

Area	Capital	Bulk Mail Code		Latitude	Pred Man Class	0142	10.00%
Jurisdiction	Colwood (213)	Land Dim Type	Width * Depth	Longitude	Prmy Actual Use	Single Family Dwelling	
Roll #	05222010	Land Size	81.00	MTS			
Status	Active	Land Depth	117	Map	Vacant	<input checked="" type="checkbox"/>	
SD	Sooke	Eq Code	01	ALR Code	Method	CST	
NBHD	NORTH COLWOOD	Ten Code	00	First Nations Reserve #	Residual		
Situs	635 KILDEW Rd VICTORIA V9B 1Z6	PID Number	1429051				
Advisory		Parcel/Legal		Pipline Project #	Folio Characteristic		
Owner	PAMELA A STACHOWSKI TONI R STACHOWSKI	Fee Simple Lot A Plan VIP29174 Section 68 Tenure Code 01		Well Auth #	Primary	<input type="checkbox"/>	
Danger Code				OGC File #	Child	<input type="checkbox"/>	
				Field Name	Under Appeal	<input checked="" type="checkbox"/>	
				Construction Cost	Strata		
				Construction Date	Strata Unit Net Area		
				Economic Obs	Corp(s) Total Area		
				Group Name	Pred Income		
				Complex Name			

Sale Type	Document Number	Sale Date	Price	Status
Sale	FB72795	16-Jun-2007	\$106,345	Qualified
Sale	FB72796	16-Jun-2007	\$106,345	Qualified
Sale	EE16241	28-Feb-1991	\$145,000	Qualified

Value Summary

	2019 Assessed	2020 Actual
Land	268000	268514
Improvements	183000	183474
Total	451000	451988

2020 Actual Land

PC	ExTx	Value	Override Value	Actual Land Value
06	00	\$183,474		\$268,514

2020 Actual Improvement

PC	ExTx	Value	Override Value	Actual Impr Value
06	00	\$183,474		\$183,474

2019 Assessed Land

PC	ExTx	Value	Override Value	Assessed Land Value
06	00	\$268,000		\$268,000

2019 Assessed Improvement

PC	ExTx	Value	Override Value	Assessed Impr Value
06	00	\$183,000		\$183,000

Servicing						
Permit #	Type	Description	Value	Issue Date	Status	Date Keyed
15 DTR (MCLASS)	Reassessment	DTR EFFECTIVE YEAR REVIEW	\$1	15-Jun-15	Completed	15-Jun-15
15 DESKTOP REV	Reassessment	OTH - DESKTOP REVIEW	\$1	16-Jun-15	Completed	16-Jun-15
15 DTR (MCLASS)	DTR Manual Class Review	DTR MANUAL CLASS REVIEW	\$1	16-Jun-15	Completed	16-Jun-15
	Can't be Determined-Do Not Use	AUG 03 FRAMING PARTIAL COM	\$1	28-Aug-03	Completed	28-Aug-03
		* More Servicing Records on File				

Inspections		
Inspected By	Inspection Type	Inspection Date
TSHYMKO	23	06-Apr-18
TSHYMKO	73	25-Mar-16
CMYEAK	106	16-Jul-15

Geographical Unit

School District	Sooke	Regional Hospital District	Capital
Regional District	Capital	Island Trust	
General Service		BC Transit	<input checked="" type="checkbox"/>
		Year Of Incorporation or Extension	

Land Calculation Report

	Rate	Rate	Excess			Acres Curve /		Square Feet	Width Curve /		Depth Curve /	# Units	Unit Curve /	Dimensioned Value		Comp Value	Total Comp V	
Comp	Type	Code	Rate	Land	Zoning	Acres	Factor		Width	Factor	Depth	Factor	Hectares	Factor	Suppress	Total Adjust	Comp Apprt	Ovrd Comp V
107100	2	1011	\$373,700.00	<input checked="" type="checkbox"/>			21362	9,266	81.0		117.0				\$379,094	-37909	\$341,185	\$341,18
						0.213	1.0144								<input checked="" type="checkbox"/>		1000.00%	

Adjustment Type	% Adj	Lump Sum
Location	-	
	10.00%	

PC	Ex Tx	Ex Pct
01	00	100.00%

Land Reconciliation

PC	Ex Tx	Value
01	00	341185

Main Building

Building ID 101100										
Manual Class	0142	10.00%	2 Sty Sfd - After 1960 - Modern Std	Year Built	1920	Quality %	10.00%	Cath Entry %	Pred	<input checked="" type="checkbox"/>
Default Quality	3			Year Remodelled	2003	Design %		Split Level %	Excess	<input checked="" type="checkbox"/>
Roof Cover	Asphalt Shingles			Stage Recreational		Iregg %		Attic %	Suppress	<input checked="" type="checkbox"/>
Roof Cover 2						Int Feat %		Other %		

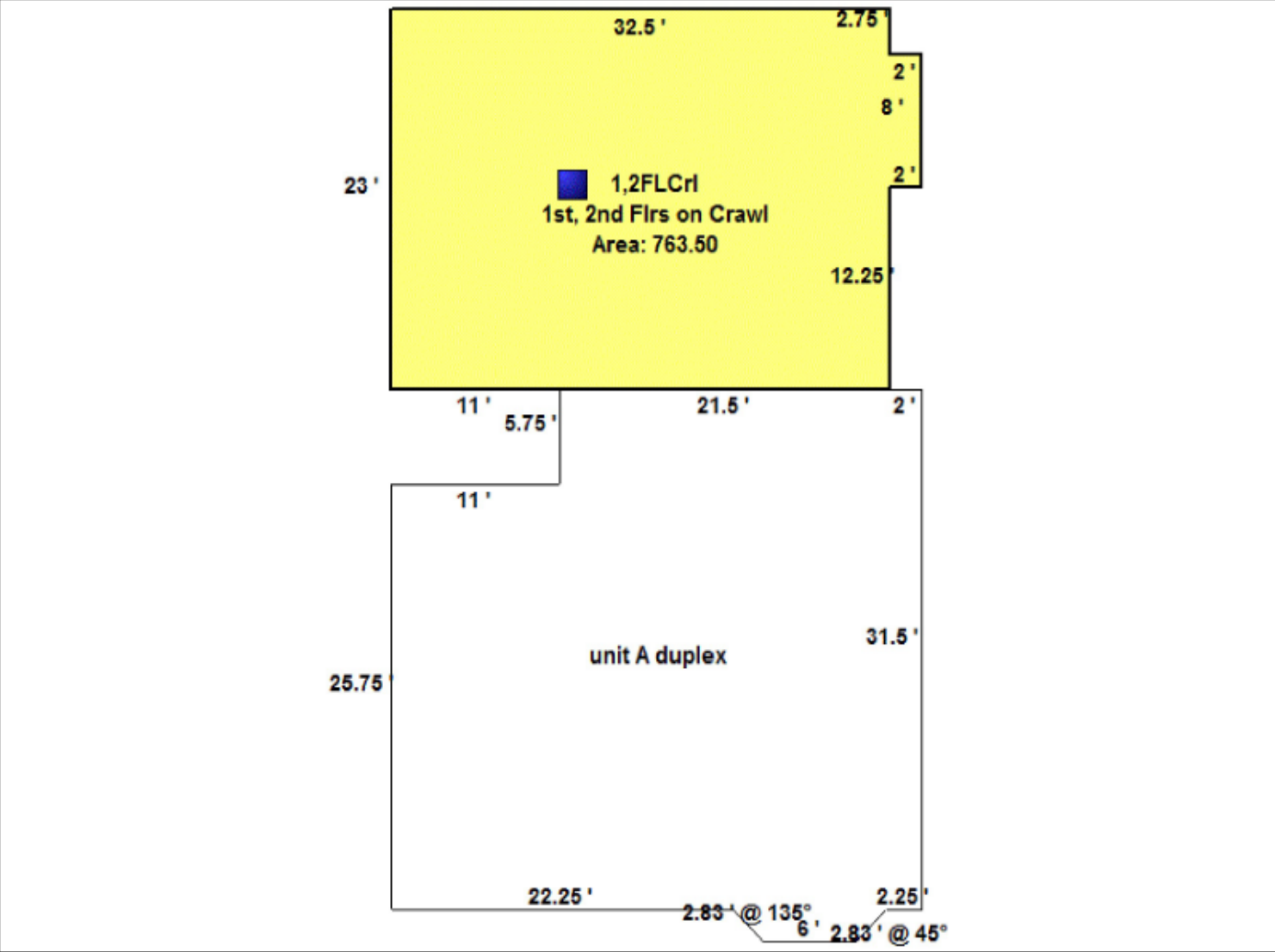
MRC					Detail							
		Quantity	Rate	Quality	Amount	Base MRC			\$200,933			
Constant					\$50,109	Total % Adj 10.00%			\$18,784			
First Floor Area		1,766	42.47		\$75,002	MRC			\$219,716			
Second Floor Area		741	33.39		\$24,742	MACM			1.8			
Foundation Constant - Crawl Space					\$11,724	Market RCN			\$395,490			
Crawl Space Area		1,766	14.87		\$26,260	Effective Year			1978			
Subtotal applied to Total % Adj					\$187,837	Depreciation Table			00CURVE80			
Heating - Elec Bboard						Total Depreciation			35.00% (\$138,421)			
First Storey		1,766	1.65		\$2,914	Market RCNLD			\$257,068			
Second Storey		741	1.65		\$1,223	Sub Total Applied to Market Modifier %			\$257,068			
Plumbing	Full Bath	1	4,015.00	3	\$4,015	Market Adjusted RCNLD			\$257,068			
Porch And Deck	Plywood Deck	219	11.25	3	\$2,464							
Porch And Deck	2x4 Deck	200	12.40	3	\$2,480	Accommodation						
					\$13,095	B	1	2	3	A		
Base MRC					\$200,933	Living Room					1	
Total % Adjusted					15.00%	Dining Area					1	
Subtotal applied to % Complete					\$219,716	Kitchen					1	
MRC					\$219,716	Family / Rec					1	
						Bedroom					2	3
						Utility Room					1	
						Entry					1	
						Full Bath					1	1
						Other					1	

Sketch

Main Building -

1

Property Photo



Carport

Carport ID 1														
Manual Class	Pred	Quality	Constant	Sub Tot % Dev	Basement Under	LM Storage	Paved Floor	Exs	Sup	Base MRC	% Dev	Sub Tot % Comp		
0921	<input checked="" type="checkbox"/>	2	\$5,864	\$9,867			203 2.10 \$426	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$10,293		\$10,293		
% Complete	MRC	Ovrd MRC	MACM	# ID Units	Market RCN	Eff Yr	Depr Table	Dep As	Phy Depr	Ext Obs	Spec Dep	Tot Dep	Mkt RCNLD	
	\$10,293		1.100		\$11,323			101100	35.00%			35.00% -3,963	\$7,360	
Components			Group Name		Ext Adj	Sub Total Mkt	Model Name	Tot Lump Sum		Tot %	Mkt Adj RCNLD			
Low Pitch			203		19.72 \$4,003			\$7,360			\$7,360			

Notes

General

User ID	Date	Notes
ACHAPLIN	15-Jun-15	DTR - Redefined Sketch. Modified decks and/or covered porches
TSHYMKO	18-Apr-18	Land size verified against Parcel Map BC and BCA GIS

Land

User ID	Date	Notes
CFSTURRO	24-Jul-14	2014 Land Review - Land component area has been updated based on the GIS data (assessment fabric).
CFSTURRO	14-Sep-14	Land Curve Project 2014 -added acre curve J21362.

Main Building

User ID	Date	Notes
	28-Sep-03	ID: 0101100 NEW ROOF CONDITION LOOKS AVERAGE FOR AGE 03/90. 22OCT98 ADD DECK. 09D EC2002 REVISED SKETCH. INVENTORIED 2002 ADDN FROM PLANS; NO START AS OF 31OCT 2002; ROOM INVENTORY INCLUDES ADDN. ,28AUG2003 HAVE STARTED AT 25 O/O N.O.H
	28-Sep-03	ID: 0101100 INFE:OVERLOOKING NEW SUBDIVISION - BASEMENT FINISH - NO CONC FNDN. ROOF - NEWER_ - DEPN .648 - .10 = .548 HSE IS IN EXTREMELY POOR COND .
CMYEAK	16-Jul-15	DTR Eff yr review: Chg Eff yr fr 1930 to 1978 to reflect addn in 2003