

**51 CAMERON RD**  
**NORLAND**  
PIN 631130216



This report was prepared by:

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**BALL Real Estate**

Ontario, Canada



# PROPERTY REPORT

## Property Details

GeoWarehouse Address:

51 CAMERON RD  
NORLAND

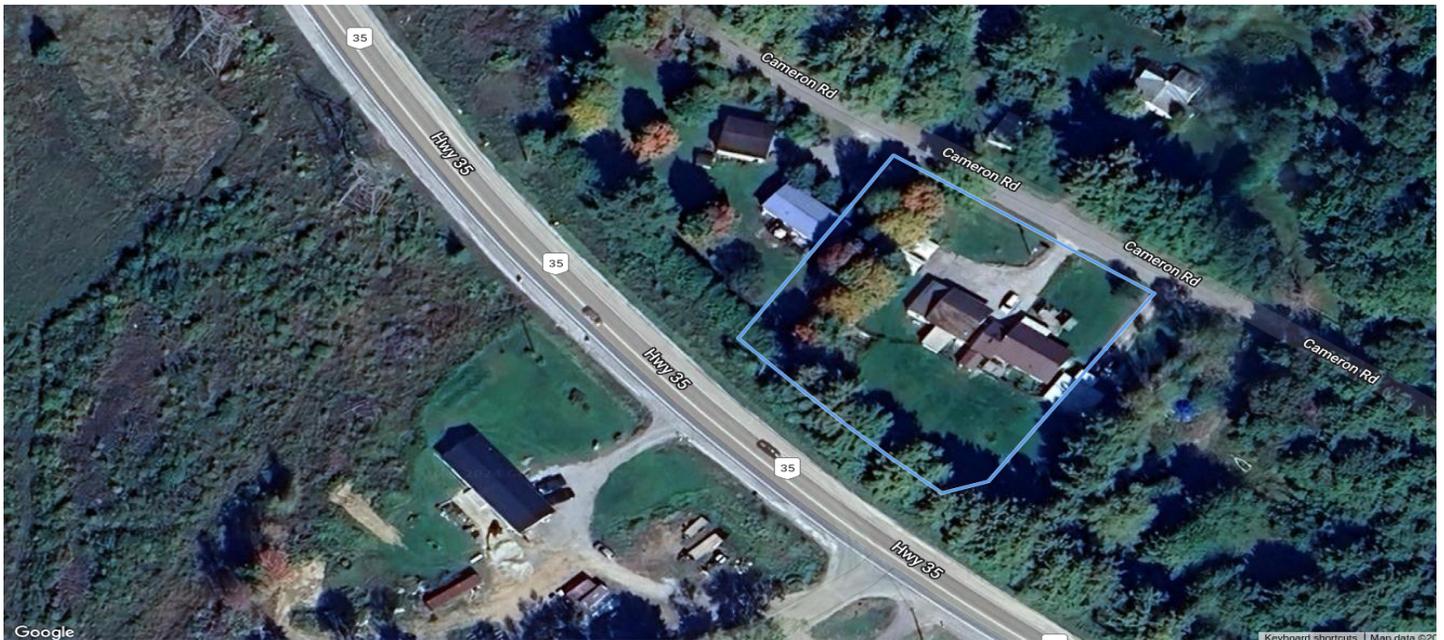
PIN: 631130216

Land Registry Office: VICTORIA (57)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Lot Size

Area: 40612.19 sq.ft (0.932 ac)

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Perimeter: 790.68 ft

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Measurements: 203.94ft x 182.59ft x 53.47ft x 43.82ft x 43.82ft x 43.82ft x 31.48ft x 189.99ft

**Lot Measurement Accuracy : LOW**

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



## Assessment Information

### ARN

165142000112601

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment \$150,000
2022	\$150,000
2021	\$150,000

Frontage:	187.56 ft	Description:	Single-family detached (not on water)
Depth:	N/A	Property Code:	301
Based On:	January 1, 2016	Current Assessment:	\$150,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	1989	3	1	0	1	No part storey	No Split	0

**Assessment Roll Legal Description:** CON 10 PT LOT 8 RP 57R5203 PART 1

**Property Address:** 51 CAMERON RD CAMERON ON K0M1G0

**Zoning:** R1

**Property Type:** RESIDENTIAL

**Site Area:** 0.93A

**Site Variance:** Irregular

**Driveway Type:** Separate or Private Driveway

**Garage Type:** ATTACHED GARAGE

**Garage Spaces:** 1

**Water Service Type:** Private Well

**Sanitation Type:** Septic Bed

**Pool:** Indoor :N, Outdoor :N

**RRF AppealDate:** 2023-03-31

**Abut Details:** ABUTS COMMERCIAL, TRAFFIC PATTERN - HEAVY

**Onsite Details:** TOPOGRAPHY - SLIGHT SLOPE, GRAVEL ROAD

**Proximity Details:** N/A

**Waterfront Details:** N/A

**Last Property Assessment Notice** 2022-11-02

**Property Owner Name:** N/A

**Property Owner Mail:** N/A

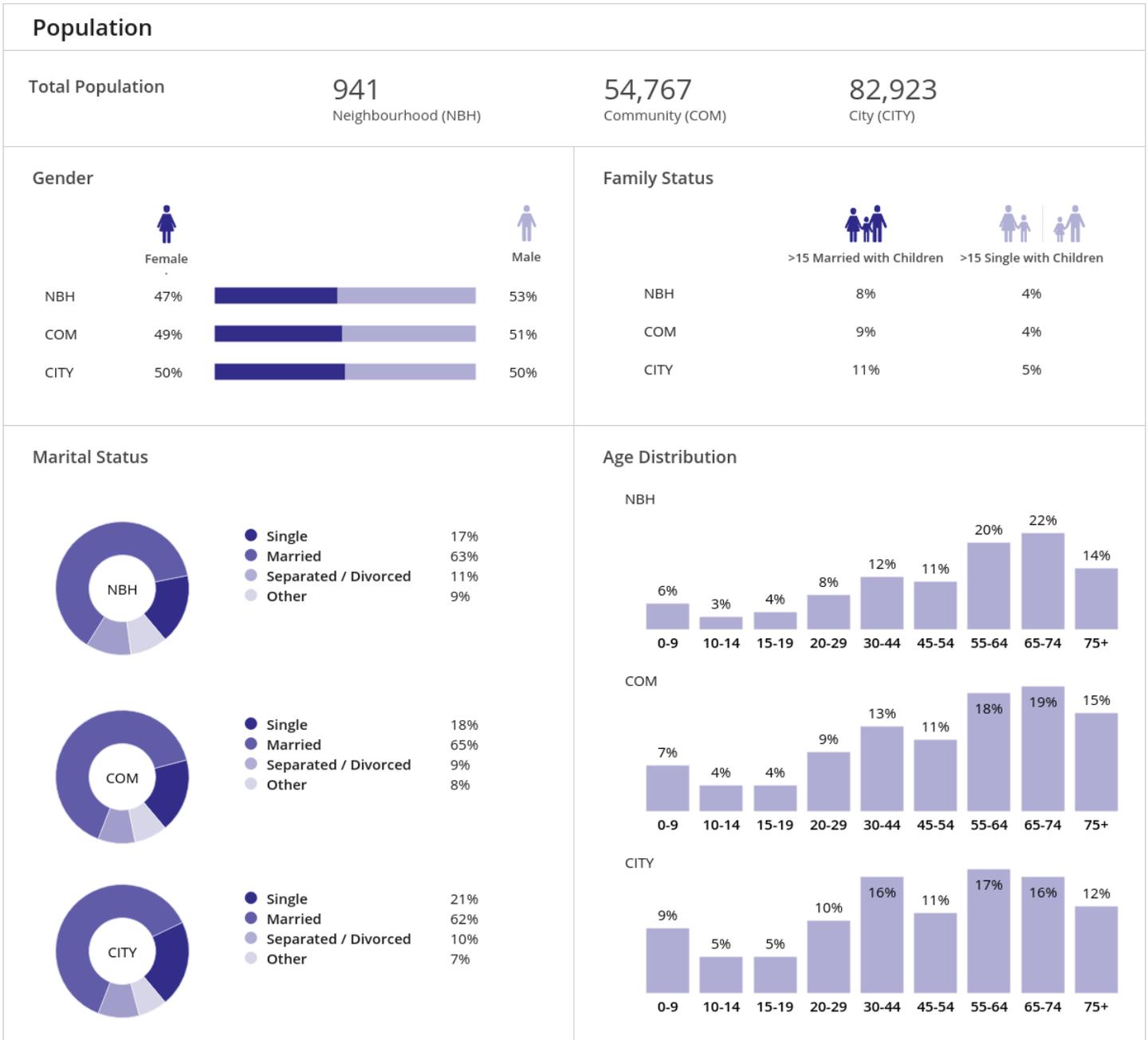
#### Residential Property Tax Details

Year	Tax Estimate
2022	\$1,558
2023	\$1,601

## Sales History

Sale Date	Sale Amount	Type	Notes
Jul 29, 2022	\$620,000	Transfer by Personal Representative	
Jul 12, 2022	\$0	Transmission by Personal Representative (Land)	
Apr 05, 2004	\$74,900	Transfer	

## Demographics



## Households

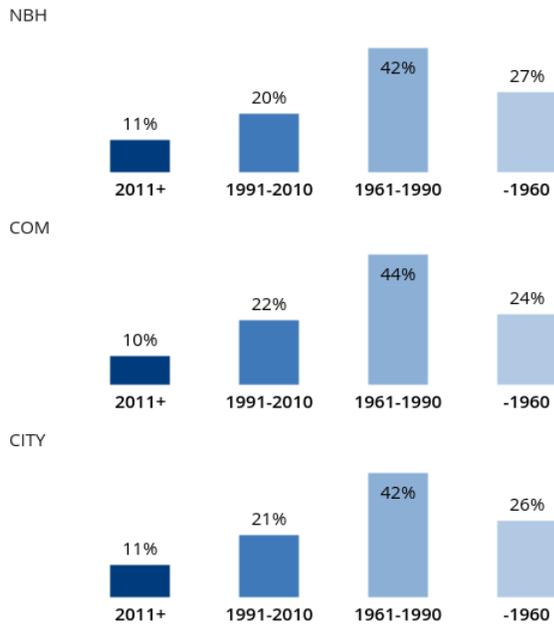
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	433	1961-1980
COM	23,311	1961-1980
CITY	33,547	Before 1960

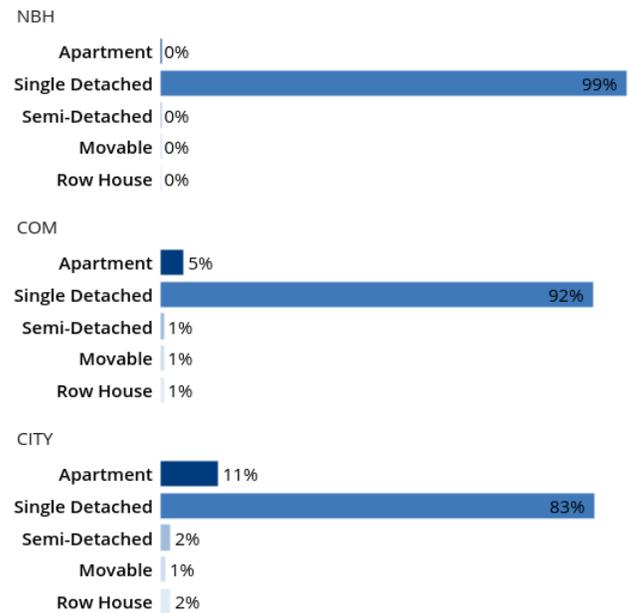
### Ownership

	 Owned	 Rented
NBH	82%	18%
COM	88%	12%
CITY	83%	17%

### Age of Home (Years)



### Structural Type



### Socio-Economic

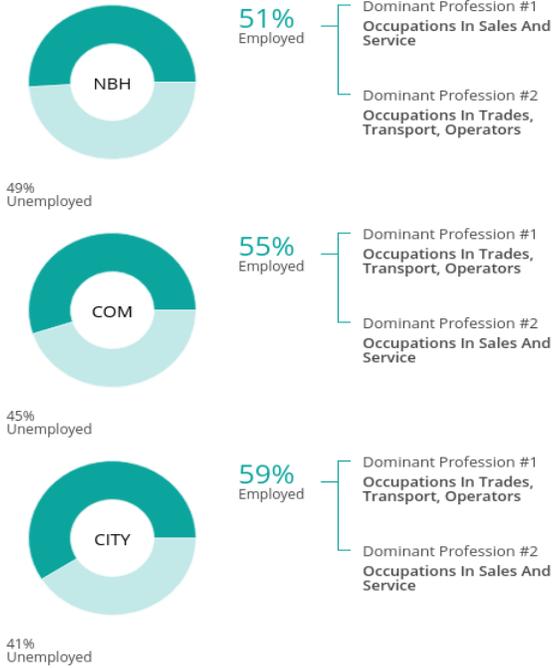
Avg. Household  
Income

**\$91,919**  
Neighbourhood (NBH)

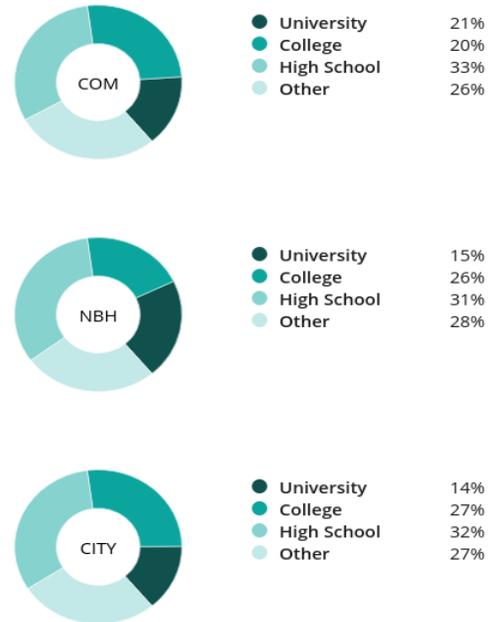
**\$96,703**  
Community (COM)

**\$98,735**  
City (CITY)

#### Employment

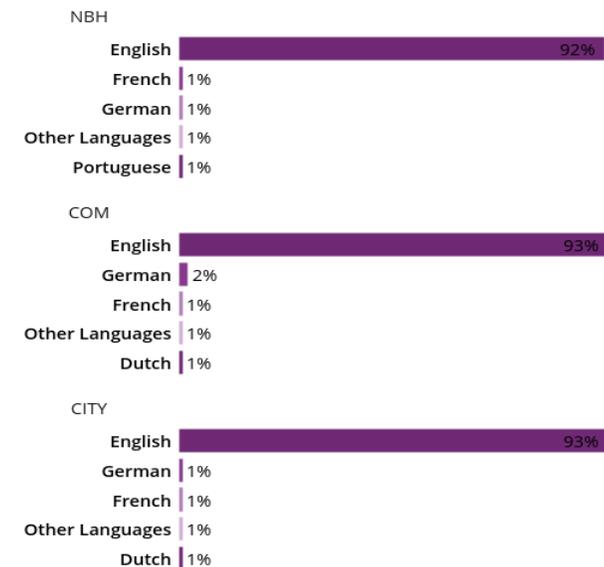


#### Highest Level of Education

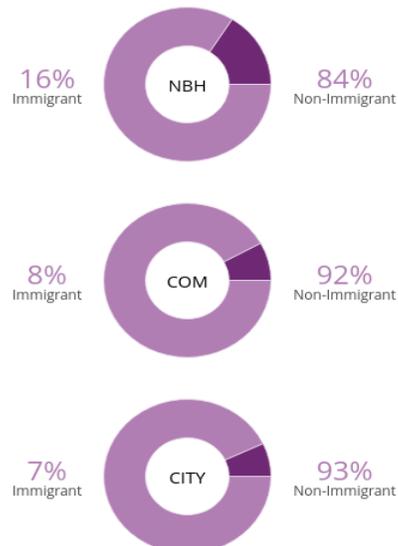


### Cultural

#### Dominant Language



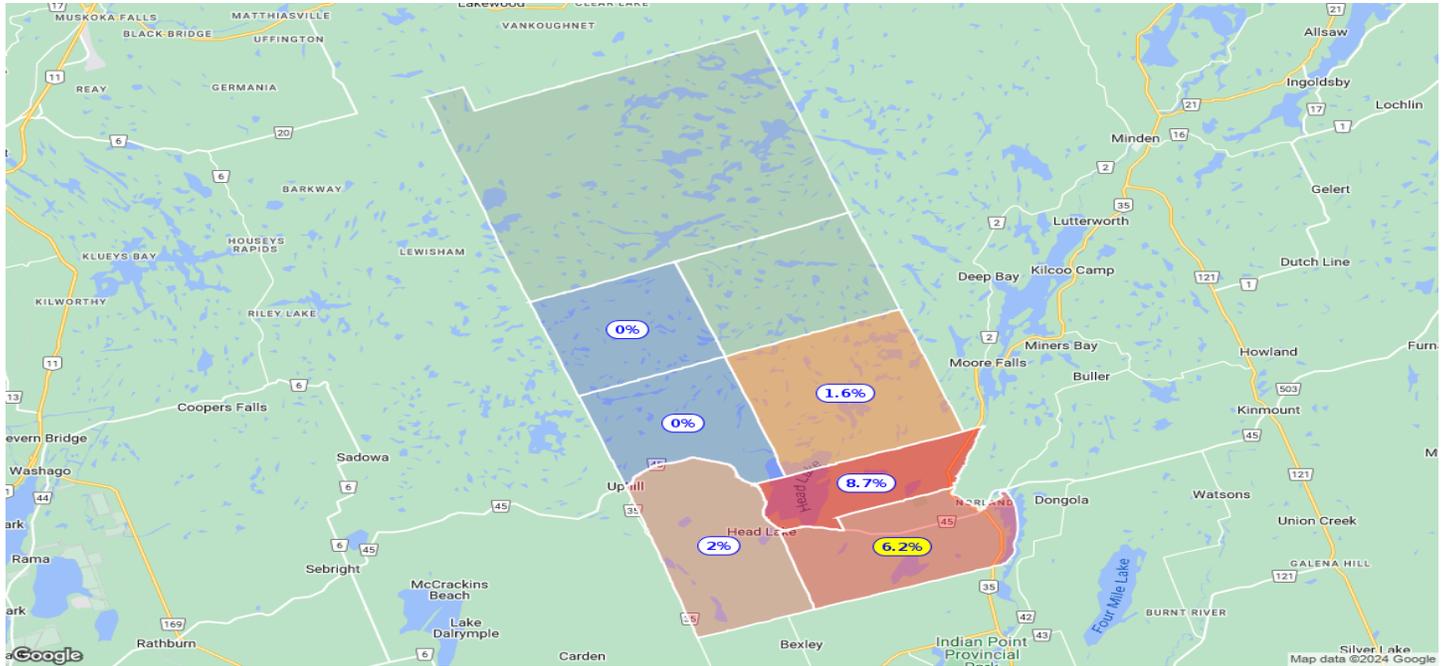
#### Immigration Status





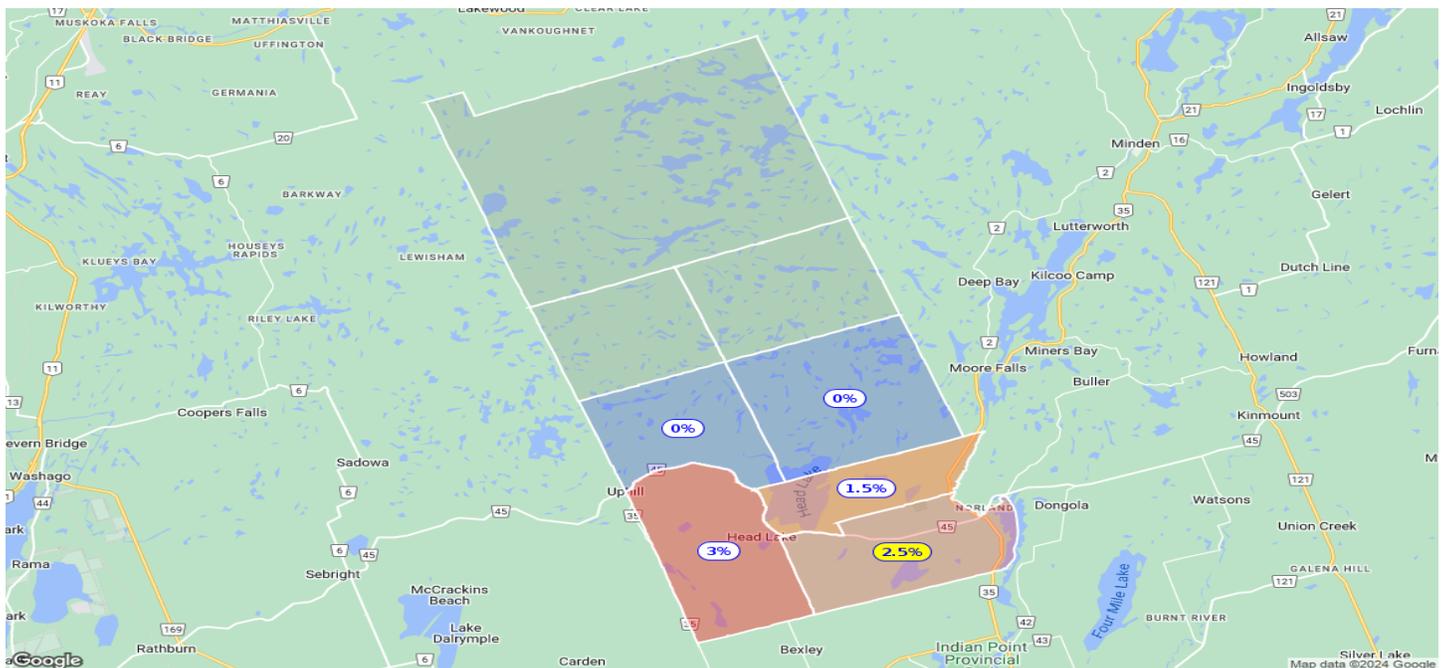
## Growth Rate Heat Maps - Last 5 Years

The Growth Rate Heat Map shows the growth of the average sale price of properties within the subject property's block compared to surrounding blocks.



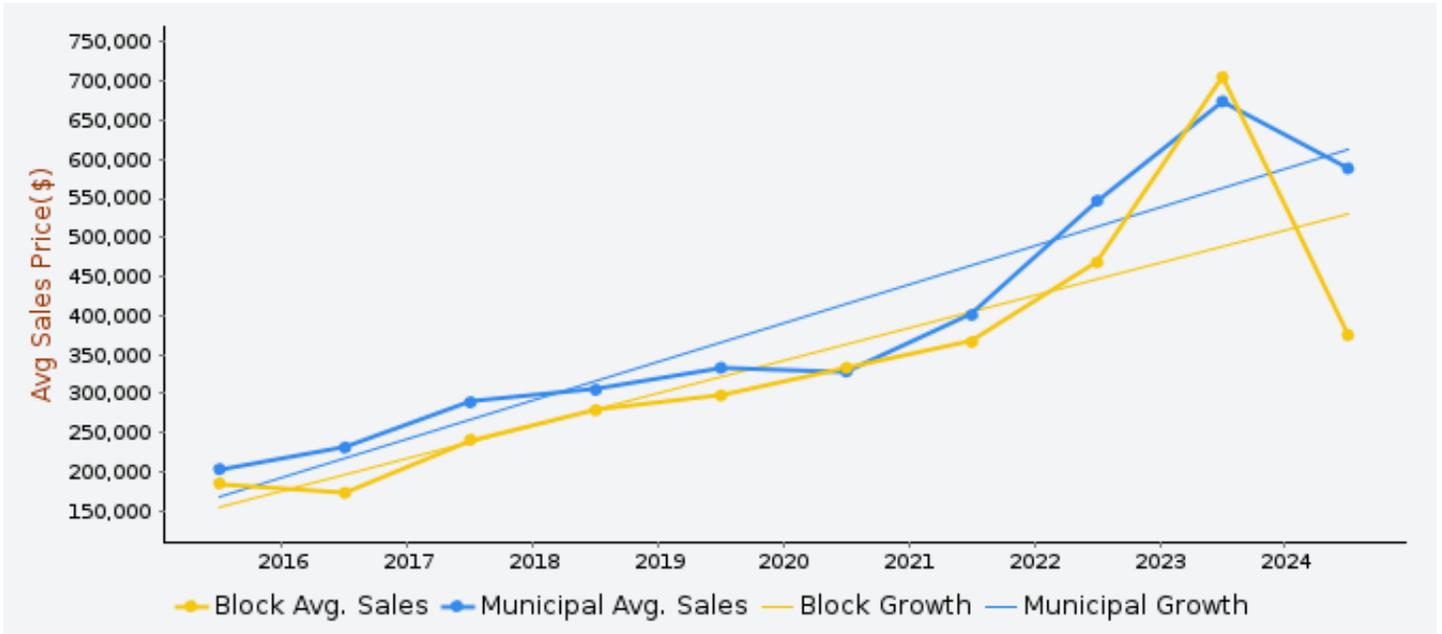
## Market Turnover Heat Maps - Last 1 Year

The Market Turnover Heat Map shows the percentage of properties that have sold in the past year within the subject property's block compared to surrounding blocks.

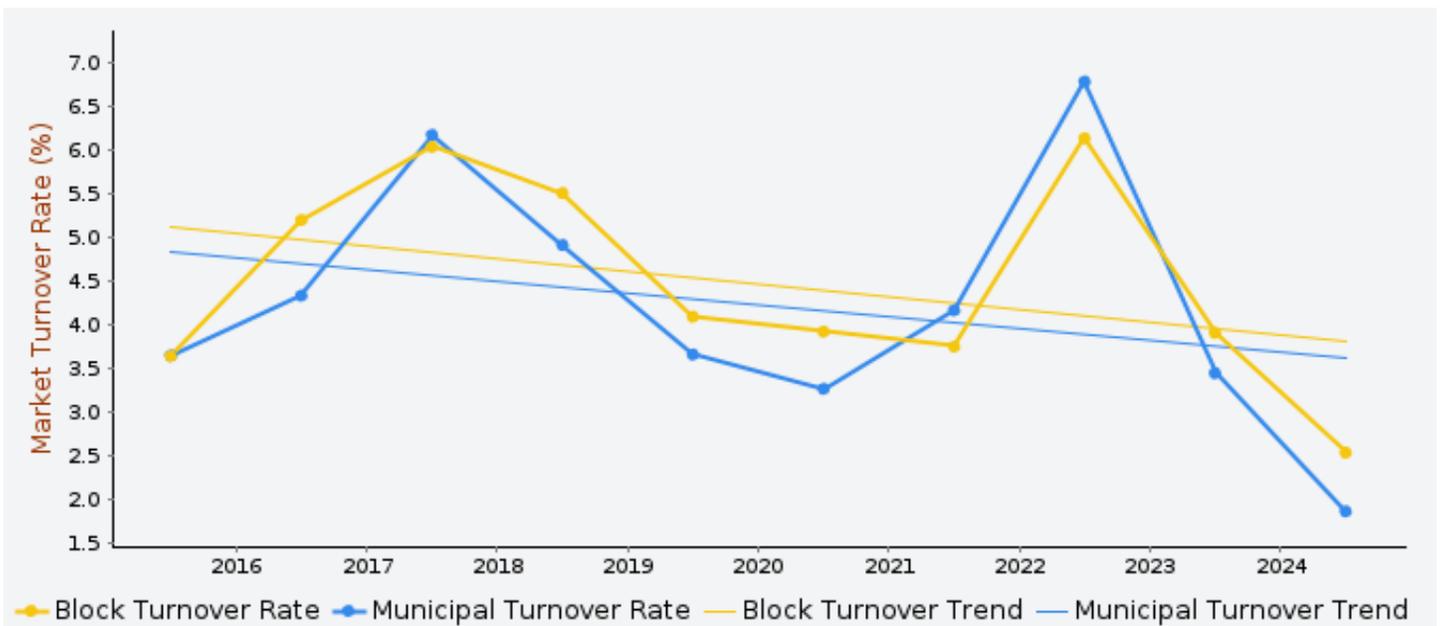


## Historical Market Trends

### Average Sale Values and Growth Rates

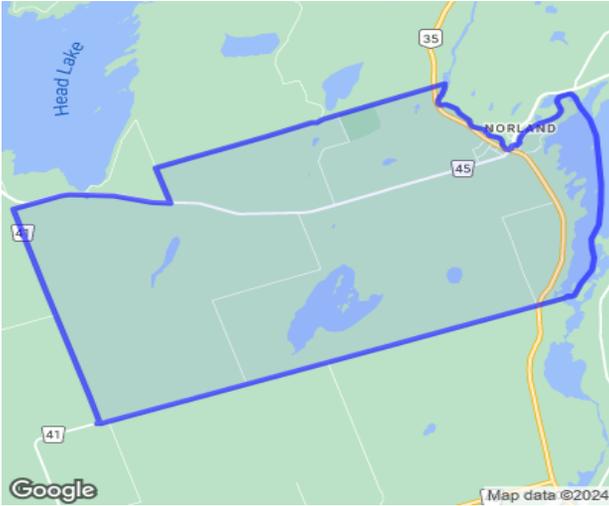


### Market Turnover Rates



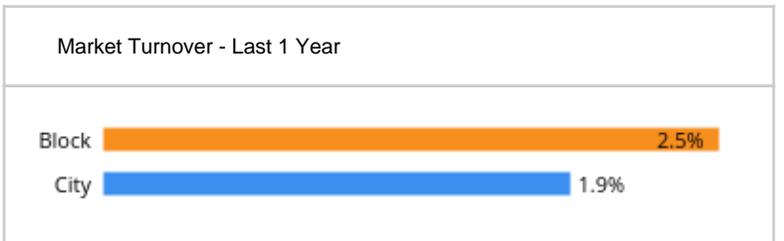
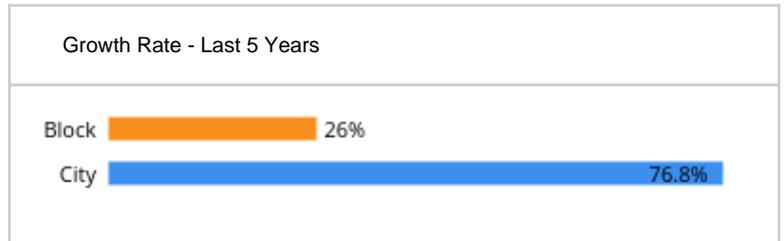
## Market Statistics

### Area Map



5 Year Analysis
Data Not Available

Average Sales Price - Last 1 Year	
<b>\$374,953</b>	<b>\$588,712</b>
Block	Municipality



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