

Multi Residential Report



Property Address:	123 ANY ST
Municipality:	ANY TOWN
Roll Number:	00000000000000
Property Code & Description:	341-Multi-residential, with 7 or more self-contained residential units, with small commercial unit(s)

Legal Description	CON 2 PT LOT 12 RP ADDDFD 13R20871 PARTS 5 6 11 TO 20 AND 26 RP 13R20915 PARTS 3 TO 7
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Last Valid Sale Date (yyyy-mm-dd)	-
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Last Valid Sale Amount:	-
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Valuation Date (yyy-mm-dd)	January 1, 2016	Taxation Year	2024
Assessed Value*	\$14,773,000	Phased-In Assessment**	\$14,773,000

Realty Tax Class (RTC)	Realty Tax Class (RTQ)	Realty Portion
X-Commercial (New Construction)	T-Taxable: Full	\$5,849,000
N-New Multi-Residential	T-Taxable: Full	\$8,924,000

Frontage (ft)	235.89	Depth (ft)	0.00
Site Area (A)	3.29	Zoning	C5-7

Business Name	Business Mailing Address
***** , *****	**** ***** ** ***** ON *0* 0*0
***** , *****	

Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
PRBD20121995	2012/09/26	Signs	CLOSED
PRBD20121960	2012/09/12	Alterations/Renovations	CLOSED
PRBD20121488	2012/08/21	Alterations/Renovations	CLOSED
PRBD20120763	2012/08/02	Signs	CLOSED
PRBD20120752	2012/07/24	Alterations/Renovations	CLOSED
PRBD20120782	2012/05/22	Alterations/Renovations	CLOSED
PRBD20120389	2012/05/18	Demolition	CLOSED
PRBD20120801	2012/05/11	Addition	CLOSED
PRBD20120443	2012/04/05	Signs	CLOSED
PRBD20120047	2012/03/13	Alterations/Renovations	CLOSED
PRBD20120184	2012/02/15	Signs	CLOSED
PRBD20120063	2012/02/09	Signs	CLOSED
PRBD20111190	2012/02/01	Alterations/Renovations	CLOSED
PRBD20111157	2012/01/16	Alterations/Renovations	CLOSED
PRBD20111255	2012/01/11	Alterations/Renovations	CLOSED
PRBD20110490	2011/12/12	Alterations/Renovations	CLOSED
PRBD20110970	2011/12/09	Signs	CLOSED
PRBD20110839	2011/11/28	Alterations/Renovations	CLOSED
PRBD20110876	2011/11/24	Alterations/Renovations	CLOSED
PRBD20110805	2011/11/03	Alterations/Renovations	CLOSED
PRBD20110718	2011/11/01	Alterations/Renovations	CLOSED
PRBD20110523	2011/10/31	Alterations/Renovations	CLOSED
PRBD20110226	2011/08/11	Alterations/Renovations	CLOSED
09-1252	2009/09/21	New Building	CLOSED
09-0952	2009/07/17	Demolition	CLOSED
09-0310	2009/04/09	Demolition	CLOSED
2008-1215	2008/08/06	Signs	CLOSED
08-1215	2008/08/06	Signs	CLOSED
07-2156	2007/12/10	Demolition	CLOSED
07-0218	2007/05/16	Alterations/Renovations	CLOSED
05-1192	2005/08/03	Unknown	CLOSED
05-0545	2005/05/20	Unknown	CLOSED
04-0110	2004/02/17	Plumbing	CLOSED
040110TC	2004/02/17	Plumbing	CLOSED

Multi Residential

Structure Description		WALKUP APT,GT 6 UNITS,1-4 FL				
Number of Residential Units:	56	PGI	VAC	EXP	NOI	CAP
Year Built:	2012	\$812,388	3.3%	38.0%	\$487,058	5.5%

Tenancy Type	Design Type	No. of Units	FMR
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Income

Structure Description		PARKING SURFACE / OUTSIDE			
Building ID Number	2	Year Built	1959		
Number of Storeys	None	Number of Units	15		
Total Gross Leasable Area (sqft)	-				

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Parking	-	\$8,100	3.3%	52%	\$3,759	5.5%

Income

Structure Description		RETAIL STORE			
Building ID Number	1	Year Built	2012		
Number of Storeys	4	Number of Units	4		
Total Gross Leasable Area (sqft)	23,798				

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Allied	19,917	\$386,509	5%	5%	\$348,823	7%
Specialty Retail	3,881	\$67,163	5%	5%	\$60,613	7%

NOTE: *Pursuant to the Ontario Assessment Act, assessed values for taxation years from 2017 onwards are currently based on a January 1, 2016 valuation date. This valuation date is subject to change through legislation. For more information regarding assessments, visit www.mpac.ca
 **Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority. Property assessments for taxation years from 2020 onwards are based on the fully phased-in January 1, 2016 assessed values.