BC Assess	sment	Property Record C	ard	Roll Year 2019	<b>01-213-05222010</b> Page 1 of 5
Area Jurisdiction Roll #	Capital Colwood (213) 05222010		Bulk Mail Code Land Dim Type Width * Depth Land Size 81.00	Latitude Longitude NTS	Pred Man Class 0142 10.00% Prmy Actual Use Single Family Dwelling
Status SD NBHD Situs	Active Sooke NORTH COLWOOD 635 KILDEW Rd VICTORIA V9B 1Z6		Land Depth 117 Ten Code 01 Eq Code 00 PID Number 1429051 Parcel/Legal	Map ALR Code First Nations Reserve # Pipeline Project #	Vacant CST Residual
Owner	PAMELA A STACHOWSKI TONI R STACHOWSKI	Advisory	Fee Simple Lot A Plan VIP29174 Section 68 Tenure Code 01	\A/a   A4b.#	Folio Characteristic  Primary  Child  Under Appeal
Danger Code	Ð			Construction Date Economic Obs Group Name Complex Name	Strata Strata Unit Net Area Corp(s) Total Area Pred Income

#### Sales

Sale Type	Document Number	Sale Date	Price	Status
Sale	EM63059	03-Jul-1998	\$137,000	Qualified
Sale	EC87023	30-Aug-1989	\$79,900	Qualified
Sale	EX74858	23-Jun-2005	\$3,000	Reject

# **Value Summary**

	2018 Assessed	2019 Actual
Land	\$314,000	\$341,185
Improvements	\$238,000	\$264,428
Total	\$552,000	\$605,613

#### 2019 Actual Land

PC	ExTx	Value	Override Value	Actual Land Value
01	00	\$341,185		\$341,185

#### **2019 Actual Improvement**

PC	ExTx	Value	Override Value	Actual Impr Value
01	00	\$264,428		\$264,428

### 2018 Assessed Land

PC	ExTx	Value	Override Value	Assessed Land Value
01	00	\$314,000		\$314,000

## 2018 Assessed Improvement

PC	ExTx	Value	Override Value	Assessed Impr Value
01	00	\$238,000		\$238,000



BC Assessment		Property Record Card			Roll Year 2019	01-213-05222010		Page 2 of 5	
Servicing	Servicing								
Permit #	Туре	Description	Value	Issue Date	Status	Date Keyed	Inspected By	Inspection Type	Inspection Date
15 DTR (MCLASS)	Reassessment	DTR EFFECTIVE YEAR REVIEW	\$1	15-Jun-15	Completed	15-Jun-15	TSHYMKO	23	06-Apr-18
15 DESKTOP REV	Reassessment	OTH - DESKTOP REVIEW	\$1	16-Jan-15	Completed	16-Jan-15	TSHYMKO	73	25-Mar-16
15 DTR (MCLASS)	DTR Manual Class Review	DTR MANUAL CLASS REVIEW	\$1	16-Jan-15	Completed	16-Jan-15	CMYEAK	106	16-Jul-15

\$1 28-Aug-03

Completed

28-Aug-03

**Geographical Unit** 

**General Service** 

School District Sooke
Regional District Capital

Can't be Determined-Do Not Use

Regional Hospital District Capital Island Trust

AUG 03 FRAMING PARTIAL COM

\* More Servicing Records on File

Island Trust
BC Transit

Year Of Incorporation or Extension

Land Calculation Report

(\* Effective values are underlined)

																			( Ellective valu	ies are ui	nuenineu)
	Rate	Rate	Rate		Excess	Zoning		Acres Curve /	Square	Sq. Ft. Curve		Width Curve /		Depth Curve /	# Units	Units Curve /	Dimensioned Value		Comp Value	Total (	Comp Val
Comp	Type	Table	Code	Rate Amount	Land		Acres	Factor	Feet	Factor	Width	Factor	Depth	Factor	Hectares	Factor	Suppress	Total Adjust	Comp Apprt	Ovrd (	Comp Val
107100	2	N	1011	\$373,700.00				21362	9,266		81.0		117.0				\$379,094	-\$37,909	\$341,185		\$341,185
					_		0.213	1.0144											100.00%		
							Ac	djustmen	t Type			% Adj	Lump Su	m					PC	ExTx	Ex Pct
							Lo	cation				-10.00%							01	00	100.00%

## **Land Reconcilliation**

PC	ExTx	Value
01	00	\$341,185

BC Assessment Property Record Card Roll Year 2019 01-213-05222010 Page 3 of 5

Pred 
Excess 
Suppress

Main Building										
<b>Building ID 10</b>	1100									
Manual Class Default Quality Roof Cover Roof Cover 2	0142 10.00% 2 3 3 Asphalt Shingles	Sty Sfd - After 1960 - Modern Std		Year Built Year Remodelled Stage Recreationa	1920 2003		Quality % Design % Iregg % Int Feat %	•		Cath Entry Split Leve Attic % 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			\$219,71	6
Second Floor Are		741	33.39		\$24,742			1.8		
Foundation Cons	stant - Crawl Space				\$11,724	Market RCN			\$395,49	0
Crawl Space Are	a	1,766	14.87		\$26,260	Effective Yea		1978		
Subtotal applied	_				\$187,837	Depreciation	Table	00CURVE80		
Heating - Elec B	board					Total Deprec	ciation	35.00%	-\$138,42	1
First Storey		1,766	1.65		\$2,914				\$257,06	8
Second Store	,	741	1.65		\$1,223	Sub Total Applied		odifier %	\$257,06	8
Plumbing	Full Bath	1	4,015.00	3	\$4,015	Market Adjusted	RCNLD		\$257,06	8
Porch And Deck	Plywood De		11.25	3	\$2,464					
Porch And Deck	2x4 Deck	200	12.40	3	\$2,480	Accommodation				
					\$13,095	Accommodation				
Base MRC					\$200,933	Lindran Basen	B 1	2	3	A
Total % Adjusted		10.00%			\$18,784	_	1			
Subtotal applied	to % Complete				\$219,716	Dining Area	1			
MRC					\$219,716		1			
						Family / Rec Bedroom	2	3		
						Utility Room	1	J		
						Entry	1			
						Full Bath	1	1		
						Other		1		

BC Assessment	Property Record Card	Roll Year 2019	01-213-05222010	Page 4
Sketch	Main Building - 101100			
	Fire II The Cleater VIII file equily not be leasted place notify the Contact Control			
	Error: The Sketch XML file could not be located, please notify the Contact Centre.			

**Property Record Card** Roll Year 2019 01-213-05222010 **BC** Assessment Page 5 of 5 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** \$426 203 0921 \$5,864 \$9,867 2.10 \$10,293 \$10,293 Eff Yr Depr Table % Complete MRC Ovrd MRC MACM # ID Units Market RCN Dep As Phy Depr Ext Obs Spec Dep **Tot Dep** Mkt RCNLD 35.00% -\$3,963 \$10,293 \$11,323 101100 35.00% \$7,360 1.100 Mkt Adj RCNLD Sub Total Mkt Model Name Components **Group Name** Ext Adi **Tot Lump Sum** Tot % 203 19.72 Low Pitch \$4,003 \$7,360 \$7,360 Notes General User ID Date Notes **ACHAPLIN** 23-Jun-15 DTR - Redefined Sketch. Modified decks and/or covered porches. **TSHYMKO** 06-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** Land Curve Project 2014 -added acre curve J21362. 14-Aug-14 Main Building User ID Date Notes

31OCT 2002; ROOM INVENTORY INCLUDES ADDN. ,28AUG2003 HAVE STARTED AT 25 O/O N.O.H

DTR Eff yr review: Chg Eff yr fr 1930 to 1978 to reflect addn in 2003

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

ID: 0101100 INFE:OVERLOOKING NEW SUBDIVISION - BASEMENT FINISH - NO CONC FNDN. ROOF - NEWER\_- DEPN .648 - .10 = .548 HSE IS IN EXTREMELY POOR COND

28-Aug-03

28-Aug-03

16-Jul-15

**CMYEAK**