

AVM Residential Comparable Report



Property Address:	123 ANY ST
Municipality:	ANY TOWN
Roll Number:	000000000000000
Property Code & Description:	301-Single-family detached (not on water)
Postal Code:	A1A1A1
Province:	ON

AVM Details

Real Time Market Value (AVM):	\$897,000	Confidence Rating:	★★★★★
AVM Valuation Date (yyyy-mm-dd):	2022-09-21	AVM Range:	\$864,000-\$937,000

Services

Hydro	Water	Sanitary
Hydro available	Unspecified Service	Unspecified Service

Site Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
62.20	0.00	0.24	Year Round Road Access	Irregular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
OFFICIAL PLAN DESIGNATED - COMMERCIAL	ABUTS COMMERCIAL		
	ABUTS EDUCATIONAL INSTITUTION		
	TRAFFIC PATTERN - HEAVY		

Permit Details

Currently, MPAC'S records indicate that there are no building permits for this property.

Primary Structures

Structure Description	SINGLE FAMILY DETACHED
Year Built	1948
Total Floor Area (Above Grade sqft)	1,972
First Floor Area (sqft)	789
Second Floor Area (sqft)	1,183
Third Floor Area (sqft)	-
Full Storeys	2
Partial Storeys	No part storey
Bedrooms	4
Full Bathrooms	1
Half Bathrooms	0
Basement Total Area (sqft)	789
Basement Finished Area (sqft)	247
Heating	Forced Air
Air Conditioning	N
Renovation Year	-
Renovation Type	-
Addition Year	-
Addition Area	-
Split Level	No Split
Structure Condition	Average
Fireplace Total	0
Condo Floor Level	-
Condo Parking Spaces	-
Condo Standard Lockers	0
Condo Oversize Lockers	-
Condo Indoor Parking	-
Structure Design Type	Not Defined
Structure Variables	-

Garage Structures

Structure Description	ATTACHED GARAGE
Year Built	1948
Total Floor Area (Above Grade sqft)	240
Garage Spaces	1

Garage Structures

Structure Description	DETACHED GARAGE
Year Built	1948
Total Floor Area (Above Grade sqft)	383
Garage Spaces	0

SAMPLE

Comparable Information



Roll Number	0000000000000000	0000000000000000	0000000000000000	0000000000000000
Sale Price	N/A	\$886,302	\$960,000	\$950,000
Sale Date (yyyy-mm-dd)	N/A	2022-07-28	2021-12-03	2021-09-15
Address	123 ANY ST	123 ANY ST	123 ANY ST	123 ANY ST
Municipality	ANY TOWN	ANY TOWN	ANY TOWN	ANY TOWN
Province	ON	ON	ON	ON
Postal Code	A1A1A1	A1A1A1	A1A1A1	A1A1A1
Property Style	Detached	Detached	Detached	Detached
Frontage/Depth (ft)	62.20/0.00	50.00/250.00	60.62/0.00	74.59/0.00
Site Area (A)	0.24	0.29	0.00	0.00
Year Built	1948	1963	1953	1953
Total Floor Area (sqft)	1,972	1,736	2,019	1,972
Total/Finished Basement Area (sqft)	789/247	868/552	1,313/546	994/0
Full/Partial Storeys	2/No part storey	2/No part storey	2/No part storey	2/No part storey
Structure Condition	Average	Average	Average	Average
Bedrooms	4	4	5	3
Full/Half Bathrooms	1/0	2/1	2/1	1/2
No. Fireplaces	0	1	1	1
Renovation Year/Type	-/-	-/-	-/-	-/-
Heating Type	Forced Air	Forced Air	Forced Air	Forced Air
Air Conditioning	N	Y	Y	Y
Inground Pool	N	Y	N	N
Garage Type/Area	DETACHED GARAGE/383	-/-	-/-	DETACHED GARAGE/506

