



## PROPERTY REPORT

709 FOXTAIL AV  
Parksville  
V9P 2S3  
Canada

PID: 018-472-699

OCTOBER 23, 2025



# GLEN MCPHERSON

PERSONAL REAL ESTATE CORPORATION

[www.mcphersongroup.ca](http://www.mcphersongroup.ca)

**ROYAL LEPAGE**  
Parksville Qualicum Beach Realty

Summary Sheet

709 FOXTAIL AV Parksville BC V9P 2S3



|                   |                                                          |
|-------------------|----------------------------------------------------------|
| PID               | 018-472-699                                              |
| Registered Owner  | GR*, R*                                                  |
| Legal Description | LOT 32, DISTRICT LOT 16, NANOOSE DISTRICT, PLAN VIP57329 |
| Plan              | VIP57329                                                 |
| Zoning            | RS-1 - SINGLE FAMILY RESIDENTIAL                         |
| Community Plan(s) | OCP: SR - Single Unit Residential, not in ALR            |

|            |                    |               |                        |
|------------|--------------------|---------------|------------------------|
| Year Built | 1994               | Structure     | SINGLE FAMILY DWELLING |
| Lot Size   | 7884.65 ft²        | Floor Area    | 1466 Ft²               |
| Bathrooms  | 2                  | Bedrooms      | 3                      |
| Max Elev.  | 47.88 m            | Min Elev.     | 46.30 m                |
| Walk Score | 15 / Car-Dependent | Transit Score | -                      |
| Tax Year   | 2024               | Annual Taxes  | \$4,675.00             |

ASSESSMENT

|          | 2024      | %       | 2025      |
|----------|-----------|---------|-----------|
| Building | \$422,000 | ↓ -5.45 | \$399,000 |
| Land     | \$348,000 | ↑ 13.51 | \$395,000 |
| Total    | \$770,000 | ↑ 3.12  | \$794,000 |

APPRECIATION

|               | Date       | (\$)      | % Growth   |
|---------------|------------|-----------|------------|
| Assessment    | 2025       | \$794,000 | ↑ 1,271.33 |
| Sales History | 23/06/1994 | \$57,900  | -          |

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

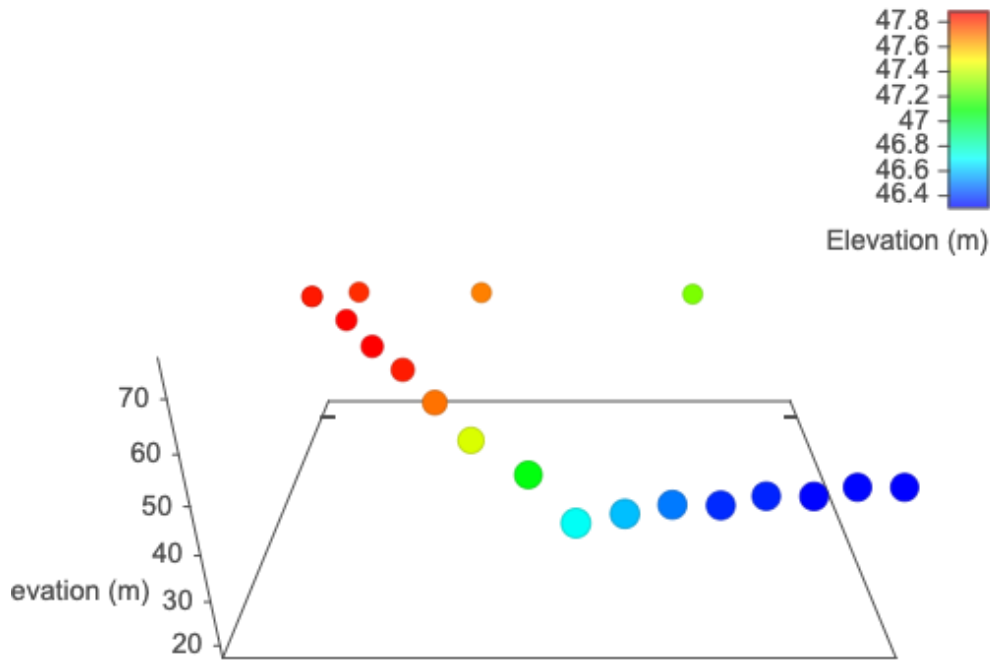
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 47.88 m | Min Elevation: 46.30 m | Difference: 1.58 m

Property Identification & Legal Description

|                    |                                                               |                  |   |
|--------------------|---------------------------------------------------------------|------------------|---|
| Address:           | 709 FOXTAIL AVE PARKSVILLE BC V9P 2S3                         |                  |   |
| Jurisdiction:      | City of Parksville                                            |                  |   |
| Roll No:           | 323532                                                        | Assessment Area: | 4 |
| PID No:            | 018-472-699                                                   |                  |   |
| Neighbourhood:     | Residential Areas in Parksville                               | MHR No:          |   |
| Legal Unique ID:   | A00000QYNF                                                    |                  |   |
| Legal Description: | LOT 32, PLAN VIP57329, DISTRICT LOT 16, NANOOSE LAND DISTRICT |                  |   |

2025 Municipal Taxes

|              |         |
|--------------|---------|
| Gross Taxes: | \$4,675 |
|--------------|---------|

2025 Assessed Values

VALUATION:

|          |               |                   |                      |                    |
|----------|---------------|-------------------|----------------------|--------------------|
|          | Value:        | Land<br>\$395,000 | Improve<br>\$399,000 | Total<br>\$794,000 |
| GENERAL: |               |                   |                      |                    |
|          |               | Land              | Improve              | Total              |
|          | Gross Value:  | \$395,000         | \$399,000            | \$794,000          |
|          | Exempt Value: | \$0               | \$0                  | \$0                |
|          | Net Value:    | \$395,000         | \$399,000            | \$794,000          |

SCHOOL:

|               |           |           |           |
|---------------|-----------|-----------|-----------|
|               | Land      | Improve   | Total     |
| Gross Value:  | \$395,000 | \$399,000 | \$794,000 |
| Exempt Value: | \$0       | \$0       | \$0       |
| Net Value:    | \$395,000 | \$399,000 | \$794,000 |

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                    |
| 1994-06-23      | \$57,900 | EH85563     | Vacant Single Property Transaction |

Other Property Information

|                   |               |                    |                                   |
|-------------------|---------------|--------------------|-----------------------------------|
| Lot SqFt:         | 7,841         | Lot Width:         |                                   |
| Lot Acres:        | 0.18          | Lot Depth:         |                                   |
| Tenure:           | Crown-Granted | Actual Use:        | Single Family Dwelling            |
| School District:  | Qualicum      | Manual Class:      | 1 STY SFD - After 1990 - Standard |
| Vacant Flag:      | No            | Reg District:      | Nanaimo                           |
| BC Transit Flag:  | No            | Reg Hosp Dist:     | Nanaimo                           |
| Farm No:          |               | Mgd Forest No:     |                                   |
| DB Last Modified: | 2025-03-31    | Rec Last Modified: | 2025-03-31                        |

Assessment & Tax History

|      |                |             |
|------|----------------|-------------|
| Year | Assessed Value | Gross Taxes |
| 2024 | \$770,000      | \$4,315     |
| 2023 | \$806,000      | \$4,146     |
| 2022 | \$731,000      | \$3,882     |
| 2021 | \$551,000      | \$3,603     |
| 2020 | \$539,000      | \$3,521     |
| 2019 | \$527,000      | \$3,415     |

|      |           |         |
|------|-----------|---------|
| 2018 | \$479,000 | \$3,407 |
| 2017 | \$397,000 | \$3,223 |
| 2016 | \$360,000 | \$3,161 |
| 2015 | \$336,000 |         |
| 2014 | \$346,000 |         |
| 2013 | \$342,000 |         |
| 2012 | \$353,000 |         |
| 2011 | \$357,000 |         |
| 2010 | \$337,000 |         |
| 2009 | \$350,000 |         |
| 2008 | \$350,000 |         |
| 2007 | \$306,000 |         |
| 2006 | \$257,000 |         |
| 2005 | \$224,200 |         |
| 2004 | \$185,100 |         |
| 2003 | \$0       |         |
| 2002 | \$153,100 |         |
| 2001 | \$149,200 |         |

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



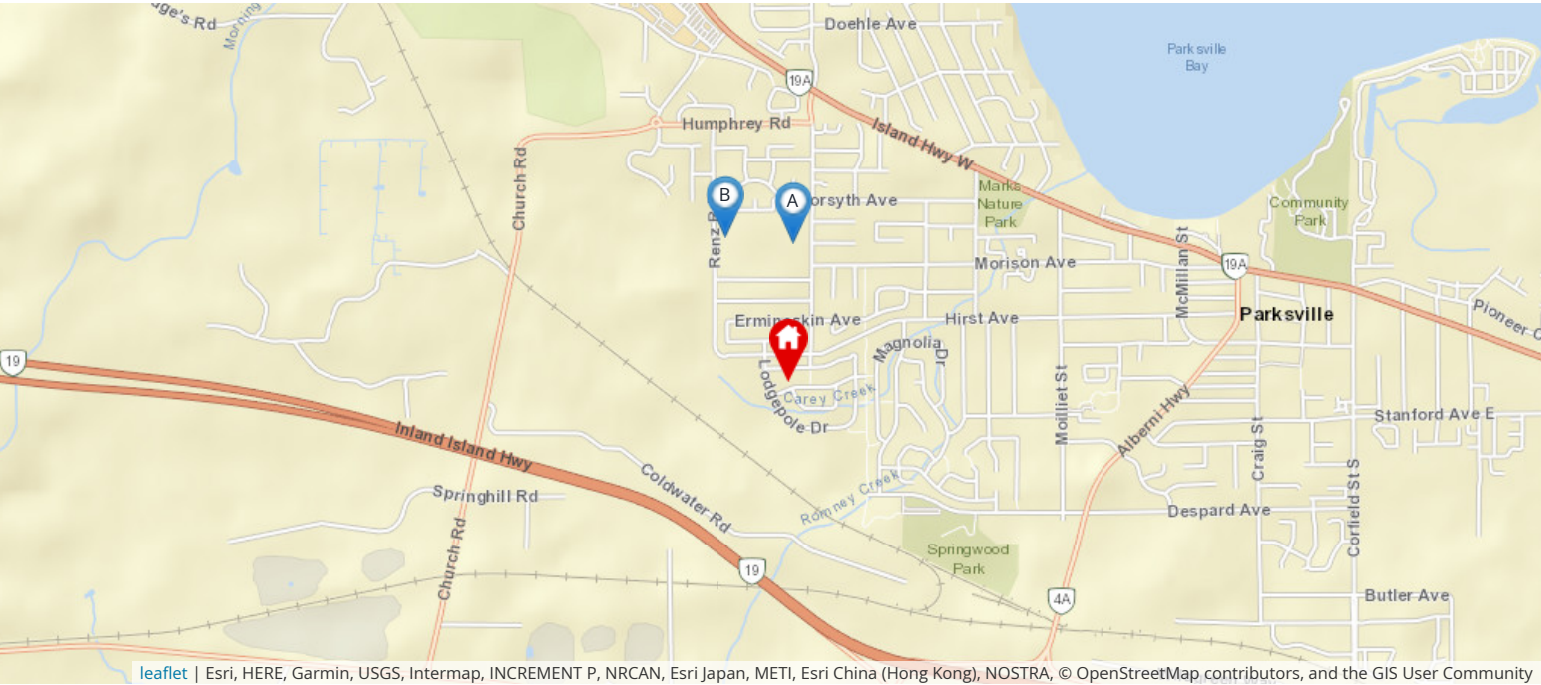
Legend: Subject Property Catchment School Other Schools

School District: Qualicum (69)

Contact Information

| School's Name                    | Grades Covered | School District             | City           | Special Notes/Programs | Walking Time   | Distance | Driving Time | Transit Time   |
|----------------------------------|----------------|-----------------------------|----------------|------------------------|----------------|----------|--------------|----------------|
| A <a href="#">Springwood</a>     | K - 7          | <a href="#">SD 69</a>       | Parksville     |                        | 19 mins        | 1.4 km   | 4 mins       | 19 mins        |
| B <a href="#">Oceanside</a>      | K - 7          | <a href="#">SD 69</a>       | Parksville     |                        | 45 mins        | 3.3 km   | 6 mins       | 22 mins        |
| C <a href="#">Oceane</a>         | K - 12         | <a href="#">Independent</a> | Nanaimo        |                        | 43 mins        | 3.2 km   | 6 mins       | 19 mins        |
| D <a href="#">Errington</a>      | K - 7          | <a href="#">SD 69</a>       | Errington      |                        | 1 hour 52 mins | 7.7 km   | 12 mins      | n/a            |
| E <a href="#">Arrowview</a>      | K - 7          | <a href="#">SD 69</a>       | Qualicum Beach |                        | 1 hour 38 mins | 7.2 km   | 10 mins      | 35 mins        |
| F <a href="#">Qualicum Beach</a> | K - 7          | <a href="#">SD 69</a>       | Qualicum Beach |                        | 3 hours 3 mins | 13.5 km  | 16 mins      | 1 hour 20 mins |

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: Qualicum (69)

Contact Information

| School's Name                              | Grades Covered | School District             | City           | Special Notes/Programs | Walking Time    | Distance | Driving Time | Transit Time |
|--------------------------------------------|----------------|-----------------------------|----------------|------------------------|-----------------|----------|--------------|--------------|
| A <a href="#">Ballenas</a>                 | 8 - 12         | <a href="#">SD 69</a>       | Parksville     |                        | 12 mins         | 0.9 km   | 3 mins       | 12 mins      |
| B <a href="#">Pass/Woodwinds Alternate</a> | 8 - 12         | <a href="#">SD 69</a>       | Parksville     |                        | 13 mins         | 1.0 km   | 2 mins       | 13 mins      |
| C <a href="#">Oceane</a>                   | K - 12         | <a href="#">Independent</a> | Nanaimo        |                        | 43 mins         | 3.2 km   | 6 mins       | 19 mins      |
| D <a href="#">Kwalikum</a>                 | 8 - 12         | <a href="#">SD 69</a>       | Qualicum Beach | AP Program             | 2 hours 12 mins | 9.8 km   | 13 mins      | 35 mins      |

Walk Score

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Car-Dependent

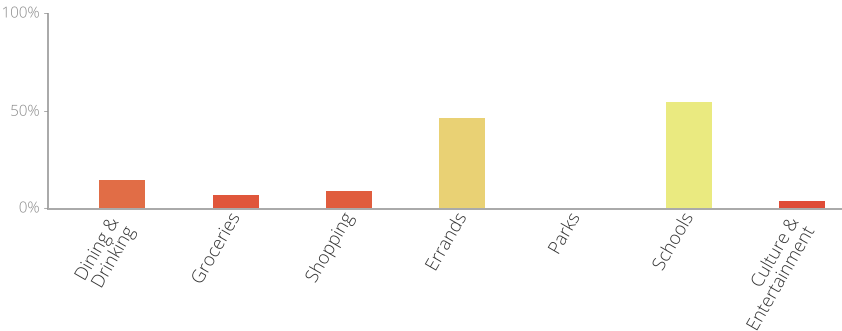
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 15 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

