

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		Vacant	<input checked="" type="checkbox"/>	
Status	Active	Land Depth	117	Map		Method	CST	
SD	Sooke	Eq Code	01	ALR Code		Residual		
NBHD	NORTH COLWOOD	Ten Code	00	First Nations Reserve #		Folio Characteristic		
Situs	635 KILDEW Rd VICTORIA V9B 1Z6	PID Number	1429051	Pipline Project #		Primary	<input type="checkbox"/>	
Advisory		Parcel/Legal		Well Auth #		Child	<input type="checkbox"/>	
Owner	PAMELA A STACHOWSKI TONI R STACHOWSKI	Fee Simple Lot A Plan VIP29174 Section 68 Tenure Code 01		OGC File #		Under Appeal	<input checked="" type="checkbox"/>	
Danger Code				Field Name		Strata		
				Construction Cost		Strata Unit Net Area		
				Construction Date		Corp(s) Total Area		
				Economic Obs		Pred Income		
				Group Name				
				Complex Name				

Sales

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							Inspections		
Permit #	Type	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-Jun-15	Completed	16-Jun-15	TSHYMKO	73	25-Mar-16
15 DTR (MCLASS)	DTR Manual Class Review	DTR MANUAL CLASS REVIEW	\$1	16-Jun-15	Completed	16-Jun-15	CMYEAK	106	16-Jul-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							

Geographical Unit

School District

Regional District

General Service

Sooke

Capital

Regional Hospital District

Island Trust

BC Transit

Year Of Incorporation or Extension

Capital

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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 Va		
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%			

Land Reconcilliation

PC	Ex Tx	Value
01	00	341185

Main Building									
Notes									
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 type="checkbox"/>
Default Quality	3			Year Remodelled	2003	Design %		Split Level %	Excess <input type="checkbox"/>
Roof Cover	Asphalt Shingles			Stage Recreational		Iregg %		Attic %	Suppress <input type="checkbox"/>
Roof Cover 2						Int Feat %		Other %	

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