

HISTORIC
PROPERTY
PROFILER™

Automated Valuation Model

Landcor's Historic Estimate of Value

REPORT DATE:
July 10, 2026
PROPERTY ADDRESS
386 W Burnside Rd, Victoria, BC



May 2024: \$879,998

BC Assessment Value (4 years of historic assessment values)

Year:	2024	2023	2022	2021
Land:	\$789,999	\$809,888	\$718,989	\$777,777
Improvements:	\$37,700	\$38,300	\$40,300	\$36,300
Total:	\$827,699	\$848,188	\$759,289	\$814,077

Property Identification

Property ID (PID):	014-605-741	Legal Description:	
Additional PID's (if applicable):			LOT 17, BLOCK 1, PLAN VAPI483, DISTRICT LOT 631, NEW WESTMINSTER LAND DISTRICT, OF
Roll Number:	000016714184290000		LOT 2, TO BLK 9 & BLOCKS 12 TO 14
Assessment Area:	Victoria		
Jurisdiction:	Victoria		

Property Details

Lot Data		Interior Data		Exterior Data	
Property Use:	Residential	⁽¹⁾ Year Built:	1967	Uncovered Deck Area (sq. ft.):	36
Use Type:	SFD WITH BASEMENT SUITE	⁽²⁾ Effective Year:	1967	Covered Deck Area (sq. ft.):	36
Lot Size (sq. ft.):	0	Fireplace:	0	Pool:	No
ALR:	No	Foundation Type:	Basement	Single Garage:	0
Co-Op:	No	Bedrooms:	5	Carport:	0
Characteristics:	N/A	Bathroom(s):	4 Pc: 2; 3Pc: 0; 2pc: 0;	Multiple Garage:	0
		Stories:	1	Other Buildings:	No
		Unfinished Basement (sq. ft.):	0		
		Finished Area (sq. ft.):			
		Main Floor:	914		
		Basement:	900		
		Total:	1,814		

⁽¹⁾ Year Built: Is the original date when the property was completed and entered the assessment roll

⁽²⁾ Effective Year: A subjective adjustment to the economic remaining life of the improvement by BC Assessment based on recent renovations. The effective year does not reflect the year in which the renovations occurred. Example, a home with a year built of 1954 and an effective year built of 1977 means that the home was significantly updated to a condition similar to a home built 1977.

All property information & details (excluding the valuation) contained in this report are from the current BC Assessment roll.

Permit History

Date	Number	Demolition Permit
	No Permits Listed for this Property	

Property Sales History Note: A reject sale is not a fair market value transaction (probate, change on title, etc.)

Date	Amount	Sale Type	Title Certificate Number
2024-05-31	\$ 1,500,000.00	IMPROVED SINGLE PROPERTY CASH TRANSACTION	CB1348355
2024-03-04	\$ 1,685,000.00	REJECT - NOT SUITABLE FOR SALES ANALYSIS	CB1192974
2023-04-28	\$ 1,780,300.00	REJECT - NOT SUITABLE FOR SALES ANALYSIS	CB590021

The estimate of value is a computer-generated value based on statistical analysis. As with all statistical analysis, the estimate is subject to a margin of error. This estimate is based on information about the subject property contained in our database. We do not inspect properties and have not confirmed the condition of the subject property. If the data about the subject property is incorrect or incomplete, the accuracy of the estimate will be affected. Landcor is confident that in most cases the estimated value is close to the actual market value of the subject property. Users requiring a higher level of confidence based on a property inspection should consult a professional appraiser.