

**337 MCDONNELL ST**  
**PETERBOROUGH**  
PIN 280880104



This report was prepared by:

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**BALL Real Estate**

Ontario, Canada



# PROPERTY REPORT

## Property Details

GeoWarehouse Address:

337 MCDONNELL ST  
PETERBOROUGH  
K9H2X1

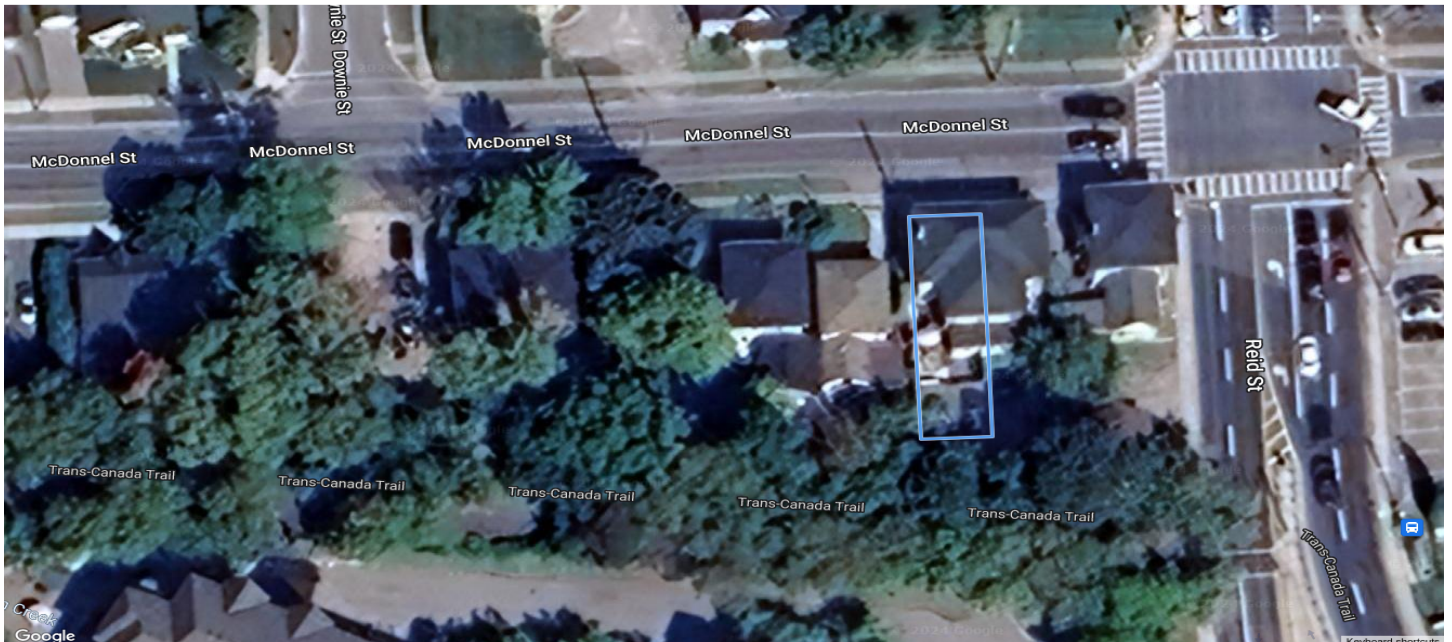
PIN: 280880104

Land Registry Office: PETERBOROUGH (45)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Lot Size

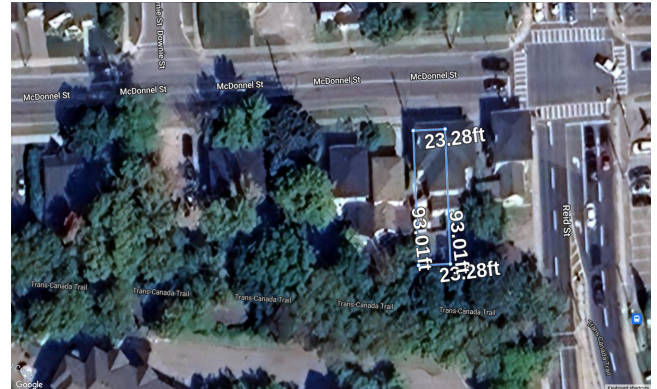
Area: 2163.54 sq.ft (0.05 ac)

Perimeter: 229.66 ft

Measurements: 23.28ft x 93.01ft x 23.28ft x 93.01ft

**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**

151403006005500

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment
2022	\$155,000
2021	\$155,000

Frontage: 23.02 ft

Depth: 93.0 ft

Based On: January 1, 2016

Description: Semi-detached residential

Property Code: 311

Current Assessment: \$155,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
302	1905	4	2	0	2	No part storey	No Split	0

**Assessment Roll Legal Description:** PLAN 1 PT LOT 16 S MCDONNELL W GEORGE

**Property Address:** 337 MCDONNELL ST PETERBOROUGH ON K9H2X1

**Zoning:** R1

**Property Type:** RESIDENTIAL

**Site Area:** 0.05A

**Site Variance:** Regular

**Driveway Type:** Unspecified/Not Applicable

**Garage Type:** N/A

**Garage Spaces:** N/A

**Water Service Type:** N/A

**Sanitation Type:** N/A

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

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

**Abut Details:** TRAFFIC PATTERN - LIGHT, ABUTS GREEN SPACE OR PARK (NOT PLAYGROUND OR SPORTS FIELD)  
**Onsite Details:** TOPOGRAPHY - LEVEL, OFFICIAL PLAN DESIGNATED - MIXED USE (INCLUDING RESIDENTIAL)

**Proximity Details:** PROXIMITY TO COMMERCIAL

**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

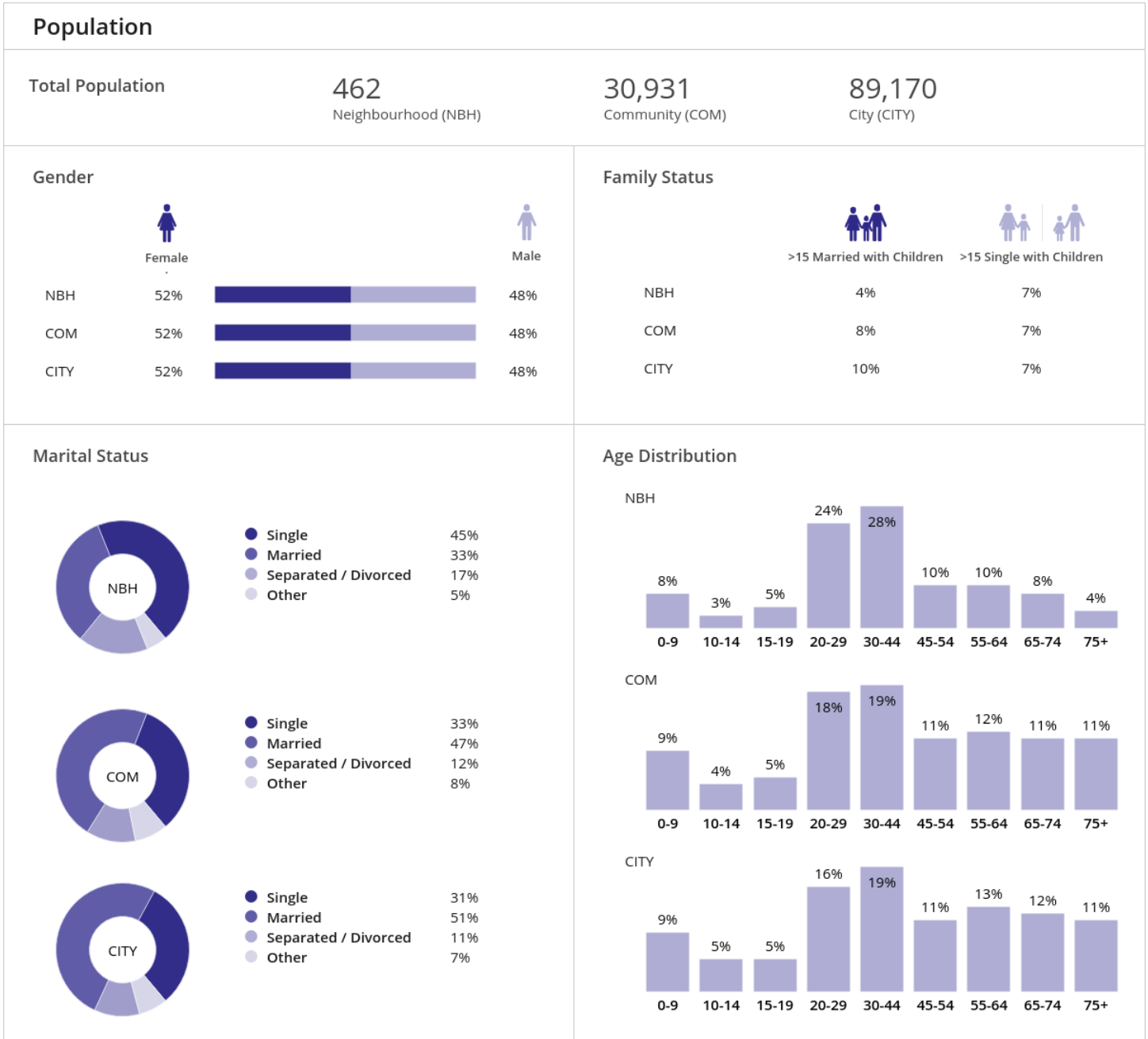
Year	Tax Estimate
2016	\$2,322
2017	\$2,225
2018	\$2,212
2019	\$2,187
2022	\$2,312
2023	\$2,383

## Sales History

Sale Date	Sale Amount	Type	Notes
Jun 01, 2022	\$532,000	Transfer	
May 01, 2018	\$212,500	Transfer	
May 30, 2016	\$165,000	Transfer	
Apr 11, 2003	\$83,000	Transfer	
Aug 19, 1988	\$79,250	Transfer	





## Demographics



## Households

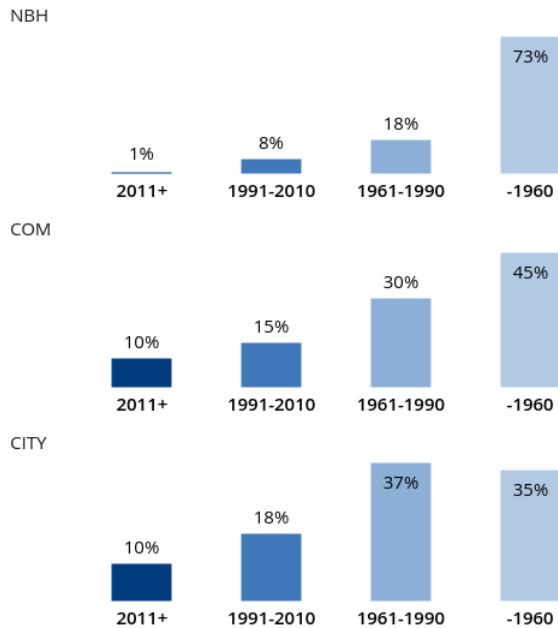
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	229	Before 1960
COM	13,962	Before 1960
CITY	37,688	Before 1960

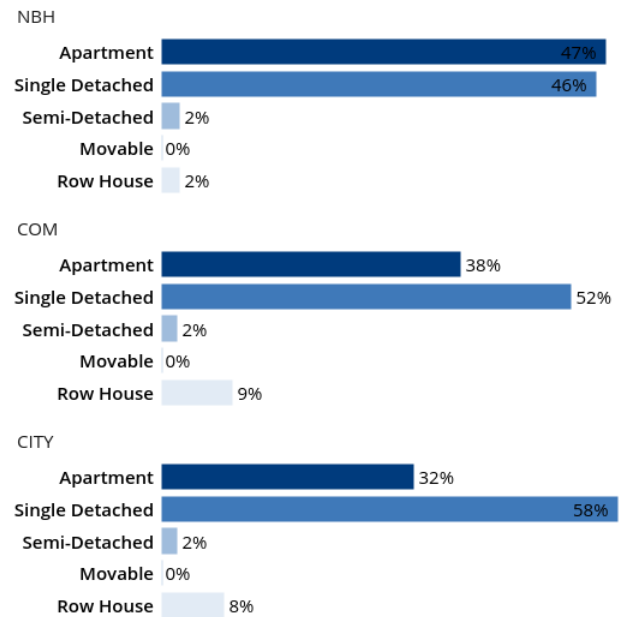
### Ownership

	 Owned	 Rented
NBH	50%	50%
COM	55%	45%
CITY	62%	38%

### Age of Home (Years)



### Structural Type



## Socio-Economic

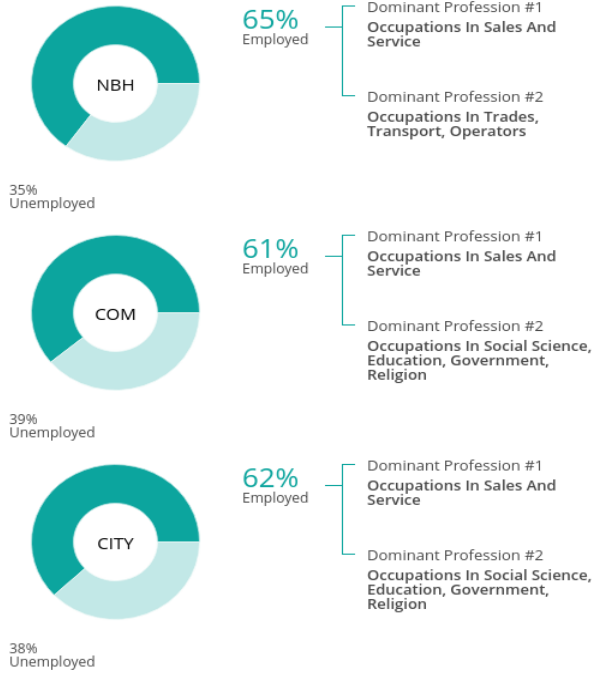
Avg. Household  
Income

**\$68,064**  
Neighbourhood (NBH)

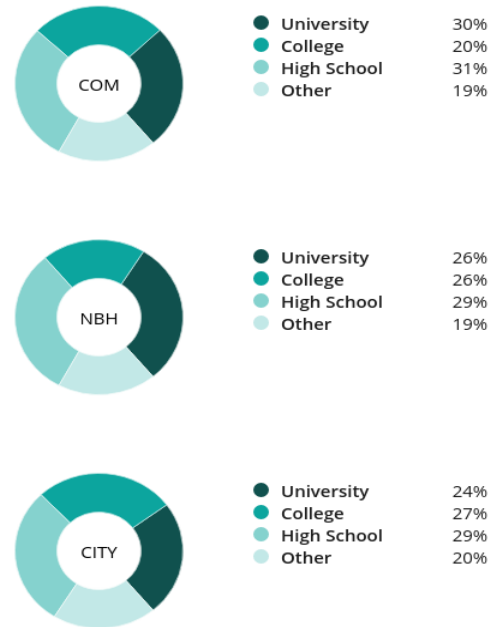
**\$78,620**  
Community (COM)

**\$88,160**  
City (CITY)

### Employment

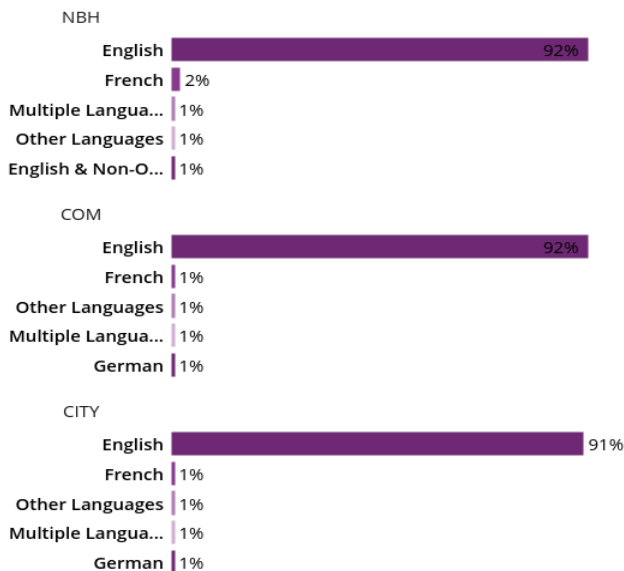


### Highest Level of Education

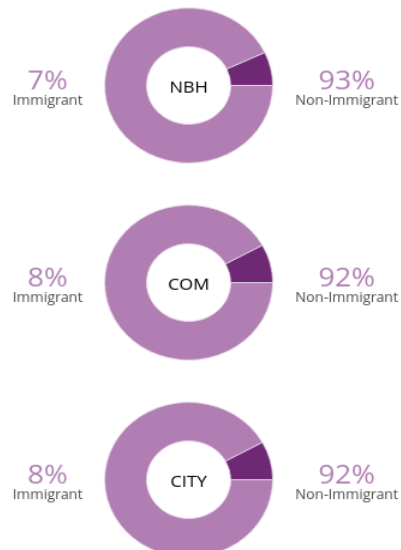


## Cultural

### Dominant Language



### Immigration Status



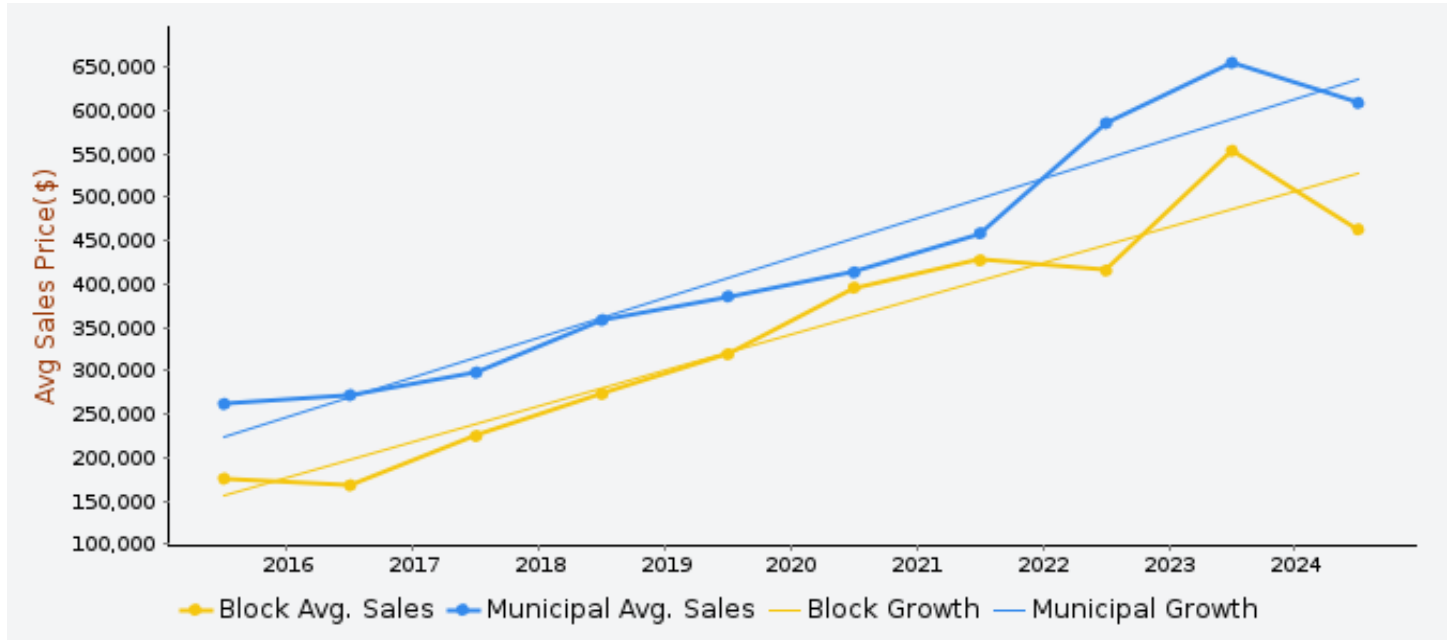




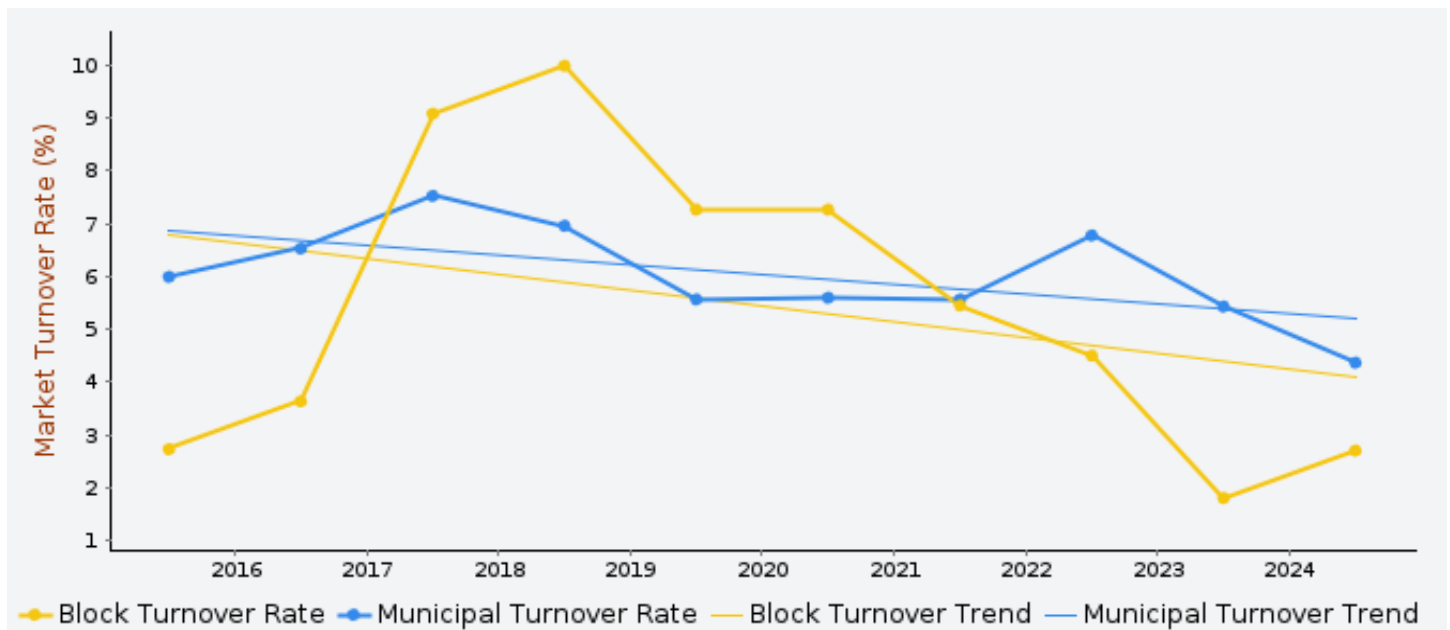


## Historical Market Trends

### Average Sale Values and Growth Rates

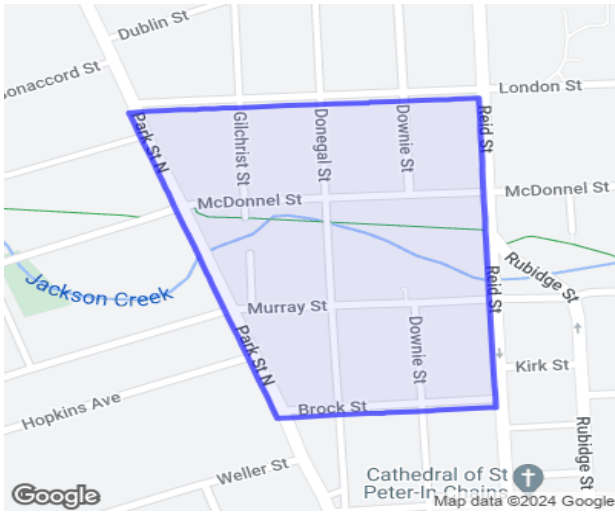


### Market Turnover Rates



## Market Statistics

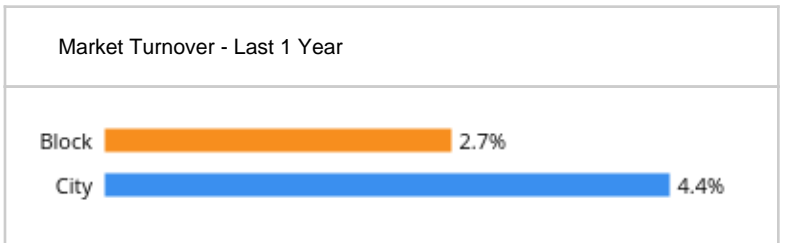
### Area Map



**5 Year Analysis**

**Up and Coming** - This area has proven more affordable than many areas of the municipality, and has seen property prices grow **26.9%** higher than the average municipal growth. Worth investigating for investment potential.

Average Sales Price - Last 1 Year	
<b>\$463,000</b>	<b>\$608,648</b>
Block	Municipality



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