

PROPERTY REPORT

2425 9TH AV
Port Alberni
V9Y 2N2
Canada

PID: 005-639-816

FEBRUARY 23, 2024



WOLF ISACHSEN, CRA
604 728 9653

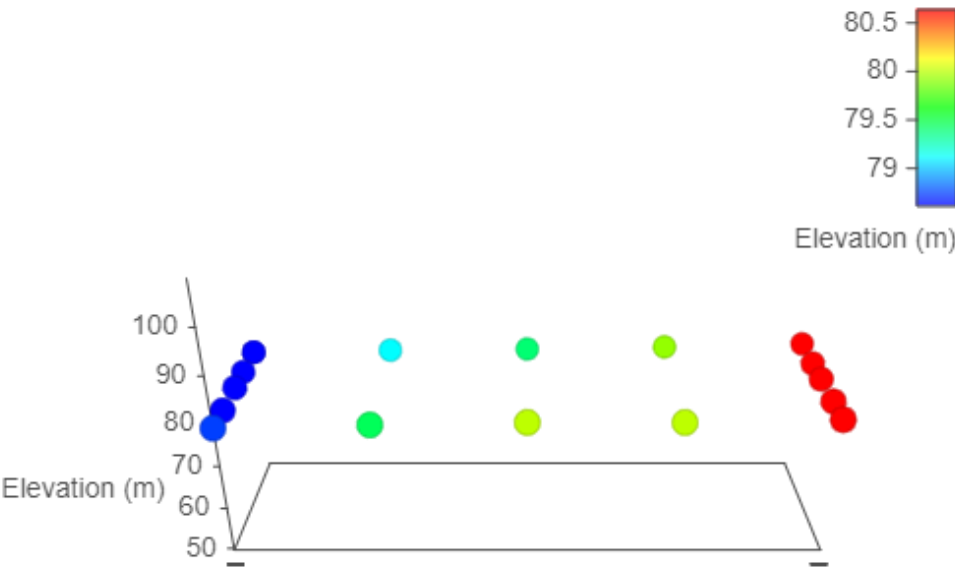
PARKSVILLE - QUALICUM BEACH



Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 80.64 m | Min Elevation: 78.61 m | Difference: 2.03 m

Property Identification & Legal Description

Address:	2425 9TH AVE PORT ALBERNI BC V9Y 2N2			
Jurisdiction:	City of Port Alberni			
Roll No:	127680000	Assessment Area:	4	
PID No:	005-639-816	MHR No:		
Neighbourhood:	South Port Alberni			
Legal Unique ID:	A00000PA8U			
Legal Description:	LOT 15, BLOCK 4, PLAN VIP8090, DISTRICT LOT 1, ALBERNI LAND DISTRICT			

Municipal Taxes

Gross Taxes:

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$176,000	\$251,000	\$427,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$176,000	\$251,000	\$427,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$176,000	\$251,000	\$427,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$176,000	\$251,000	\$427,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$176,000	\$251,000	\$427,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2018-06-27	\$276,000	CA6892810	Improved Single Property Transaction
2014-01-07	\$159,200	CA3536712	Reject - Not Suitable for Sales Analysis
2006-12-01	\$133,000	CA338953	Improved Single Property Transaction

Other Property Information

Lot SqFt:	6,250	Lot Width:	50
Lot Acres:	0.14	Lot Depth:	125
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Pacific Rim	Manual Class:	1.5 STY SFD - After 1930 - Basic
Vacant Flag:	No	Reg District:	Alberni-Clayoquot
BC Transit Flag:	No	Reg Hosp Dist:	Alberni-Clayoquot
Farm No:		Mgd Forest No:	
DB Last Modified:	2024-01-01	Rec Last Modified:	2024-01-01

Assessment & Tax History

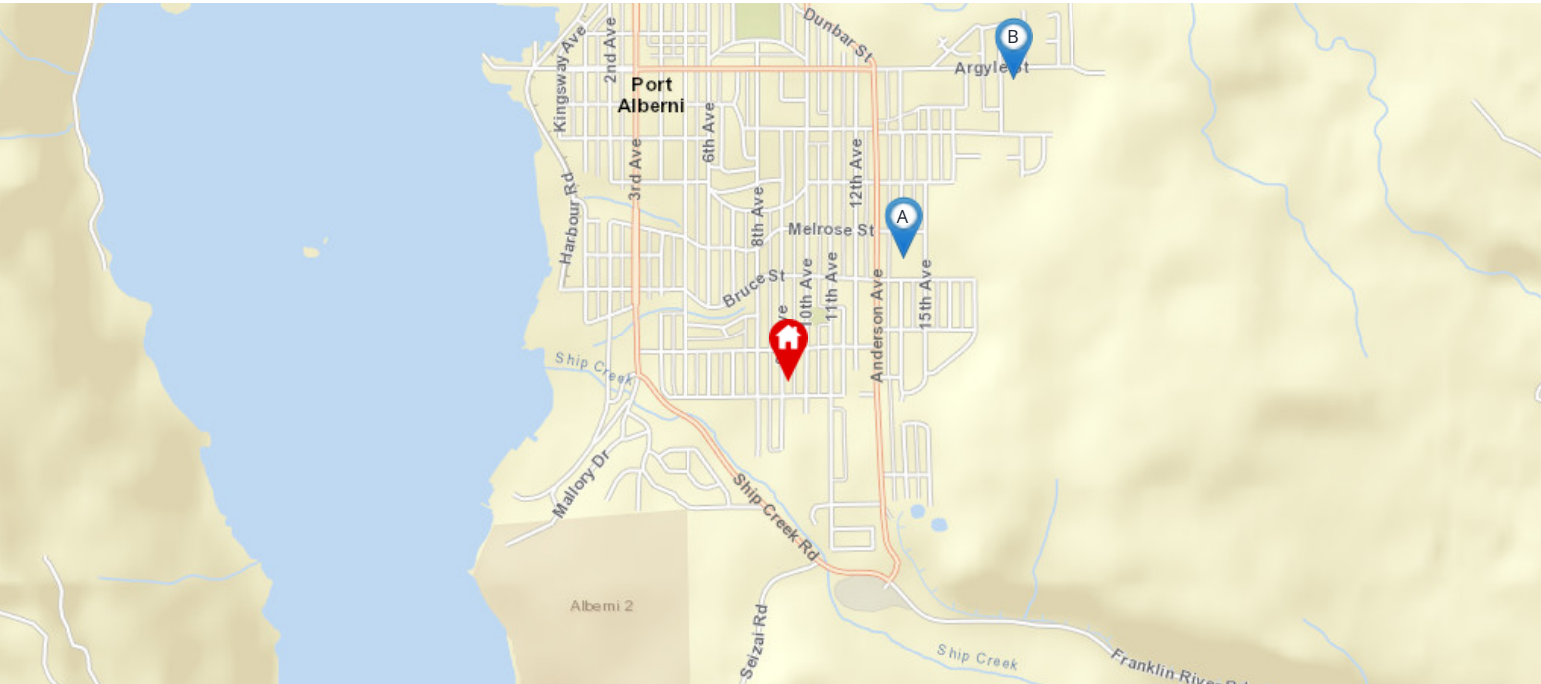
Year	Assessed Value	Gross Taxes
2023	\$490,000	
2022	\$435,000	
2021	\$287,000	\$2,437
2020	\$271,600	\$2,507

2018	\$179,100	\$1,924
2017	\$149,100	\$1,851
2016	\$143,000	\$1,905
2015	\$148,400	
2014	\$145,900	
2013	\$159,200	
2012	\$0	
2011	\$179,900	
2010	\$167,300	
2009	\$172,500	
2008	\$172,500	
2007	\$161,900	
2006	\$119,900	
2005	\$100,300	
2004	\$83,500	
2003	\$0	
2002	\$76,900	
2001	\$75,400	

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

Nearest Schools

Nearby Elementary Schools



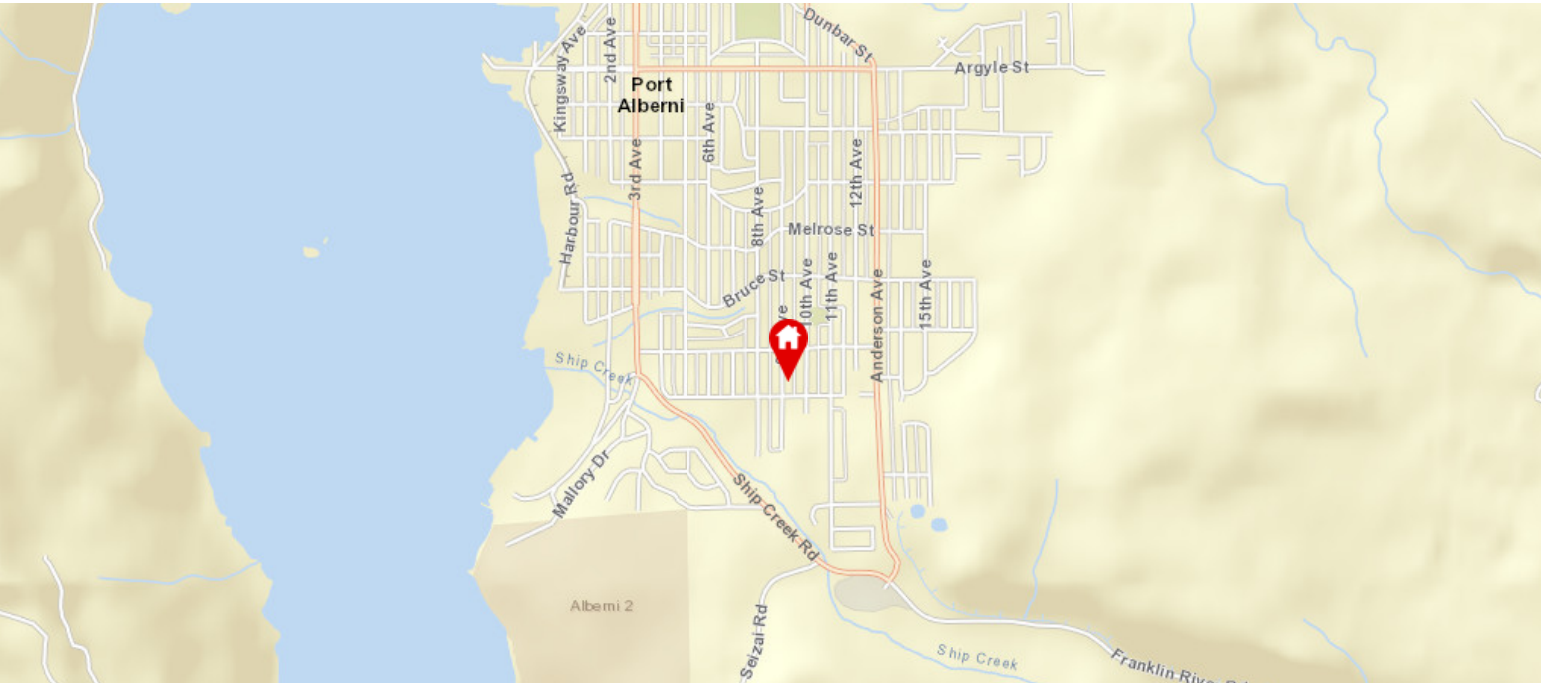
Legend: Subject Property Catchment School Other Schools

School District: Alberni (70)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Maquinna	K - 7	SD 70	Port Alberni		13 mins	0.9 km	3 mins	13 mins
B	Eric J Dunn	K - 7	SD 70	Port Alberni	StrongStart	30 mins	2.2 km	4 mins	30 mins
C	John Paul II	K - 8	Independent	Port Alberni		41 mins	3.1 km	6 mins	41 mins
D	Wood	K - 7	SD 70	Port Alberni		51 mins	3.7 km	6 mins	51 mins
E	Alberni	K - 7	SD 70	Port Alberni		1 hour 12 mins	5.3 km	10 mins	n/a
F	A W Neill	K - 7	SD 70	Port Alberni		1 hour 23 mins	6.2 km	10 mins	n/a

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Alberni (70)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Alberni District	8 - 12	SD 70	Port Alberni	AP Program	50 mins	3.7 km	6 mins	50 mins
B Bamfield Community School	11	SD 70	Bamfield		3 hours 2 mins	60.5 km	1 hour 36 mins	n/a

Walk Score

2425 9TH AV Port Alberni, V9Y 2N2



Car-Dependent

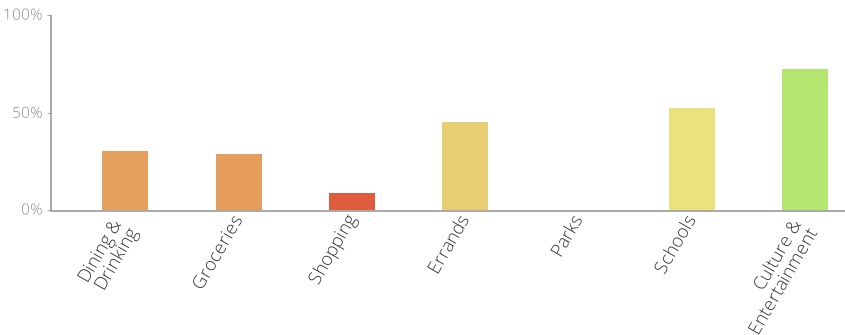
Most errands require a car



Somewhat Bikeable

Minimal bike infrastructure

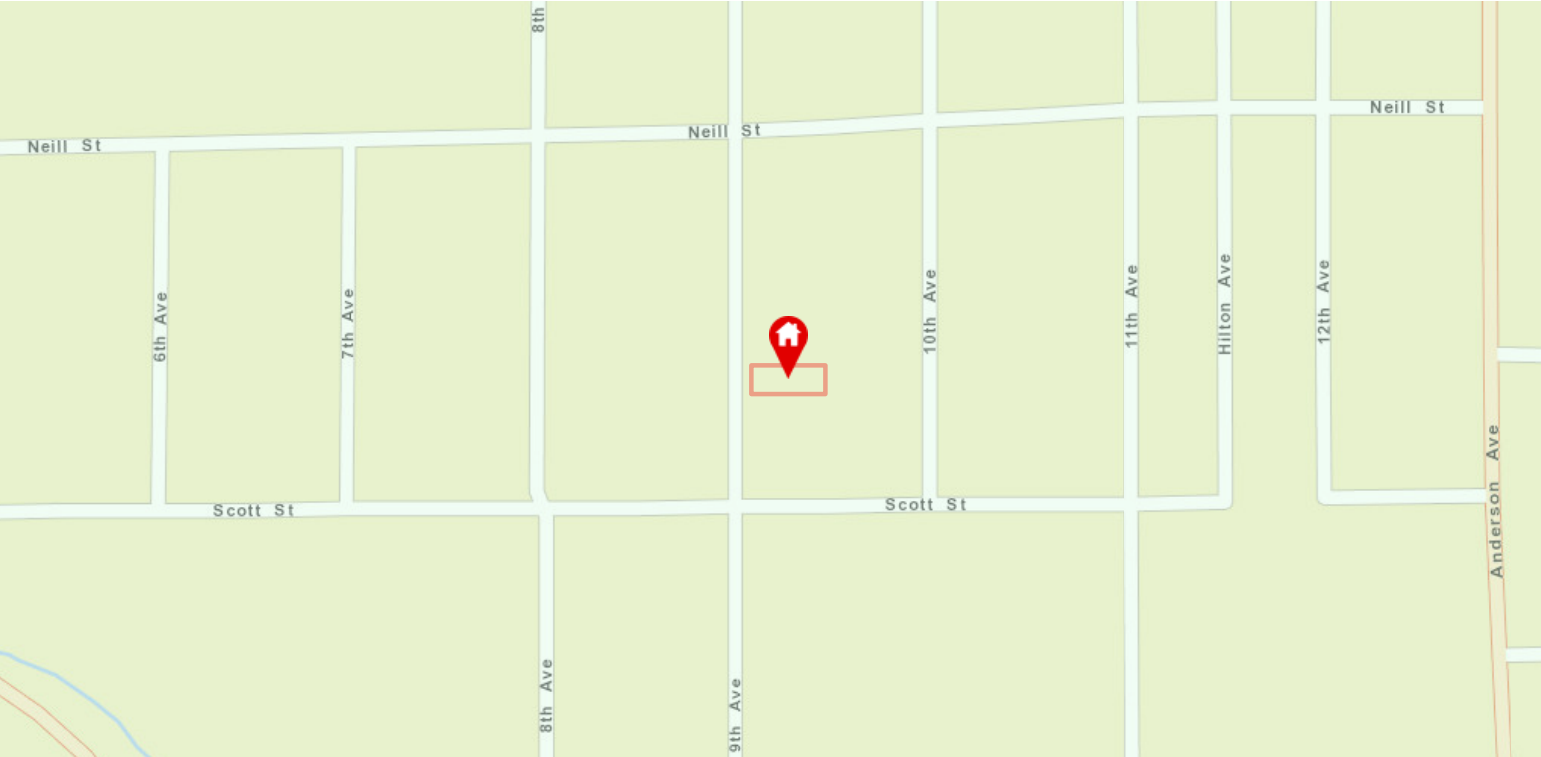
The Walk Score here is 29 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Municipal Boundaries

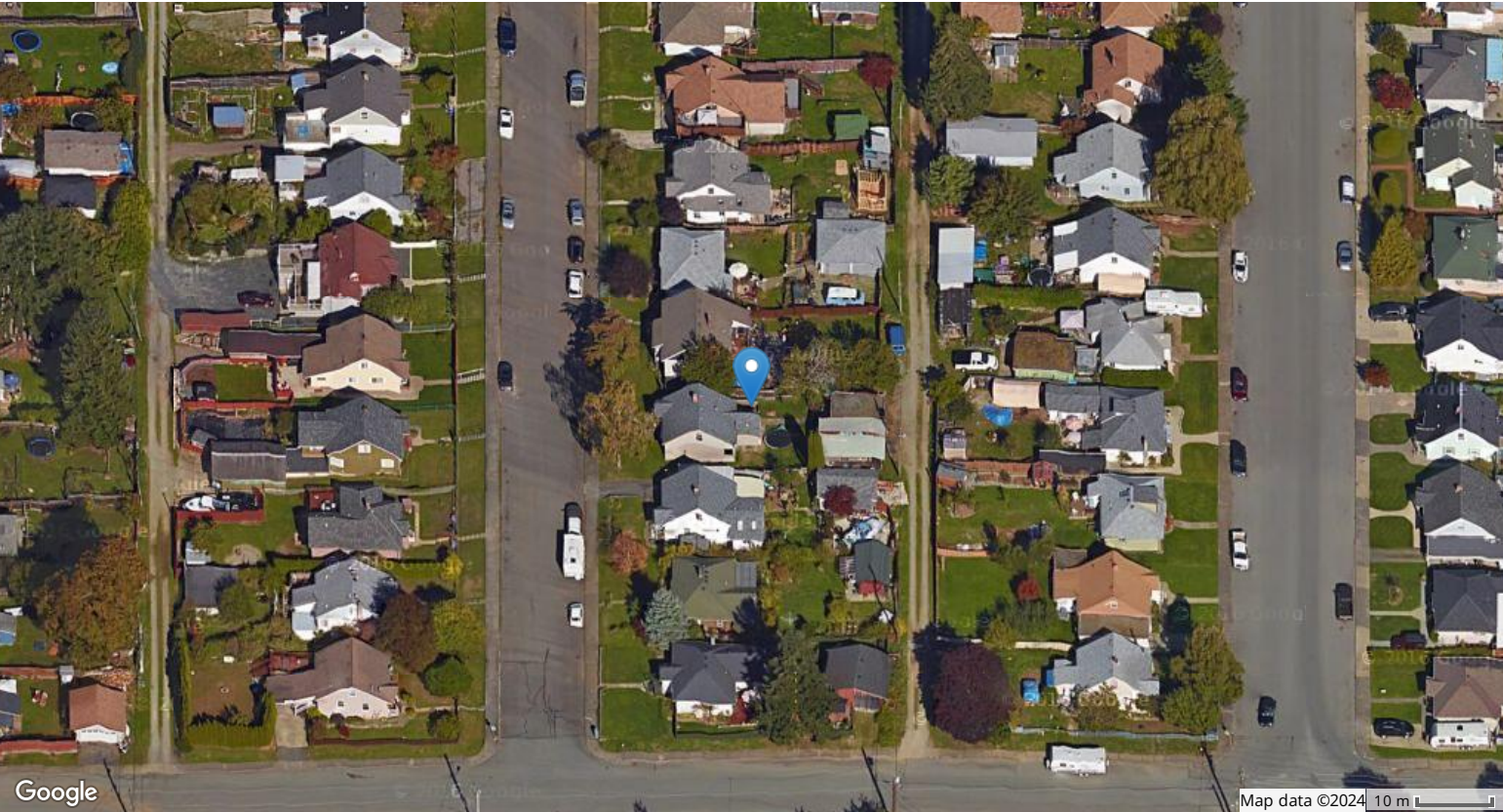


Subject Property Designations:

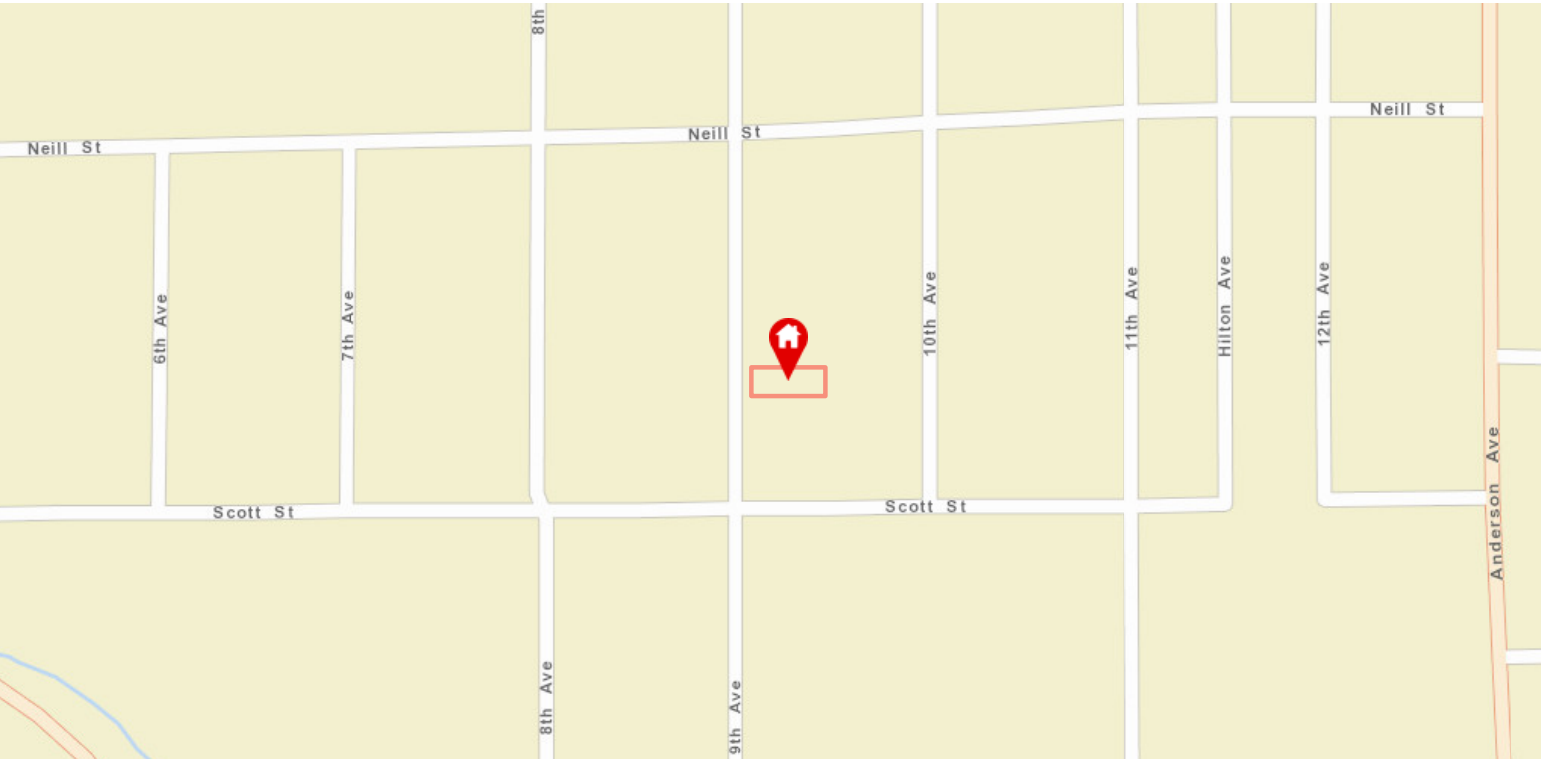
Name: City of Port Alberni

Layer Legend:

- City of Port Alberni



Sub Areas



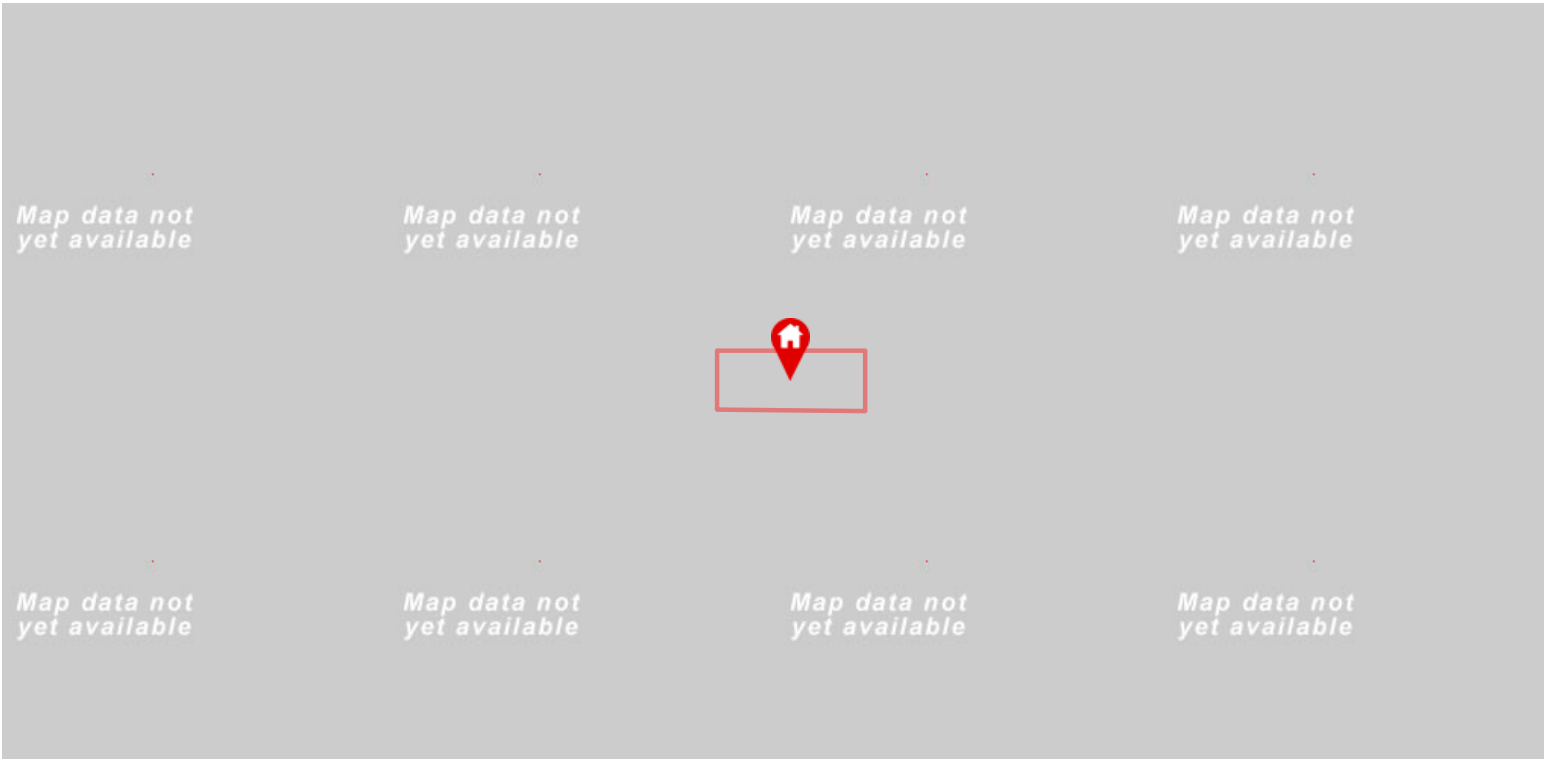
Subject Property Designations:
Not Applicable

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Proposed Plans	Not Applicable

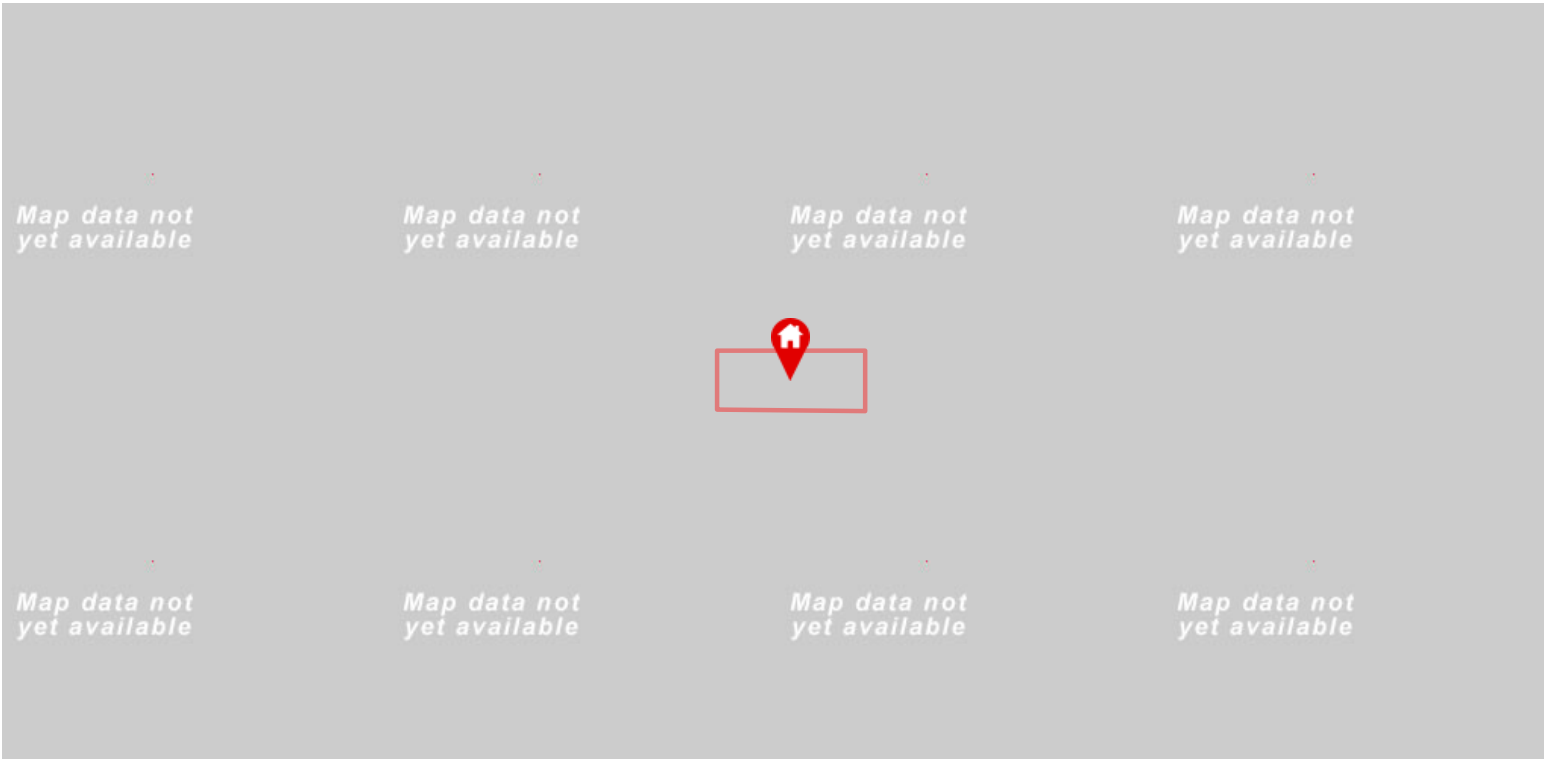
Zoning



Subject Property Designations:

Not Applicable

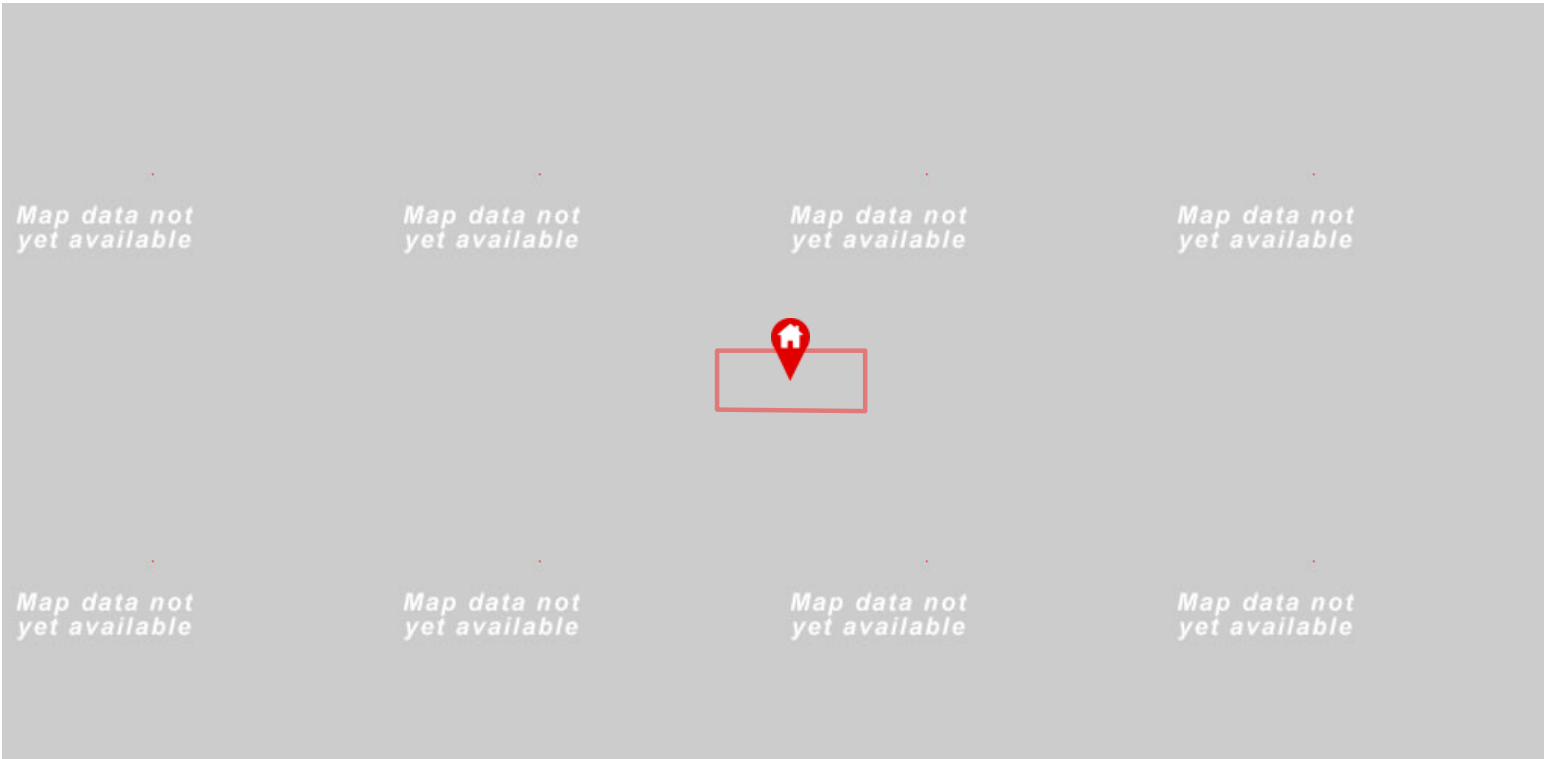
Official Community Plan



Subject Property Designations:

Not Applicable

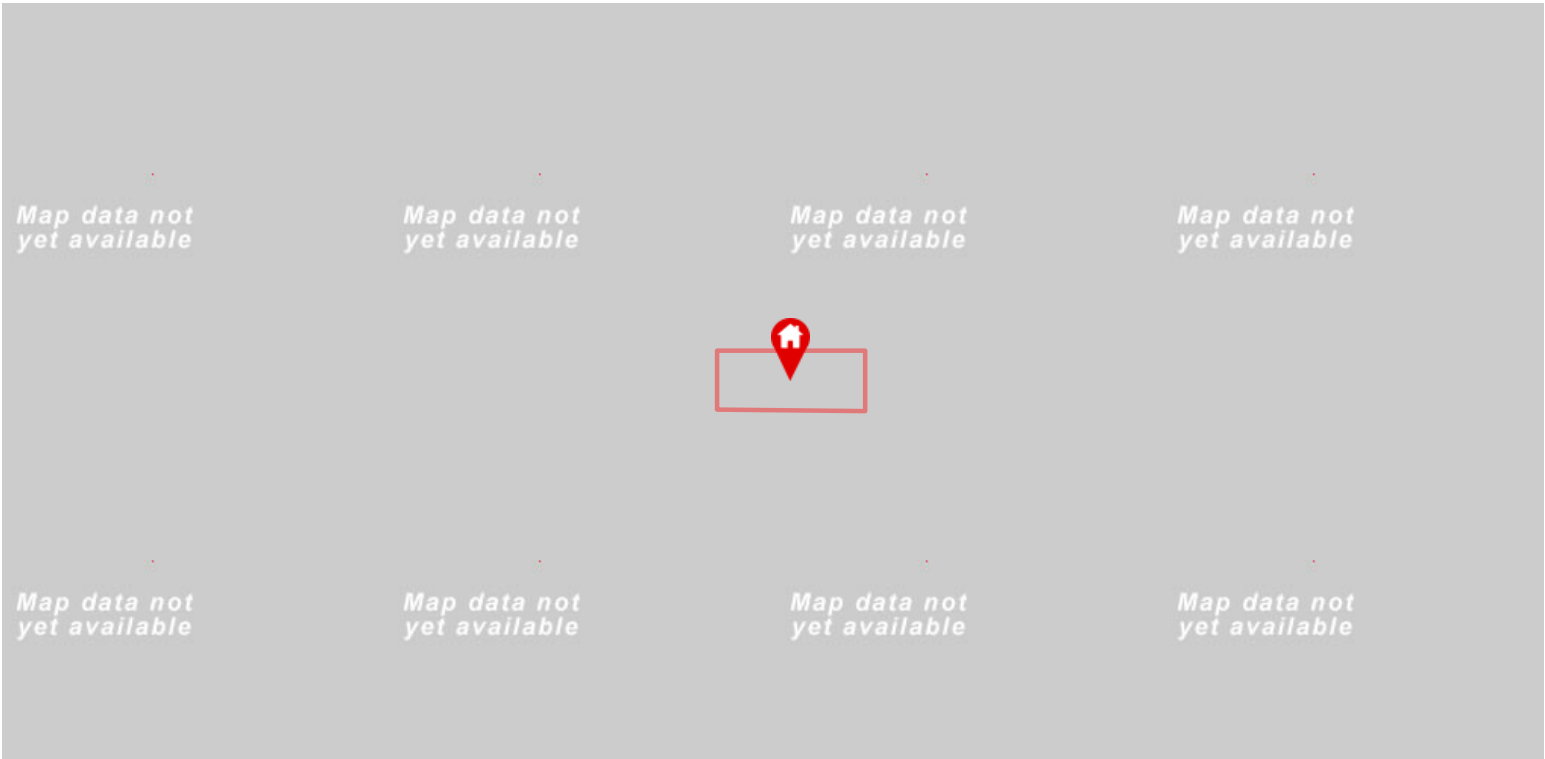
Neighbourhood Community Plan



Subject Property Designations:

Not Applicable

Proposed Plans



Subject Property Designations:

Not Applicable