

23 CHEBOUTEQUION DRIVE RR2
LAKEFIELD
PIN 282960227



This report was prepared by:

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BALL Real Estate

Ontario, Canada



PROPERTY REPORT

Property Details

GeoWarehouse Address:

23 CHEBOUTEQUION DRIVE RR2
LAKEFIELD

PIN: 282960227

Land Registry Office: PETERBOROUGH (45)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Lot Size

Area: 318180.88 sq.ft (7.304 ac)

Perimeter: 2762.47 ft

Measurements: 21.69ft x 533.42ft x 86.26ft x 35.0ft x 38.66ft x 36.9ft x 29.27ft x 31.11ft x 16.89ft x 50.39ft x 34.25ft x 25.88ft x 824.76ft x 253.22ft x 46.64ft x 46.64ft x 46.64ft x 46.64ft x 254.74ft x 101.69ft x 203.38ft

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

153602000311503

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment
2022	\$34,500
2021	\$34,500

Frontage: 439.66 ft	Description: Vacant residential land not on water
Depth: N/A	Property Code: 100
Based On: January 1, 2016	Current Assessment: \$34,500

Enhanced Site & Structure

Structures:

Assessment Roll Legal Description: BURLEIGH SOUTH DIVISION CON 11 PT
LOT 4 RP 45R16210 PART 1

Property Address: NORTHEY'S BAY RD NORTH KAWARTHA
ON K0L2H0

Zoning: TC

Property Type: RESIDENTIAL

Site Area: 6.77A

Site Variance: Irregular

Driveway Type: Separate or Private Driveway

Garage Type: N/A

Garage Spaces: N/A

Water Service Type: None But Potential to Connect to One of the
Above

Sanitation Type: None

Pool: Indoor : N/A, Outdoor : N/A

RRF AppealDate: 2023-03-31

Abut Details: ABUTS TRAILER/CAMP/MOBILE HOME
PARK

Onsite Details: N/A

Proximity Details: N/A

Waterfront Details: N/A

Last Property Assessment Notice 2022-11-02

Property Owner Name: GROUNDS PLUS INCORPORATED

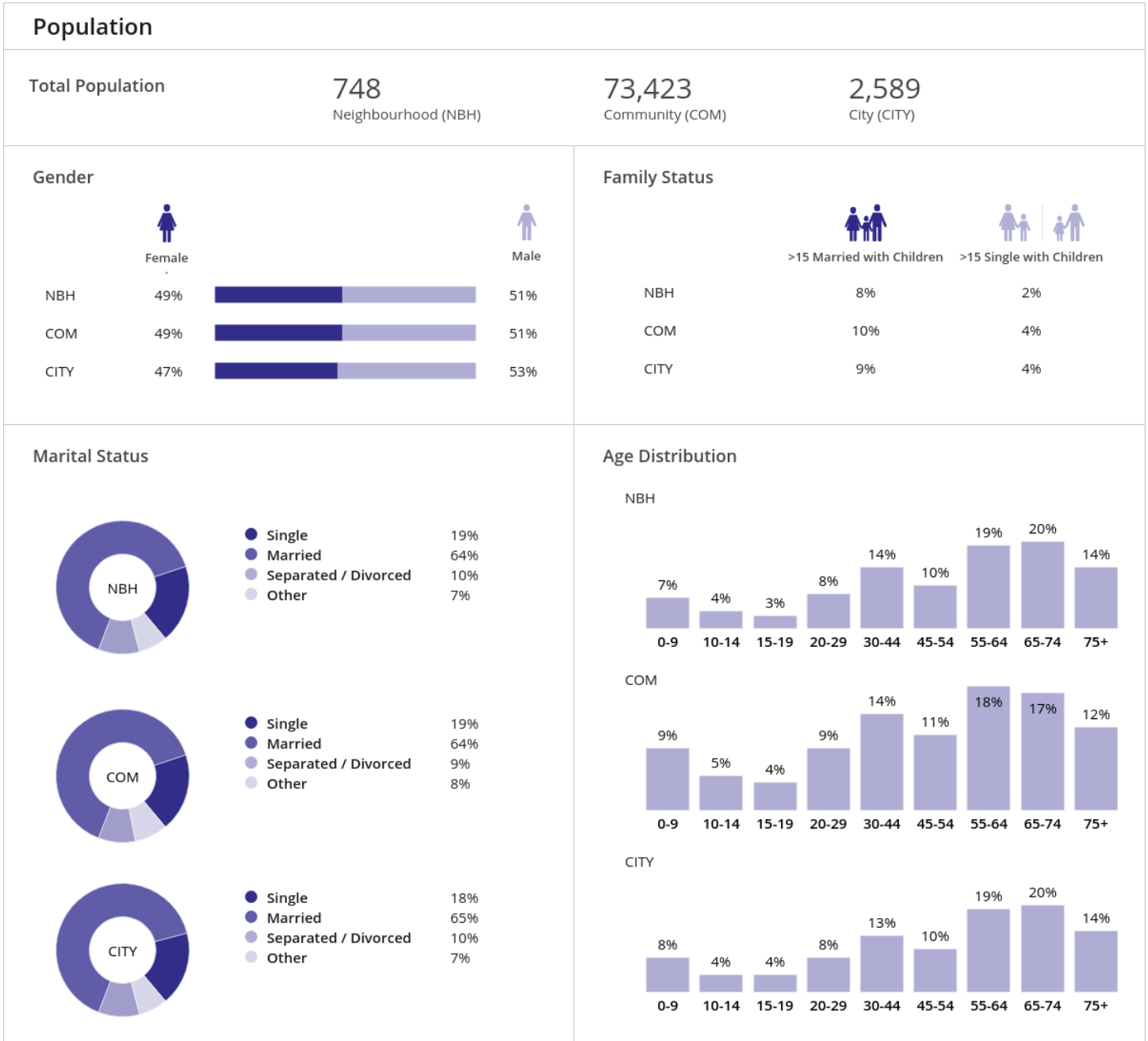
Property Owner Mail: 2030 SHERBROOKE ST W CAVAN
MONAGHAN ON K9J 0E5

Residential Property Tax Details

Sales History



Sale Date	Sale Amount	Type	Notes
Feb 01, 2022	\$250,000	Transfer	
May 06, 2021	\$0	Transfer	
May 03, 2021	\$0	Transfer	
Sep 28, 2016	\$2	Transfer	

Demographics



Households

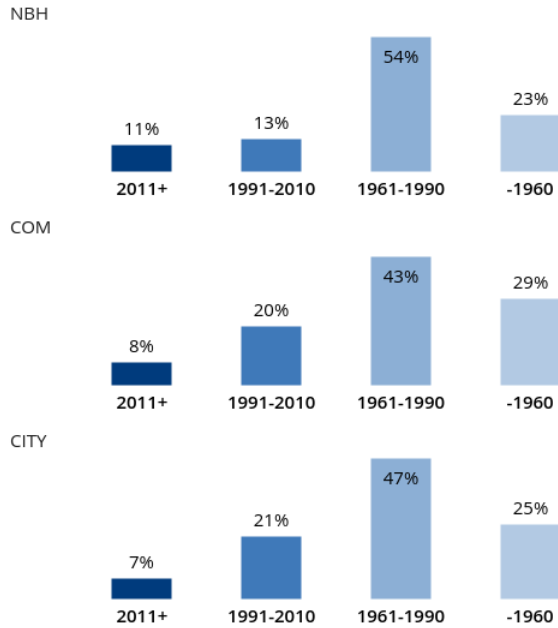
Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	351	1961-1980
COM	30,482	Before 1960
CITY	1,171	1961-1980

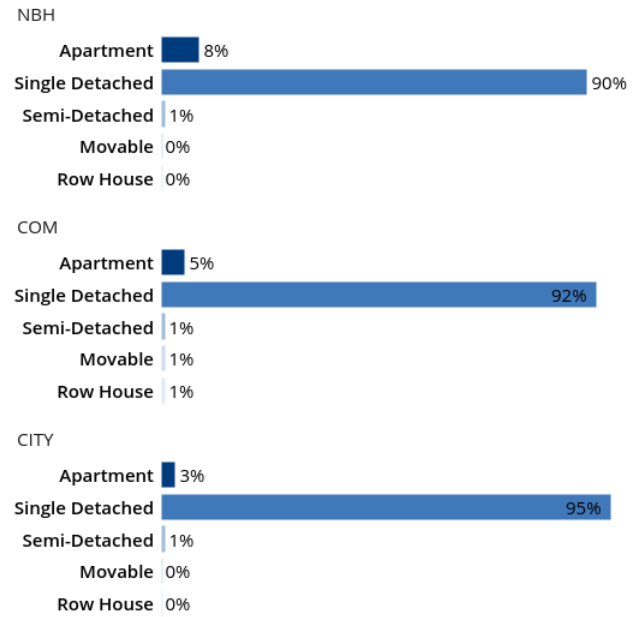
Ownership

	 Owned	 Rented
NBH	75%	25%
COM	86%	14%
CITY	88%	12%

Age of Home (Years)



Structural Type



Socio-Economic

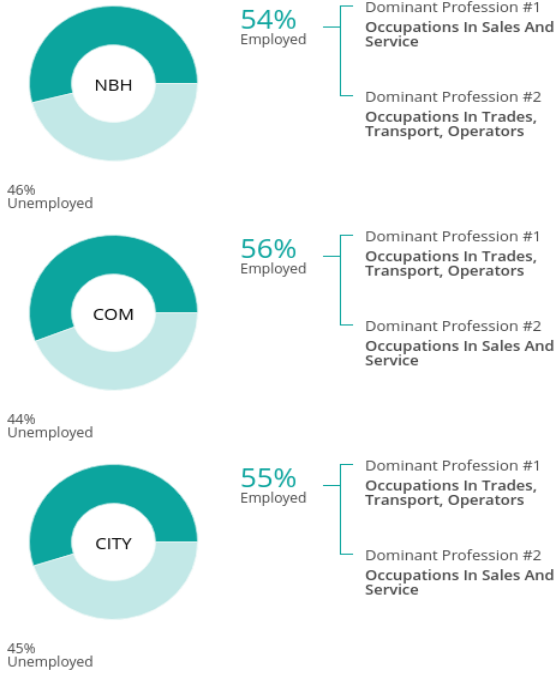
Avg. Household Income

\$85,872
Neighbourhood (NBH)

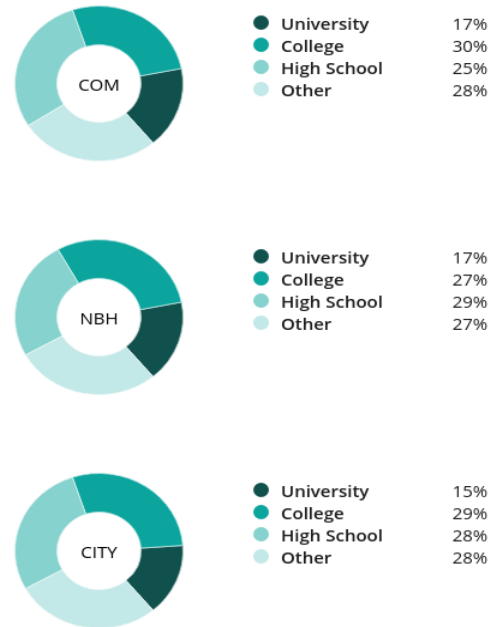
\$95,822
Community (COM)

\$89,891
City (CITY)

Employment

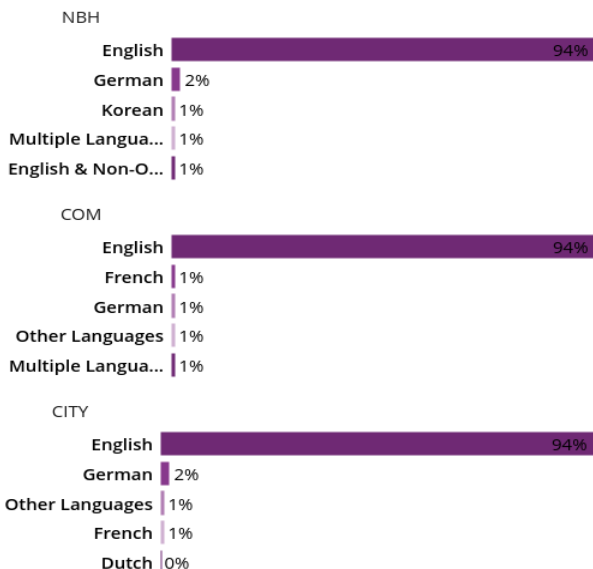


Highest Level of Education

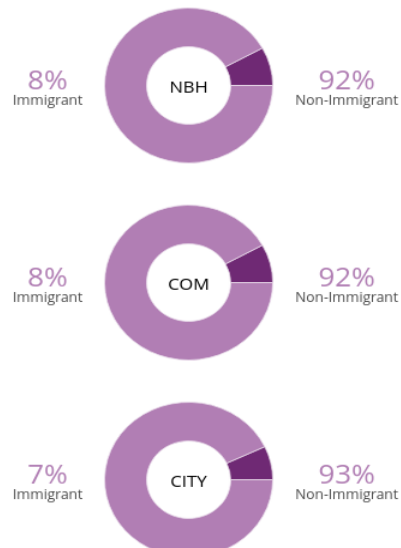


Cultural

Dominant Language



Immigration Status



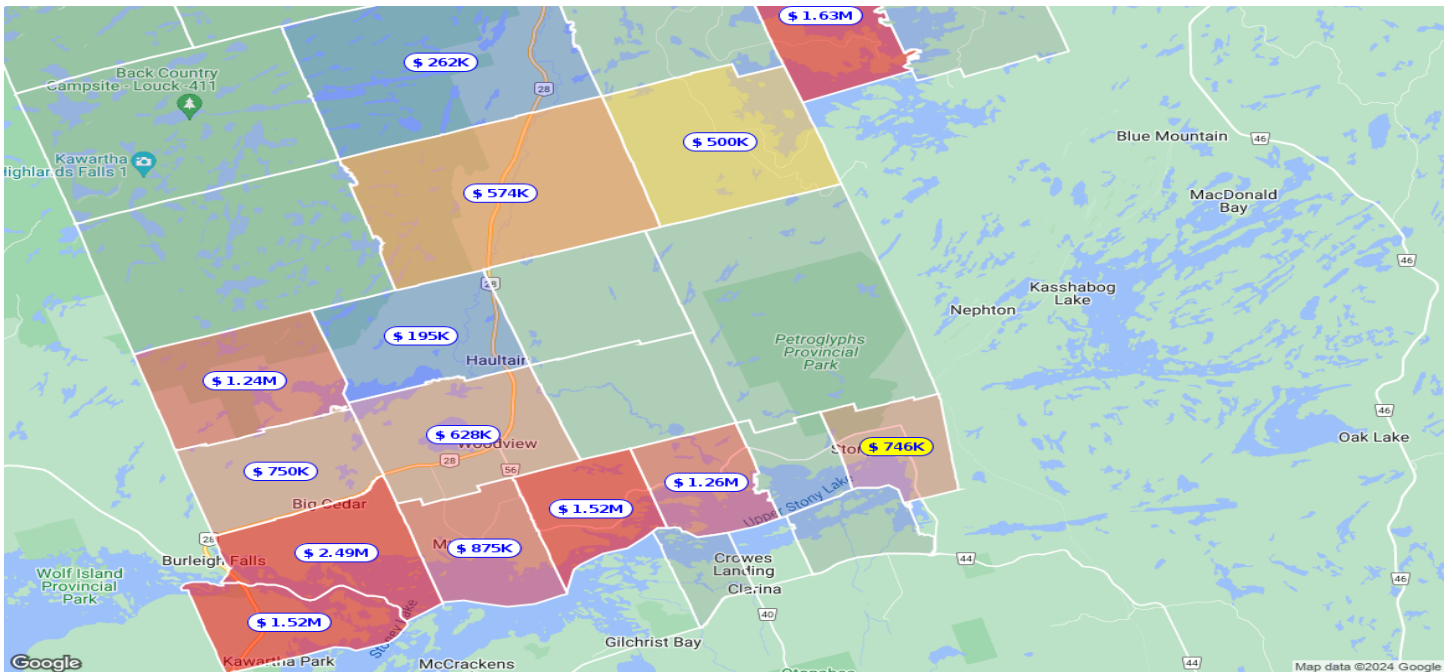
Comparable Sales

Data Not Available

Area Heat Maps

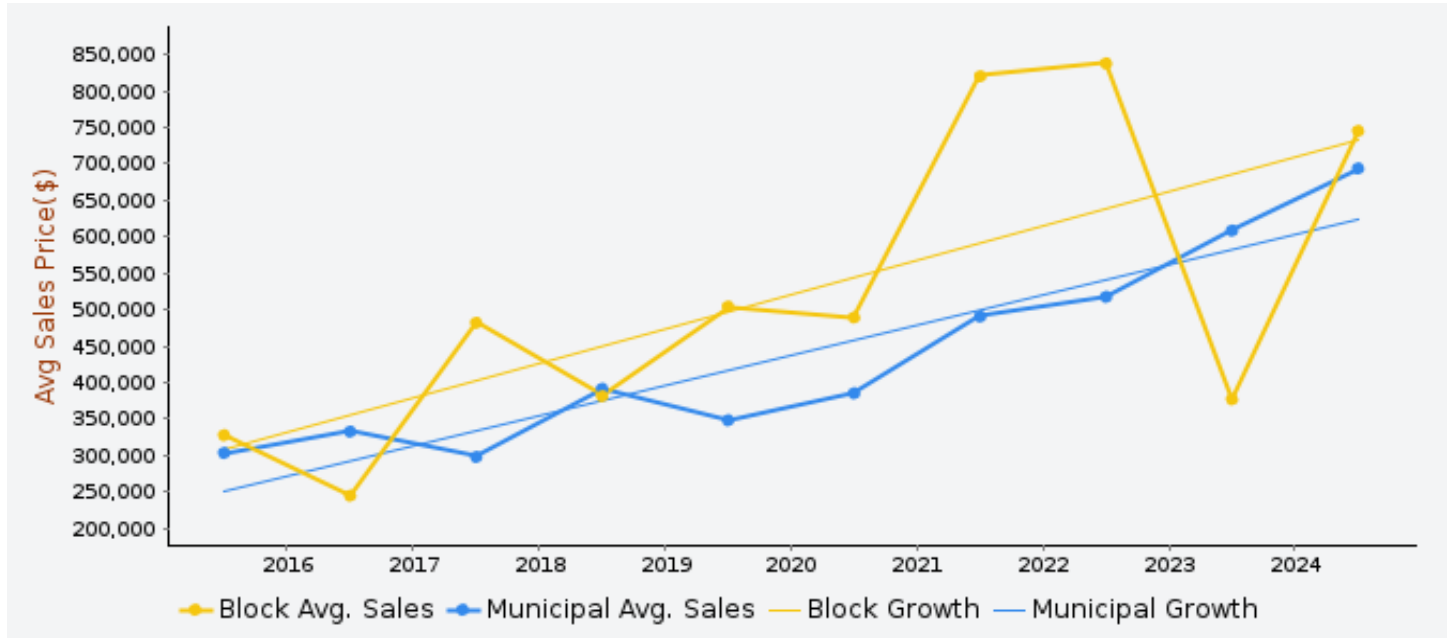
Average Sales Heat Maps - Last 1 Year

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

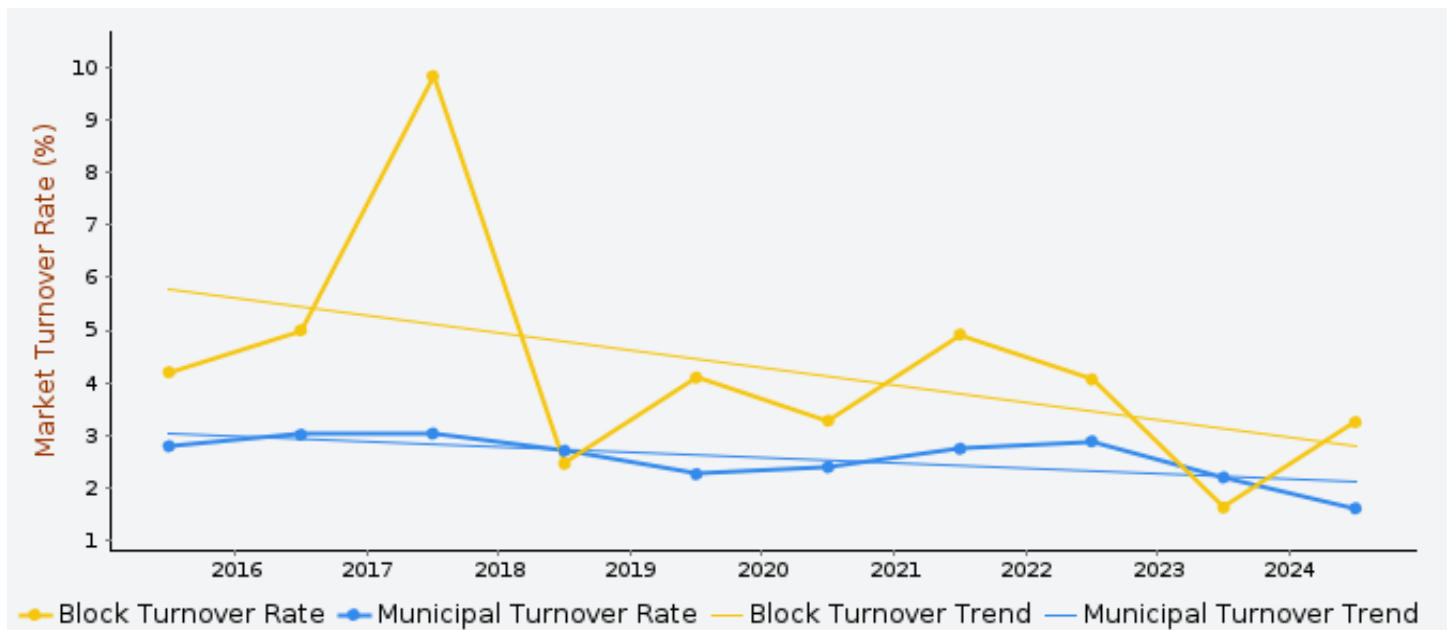


Historical Market Trends

Average Sale Values and Growth Rates

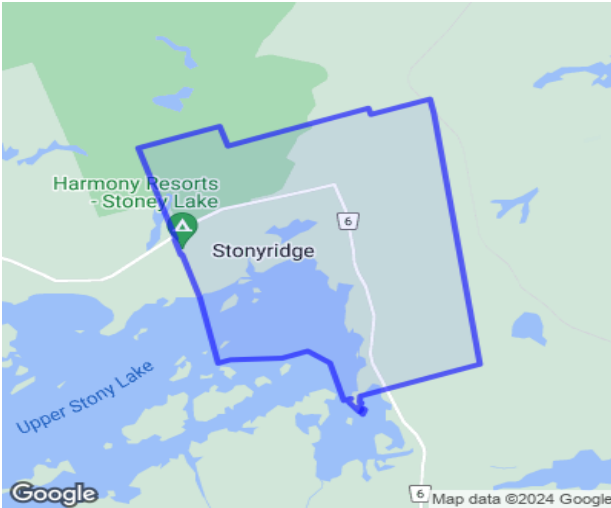


Market Turnover Rates



Market Statistics

Area Map



Average Sales Price - Last 1 Year

\$745,500

Block

\$694,116

Municipality

Growth Rate - Last 5 Years

Block | 0%

City **99.1%**

5 Year Analysis

Data Not Available

Market Turnover - Last 1 Year

Block **3.3%**

City **1.6%**

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