

[illegible]

Sale Type	Document Number	Sale Date	Price	Status
Sale	CA2625609	28-Jun-2012	\$470,982	Qualified
Sale	FB436207	23-Sep-2011		Non Sales
Re-inventory Project	D000091C25	11-Apr-2013	\$1	Re-inventory Project

PC	ExTx	Value	Override Value	Actual Land Value
01	00	\$420,592		\$420,592

PC	ExTx	Value	Override Value	Actual Impr Value
01	00	\$220,713		\$220,713

PC	ExTx	Value	Override Value	Assessed Land Value
01	00	\$420,000		\$420,000

PC	ExTx	Value	Override Value	Assessed Impr Value
01	00	\$220,000		\$220,000

Run Date 4-17-2019 12:50 PM

Related Folios

Folio ID	Relationship	Status	Situs	Pred Manual Class	Pred % Dev	Primary	Strata	Corp Tot Area	Strata Unt Net Area
Capital/Victoria (234)09653015	Child	Inactive	2603 PRIOR St VICTORIA V8T 3X7			<input type="checkbox"/>			

Servicing

Permit #	Type	Description	Value	Issue Date	Status	Date Keyed
BP048890	Additions and Alterations	RENO DUPLEX		30-Nov-11	Completed	09-Feb-12
	Land/Sub'd	2 NEW STRATA LOTS CREATED		23-Sep-11	Completed	25-Oct-11
Z-01-NP	Additions and Alterations	NEW SFD	\$100,000	25-Aug-11	Completed	25-Aug-11
EP052909	Additions and Alterations	SECURITY PREWIRE ONLY	\$540	15-Aug-11	Completed	19-Sep-11
* More Servicing Records on File						

Inspections

Inspected By	Inspection Type	Inspection Date
TSHYMKO	73	25-Mar-16
FSANTELL	23	12-Aug-14
FSANTELL	22	26-Oct-11

Geographical Unit

School District	Greater Victoria	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

(\* Effective values are underlined>

Comp	Rate Type	Rate Table	Rate Code	Rate Amount	Excess Land	Zoning	Acres	Acres Curve / Factor	Square Feet	Sq. Ft. Curve Factor	Width	Width Curve / Factor	Depth	Depth Curve / Factor	# Units Hectares	Units Curve / Factor	Dimensioned Value Suppress	Total Adjust	Comp Value Comp Apprpt	Total Comp Val Ovrd Comp Val
1	2	N	1902	\$620,000.00	<input type="checkbox"/>	R1S2	0.147		6,421	17560.9691	51.5		125.0				\$600,846	-\$180,254	\$420,592	\$420,592
																		<input type="checkbox"/>	0.00%	
Land Characteristics																		% Adj	Lump Sum	PC
Curb & Gutter																				01
Sewer - Sanitary Sewer																				00
Shape - Corner																				100.00%
Strata Land																		-30.00%		

Land Reconcilliation

PC	ExTx	Value
01	00	\$420,592

Main Building

Building ID	1
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Manual Class	2147	2 Sty Duplex - New Standard	Year Built	2011	Quality %	Cath Entry %	Pred	<input checked="" type="checkbox"/>
Default Quality	3		Year Remodelled		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 %		

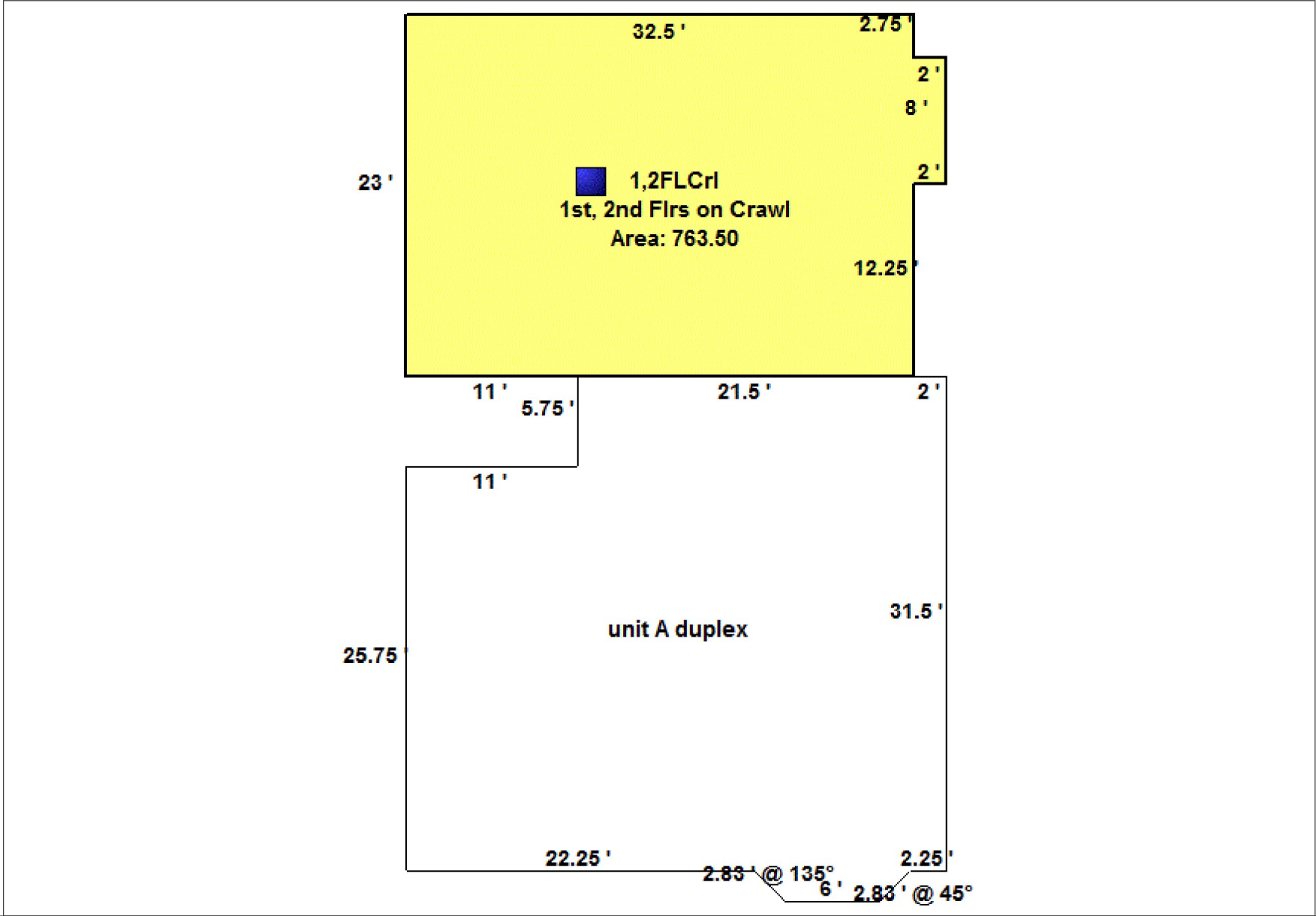
MRC				Detail					
		Quantity	Rate	Quality	Amount				
Constant					\$62,228	Base MRC		\$164,221	
First Floor Area		764	46.16		\$35,266	MRC			\$164,221
Second Floor Area		764	37.52		\$28,665	MACM		1.4	
Foundation Constant - Crawl Space					\$11,960	Market RCN			\$229,909
Crawl Space Area		764	15.80		\$12,071	Effective Year		2011	
Subtotal applied to Total % Adj					\$150,191	Depreciation Table		00CURVE80	
Heating - Elec Bbd-Znd						Total Depreciation		4.00%	-\$9,196
First Storey		764	2.15		\$1,643	Market RCNLD			\$220,713
Second Storey		764	2.15		\$1,643	Sub Total Applied to Market Modifier %			\$220,713
Plumbing	Full Bath	2	4,015.00	3	\$8,030	Market Adjusted RCNLD			\$220,713
Plumbing	Half Bath	1	2,105.00	3	\$2,105				
Plumbing	Sink/Drain	1	610.00	3	\$610				
					\$14,030				
Base MRC					\$164,221				
Subtotal applied to % Complete					\$164,221				
MRC					\$164,221				

Accommodation					
	B	1	2	3	A
Living Room		1			
Dining Area		1			
Kitchen		1			
Bedroom			3		
Entry		1			
Full Bath			2		
Part Bath		1			
Other		1			

Sketch

Main Building - 1

Photo



Notes

General

User ID	Date	Notes
JELUCAS	14-Jun-16	Chgd AC to Strata Duplex Side by Side from Non-Strata Duplex per 2016 sale of 2603 Prior St.

Land

User ID	Date	Notes
FSANTELL	26-Oct-11	Add new strata lot.
CFSTURRO	24-Jul-14	2014 Land Review - Land component area has been updated based on the GIS data (assessment fabric).
CFSTURRO	14-Aug-14	Land curve project 2014 -added SqFt curve P1756

Main Building

User ID	Date	Notes
FSANTELL	26-Oct-11	override value. assumed 100% completed, need skt and inventory.
DARMCCOY	26-Oct-11	New bldg - MC 2147. Sketched from plan. 100% complete. Added res components for extra sink in ensuite. Deleted override value.