	Year Built⁽¹⁾:	1982
Use Type:	Row Housing (Single Unit Ownership)	Covered Deck Area (sq ft):	0	Effective Year⁽²⁾:	1981
Class Type:	Strata Townhouse	Pool:	No	Fire Place:	1
Lot Size:	N/A	Single Garage:	0	Foundation Type:	N/A
ALR:	No	Multiple Garage:	0	Bedroom(s):	2
Co-op:	No	Carport:	N/A	Bathroom(s):	4 Pc: 2; 3 Pc:0 ; 2 Pc: 0
Char:	N/A	Other Buildings:	No	Stories:	3
				Unfinished Basement (sq ft):	0
				Finished Area (sq ft):	
				Main Floor	1,744
				Basement:	0
				Total:	1,744

(1) **Year Built:** Is the original date when the property was completed and entered the assessment tax roll.

(2) **Effective Year:** A subjective adjustment to the economic remaining life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example, a home with a year built of 1954 and an effective year built of 1977 means that the home was significantly updated to a condition similar to a home built 1977.

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BC Assessment Value

Year :	2023	2022	2021	2020
Land:	\$1,020,000	\$887,000	\$906,000	\$868,000
Improvements:	\$125,000	\$123,000	\$126,000	\$132,000
Total:	\$1,145,000	\$1,010,000	\$1,032,000	\$1,000,000

Permit History (Since 1993)

Permit Date	Permit Number	Demolition Permit
Mar 15, 2007	BP044043	No

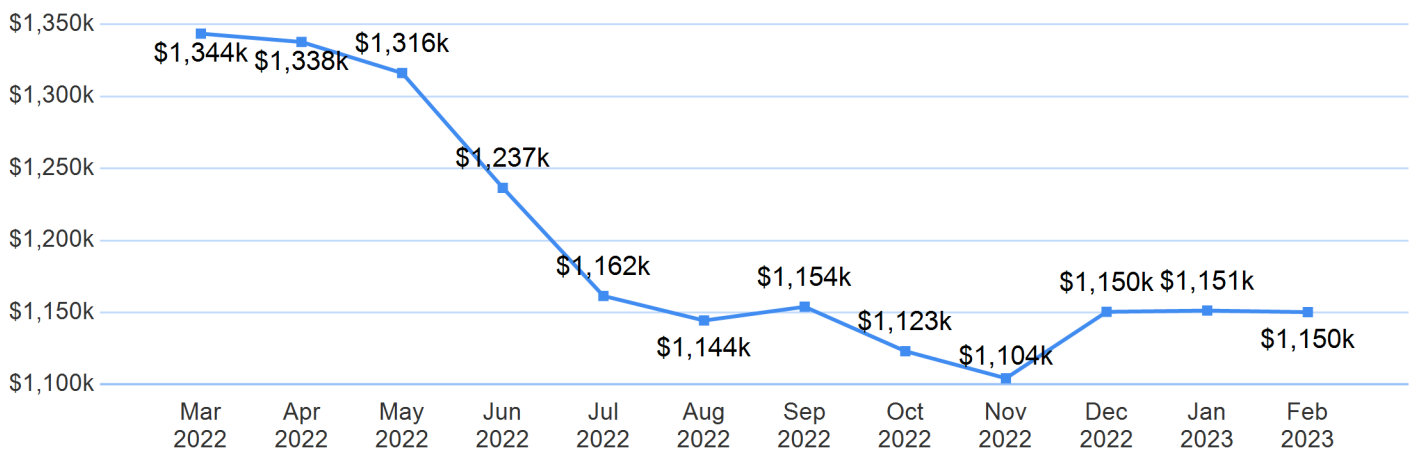
Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Sale Date	Amount	Sale Type	Title Certificate Number
Dec 09, 2019	\$888,000	Reject - Not Suitable For Sales Analysis	CA7917214
Sep 15, 2010	\$625,000	Improved Single Property Cash Transaction	CA1732168
Sep 02, 2010	\$625,000	Reject - Not Suitable For Sales Analysis	FB370382
Apr 29, 1986	\$140,000	Improved Single Property Cash Transaction	R32698
Nov 05, 1985	\$2,970,000	Reject - Not Suitable For Sales Analysis	P97409

Landcor's Monthly MARKET SHIFT Change in Value - 1 416 Dallas Rd, Victoria, BC

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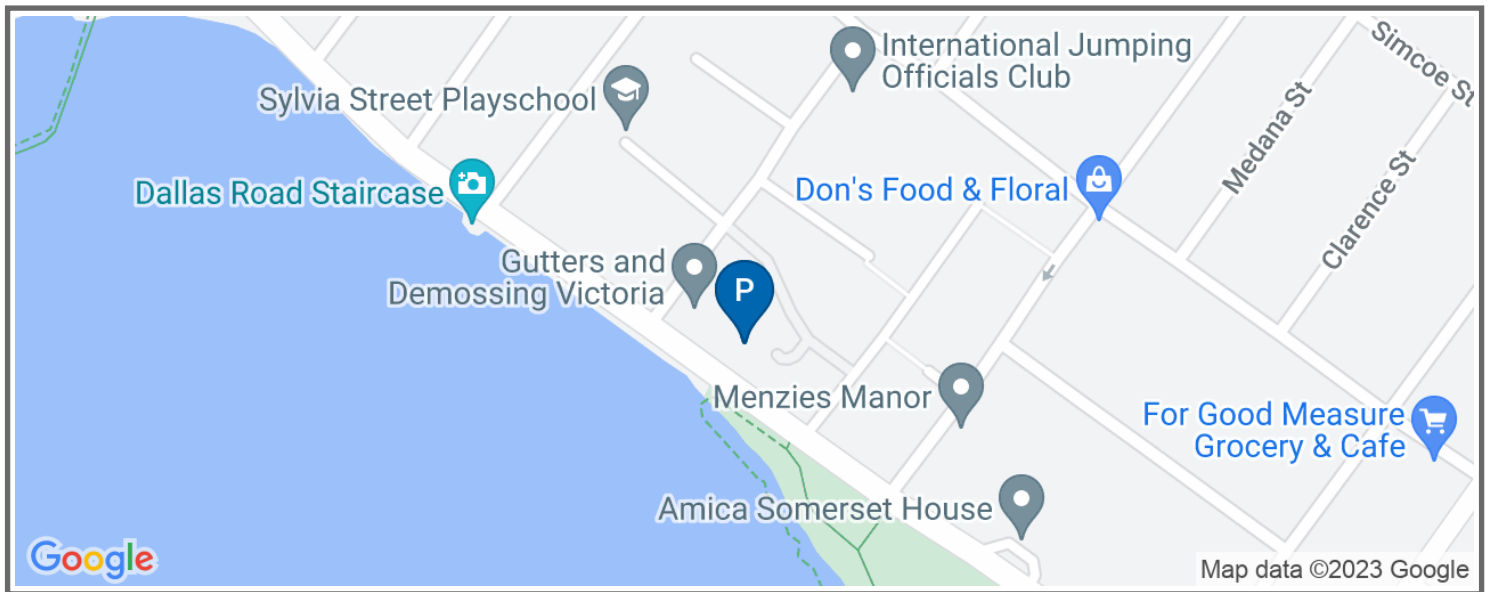


Recent 5 Sales Row Housing (Single Unit Ownership) in neighbourhood JAMES BAY

#	Property Address	Sale Date	Amount	Sale Type
1	5 123 Ladysmith St	Nov, 2022	\$825,000	Improved Single Property Cash Transaction
2	3 126 Ontario St	Nov, 2022	\$775,000	Improved Single Property Cash Transaction
3	3 224 Superior St	Nov, 2022	\$1,189,000	Improved Single Property Cash Transaction
4	3 123 Ladysmith St	Oct, 2022	\$750,000	Improved Single Property Cash Transaction
5	6 444 Michigan St	Sep, 2022	\$855,000	Improved Single Property Cash Transaction

Note: Recent sales may or may not be a direct comparable to subject property.

Property Location & Surrounding Area



Additional PIDs, if applicable:

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