



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Your Property Profile

Report generated on 2024-11-13
Roll number: 43 29 010 005 68700

Your property's assessed value is \$882,000 as of January 1, 2016

PROPERTY OVERVIEW

| | |
|--|---|
| Roll number: | 43 29 010 005 68700 |
| Location: | 1952 CONC 6 NOTTA N |
| Legal description: | CON 7 N PT LOT 32 |
| Property description: | Land owned by a farmer improved with a non-farm residence with a portion being farmed |
| Economic/homogeneous neighbourhood: | 6200/T28 |
| Municipality: | CLEARVIEW TOWNSHIP |
| Access: | Year Round Road Access |



LATEST SALE ON PROPERTY

| | |
|--------------------|-------------|
| Sale date | 2021-04-01 |
| Sale amount | \$1,025,000 |

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TOTAL PROPERTY VALUATION SUMMARY

Total property assessed value (rounded) \$882,000

| Unit class | Tax class | Tax qualifier | Apportionment value (\$) |
|------------|-----------------|-------------------|--------------------------|
| FF | E - Exempt | N/A | \$14,100 |
| FL | F - Farm | T - Taxable: Full | \$806,300 |
| RU | R - Residential | T - Taxable: Full | \$61,600 |

Total property adjustments \$882,021 0% \$882,021

Adjustment Reason

No property adjustments found.

LOCATIONAL INFLUENCES

| | |
|------------------------|----------------------|
| Abuts | N/A |
| Proximity | PROXIMITY TO AIRPORT |
| Onsite | N/A |
| Waterfront | N/A |
| Development land codes | N/A |



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TOTAL LAND SUMMARY

\$825,441

| # | Land type | Original value | Adjustment percentage | Adjusted value |
|---|------------------|----------------|-----------------------|----------------|
| 5 | Residential land | \$5,041 | 0% | \$5,041 |
| 6 | Farm Land | \$211,200 | 0% | \$211,200 |
| 7 | Farm Land | \$589,600 | 0% | \$589,600 |
| 8 | Farm Land | \$19,600 | 0% | \$19,600 |

TOTAL IMPROVEMENTS SUMMARY

\$56,579

| # | Improvement type | Site number | Site name | Original value | Adjustment percentage | Adjusted value |
|---|------------------------------|-------------|-----------|----------------|-----------------------|----------------|
| 1 | 301 • SINGLE FAMILY DETACHED | N/A | N/A | \$56,579 | 0% | \$56,579 |



LAND SUMMARY

| # | Land type | Land area | Original value | Adjustment percentage | Adjusted value |
|---|------------------|-----------|----------------|-----------------------|----------------|
| 5 | Residential land | 1.00 A | \$5,041 | 0% | \$5,041 |

Wooded area

N/A

Frontage

N/A

Depth

N/A

Effective frontage

N/A

Effective depth

N/A

Effective area

1.00 A

Conservation land area

N/A

Managed forest area

N/A

Excess land

N/A

LAND COMPONENT ADJUSTMENTS

| # | Adjustment | Reason |
|---|------------|--------|
|---|------------|--------|

No adjustments found.



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LAND PROPERTY ASSESSMENT DETAILS

| Variable | Quantity | Rate | Value |
|------------------------------|----------|-------------|-----------|
| Intercept | 1.00 | \$85,688.43 | \$85,688 |
| Lotsz_Ac | 100.00 | \$4,394.52 | \$439,451 |
| Cmhnbhd Percentage | 96.00% | N/A | N/A |
| Component/Site Lotsize Ratio | 1.00% | N/A | N/A |

LAND APPORTIONMENTS

| Tenant tax liability ID | Unit class | Tax class | Tax qualifier | Percentage | Value |
|-------------------------|------------|-----------------|-------------------|------------|---------|
| N/A | RU | R - Residential | T - Taxable: Full | 100.00% | \$5,041 |



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LAND SUMMARY

| # | Land type | Land area | Original value | Adjustment percentage | Adjusted value |
|---|-----------|-----------|----------------|-----------------------|----------------|
| 6 | Farm Land | 24.00 A | \$211,200 | 0% | \$211,200 |

| | | | |
|----------------------|---------------------------------|----------------------------|----------------------------|
| Wooded area | Conservation land area | Managed forest area | Soil class |
| N/A | N/A | N/A | 1-SOIL CLASS |
| Orchard area | FFE area | Texture | Tiling |
| N/A | N/A | 2 - sandy loam | Y - Yes, Systematic Tiling |
| Climatic zone | Farm op code | Allowance area | Allowance code |
| 4 | 08 - cash crops (feed and seed) | N/A | N/A |

LAND COMPONENT ADJUSTMENTS

| # | Adjustment | Reason |
|---|------------|--------|
|---|------------|--------|

No adjustments found.



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LAND PROPERTY ASSESSMENT DETAILS

| Variable | Quantity | Rate | Value |
|-------------------|----------|------------|-----------|
| Class 1 Farm Land | 24.00 | \$8,800.00 | \$211,200 |

LAND APPORTIONMENTS

| Tenant tax liability ID | Unit class | Tax class | Tax qualifier | Percentage | Value |
|-------------------------|------------|-----------|-------------------|------------|-----------|
| N/A | FL | F - Farm | T - Taxable: Full | 100.00% | \$211,200 |



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| # | Land type | Land area | Original value | Adjustment percentage | Adjusted value |
|---|-----------|-----------|----------------|-----------------------|----------------|
| 7 | Farm Land | 67.00 A | \$589,600 | 0% | \$589,600 |

| | | | |
|----------------------|---------------------------------|----------------------------|----------------------------|
| Wooded area | Conservation land area | Managed forest area | Soil class |
| N/A | N/A | N/A | 1-SOIL CLASS |
| Orchard area | FFE area | Texture | Tiling |
| N/A | N/A | 2 - sandy loam | Y - Yes, Systematic Tiling |
| Climatic zone | Farm op code | Allowance area | Allowance code |
| 4 | 08 - cash crops (feed and seed) | N/A | N/A |

LAND COMPONENT ADJUSTMENTS

| # | Adjustment | Reason |
|-----------------------|------------|--------|
| No adjustments found. | | |



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LAND PROPERTY ASSESSMENT DETAILS

| Variable | Quantity | Rate | Value |
|-------------------|----------|------------|-----------|
| Class 1 Farm Land | 67.00 | \$8,800.00 | \$589,600 |

LAND APPORTIONMENTS

| Tenant tax liability ID | Unit class | Tax class | Tax qualifier | Percentage | Value |
|-------------------------|------------|-----------|-------------------|------------|-----------|
| N/A | FL | F - Farm | T - Taxable: Full | 100.00% | \$589,600 |



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| # | Land type | Land area | Original value | Adjustment percentage | Adjusted value |
|---|-----------|-----------|----------------|-----------------------|----------------|
| 8 | Farm Land | 8.00 A | \$19,600 | 0% | \$19,600 |

| | | | |
|----------------------|---------------------------------|----------------------------|-----------------------|
| Wooded area | Conservation land area | Managed forest area | Soil class |
| 8 A | N/A | N/A | 5-SOIL CLASS |
| Orchard area | FFE area | Texture | Tiling |
| N/A | 5 A | 5 - clay | N/A |
| Climatic zone | Farm op code | Allowance area | Allowance code |
| 4 | 08 - cash crops (feed and seed) | N/A | N/A |

LAND COMPONENT ADJUSTMENTS

| # | Adjustment | Reason |
|-----------------------|------------|--------|
| No adjustments found. | | |

LAND PROPERTY ASSESSMENT DETAILS

| Variable | Quantity | Rate | Value |
|-------------------|----------|------------|----------|
| Class 5 Farm Land | 8.00 | \$2,450.00 | \$19,600 |

LAND APPORTIONMENTS

| Tenant tax liability ID | Unit class | Tax class | Tax qualifier | Percentage | Value |
|-------------------------|------------|------------|-------------------|------------|----------|
| N/A | FL | F - Farm | T - Taxable: Full | 27.87% | \$5,463 |
| N/A | FF | E - Exempt | N/A | 72.12% | \$14,136 |



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IMPROVEMENTS

| # | Improvement type | Site number | Site name | Original value | Adjustment percentage | Adjusted value |
|---|------------------------------|-------------|-----------|----------------|-----------------------|----------------|
| 1 | 301 • SINGLE FAMILY DETACHED | N/A | N/A | \$56,579 | 0% | \$56,579 |

MAIN ATTRIBUTES

| | | | |
|-----------------------------|-------------------------------|-------------------------|-----------------------------|
| Total floor area | Total full storeys | Part storey | Actual year built |
| 2,226 | 1 | 3/4 storey | 1900 |
| Effective year built | Actual year built code | Condition | Construction quality |
| 1900 | Estimated | Average | 6.5 |
| First floor area | Second floor area | Third floor area | Total basement area |
| 1,113 | 1,113 | N/A | 1,113 |
| Basement type | Finished basement area | Basement height | Total full baths |
| N/A | 0 | 8 | 1 |
| Total half baths | Heating system | Air conditioning | Total bedrooms |
| N/A | Forced Air | No | 4 |



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IMPROVEMENT COMPONENT ADJUSTMENTS

| # | Adjustment | Reason |
|---|------------|--------|
|---|------------|--------|

No adjustments found.

IMPROVEMENT PROPERTY ASSESSMENT DETAILS

| Variable | Quantity | Rate | Value |
|------------------|----------|----------|----------|
| Heating | 2,226 | \$1.00 | \$2,226 |
| Bathroom | 1 | \$820.00 | \$820 |
| Basement Area | 1,113 | \$5.06 | \$5,632 |
| First Floor | 1,113 | \$27.73 | \$30,866 |
| Second Floor | 1,113 | \$15.25 | \$16,976 |
| Percent Complete | 50.00% | N/A | N/A |
| Scalar | 97.00% | N/A | N/A |
| Depreciation | 48.00% | N/A | N/A |
| Modifier | 430.00% | N/A | N/A |



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IMPROVEMENT APPORTIONMENTS

| Tenant tax liability ID | Unit class | Tax class | Tax qualifier | Percentage | Value |
|-------------------------|------------|-----------------|-------------------|------------|-------------|
| N/A | RU | R - Residential | T - Taxable: Full | 100.00% | \$56,579.82 |