

PETERBOROUGH

PIN 284131031



This report was prepared by:

Jeff Sands
Real Estate Broker
Cell: 705-243-9797

team@jeffandkatie.ca
jeffandkatie.ca

BALL Real Estate

Ontario, Canada



PROPERTY REPORT

Property Details

GeoWarehouse Address:

Not Available
PETERBOROUGH

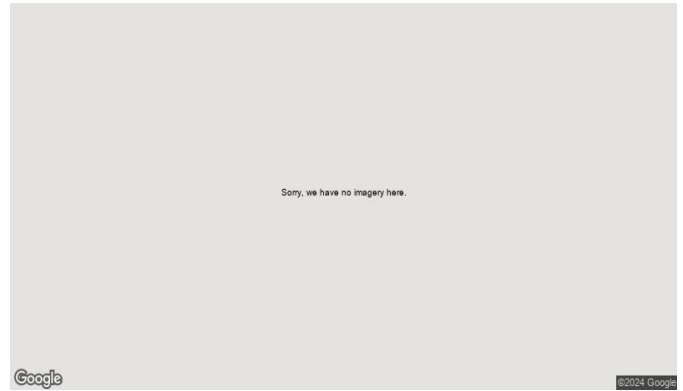
PIN: 284131031

Land Registry Office: PETERBOROUGH (45)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Lot Size

Area: 1291.67 sq.ft (0.03 ac)

Perimeter: 190.29 ft

Measurements: 4.99ft x 12.98ft x 69.17ft x 12.02ft x 25.91ft x 9.7ft x 48.27ft x 8.68ft

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

151406000149366

Taxation Year	Previous Assessment	N/A
2024	Phased-In Assessment	
2023	\$304,000	
2022	\$304,000	
2021	\$304,000	

Frontage:	21.69 ft	Description:	Freehold Townhouse/Rowhouse
Depth:	N/A	Property Code:	309
Based On:	January 1, 2016	Current Assessment:	\$304,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
303	2021	2	2	1	1	1/2 storey	No Split	N/A

Assessment Roll Legal Description: PLAN 45M247 PT BLK 65 RP 45R17194 PART 23

Property Address: 80 MARSH AVE UNIT 133
PETERBOROUGH ON K9H0J5

Zoning: os.1

Property Type: RESIDENTIAL

Site Area: 1292.64F

Site Variance: Irregular

Driveway Type: Separate or Private Driveway

Garage Type: ATTACHED GARAGE

Garage Spaces: 1

Water Service Type: N/A

Sanitation Type: N/A

Pool: Indoor :N, Outdoor :N

RRF AppealDate: 2023-03-31

Abut Details: N/A

Onsite Details: OFFICIAL PLAN DESIGNATED - RESIDENTIAL,ZONED FOR RESIDENTIAL USE,TOPOGRAPHY - LEVEL

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

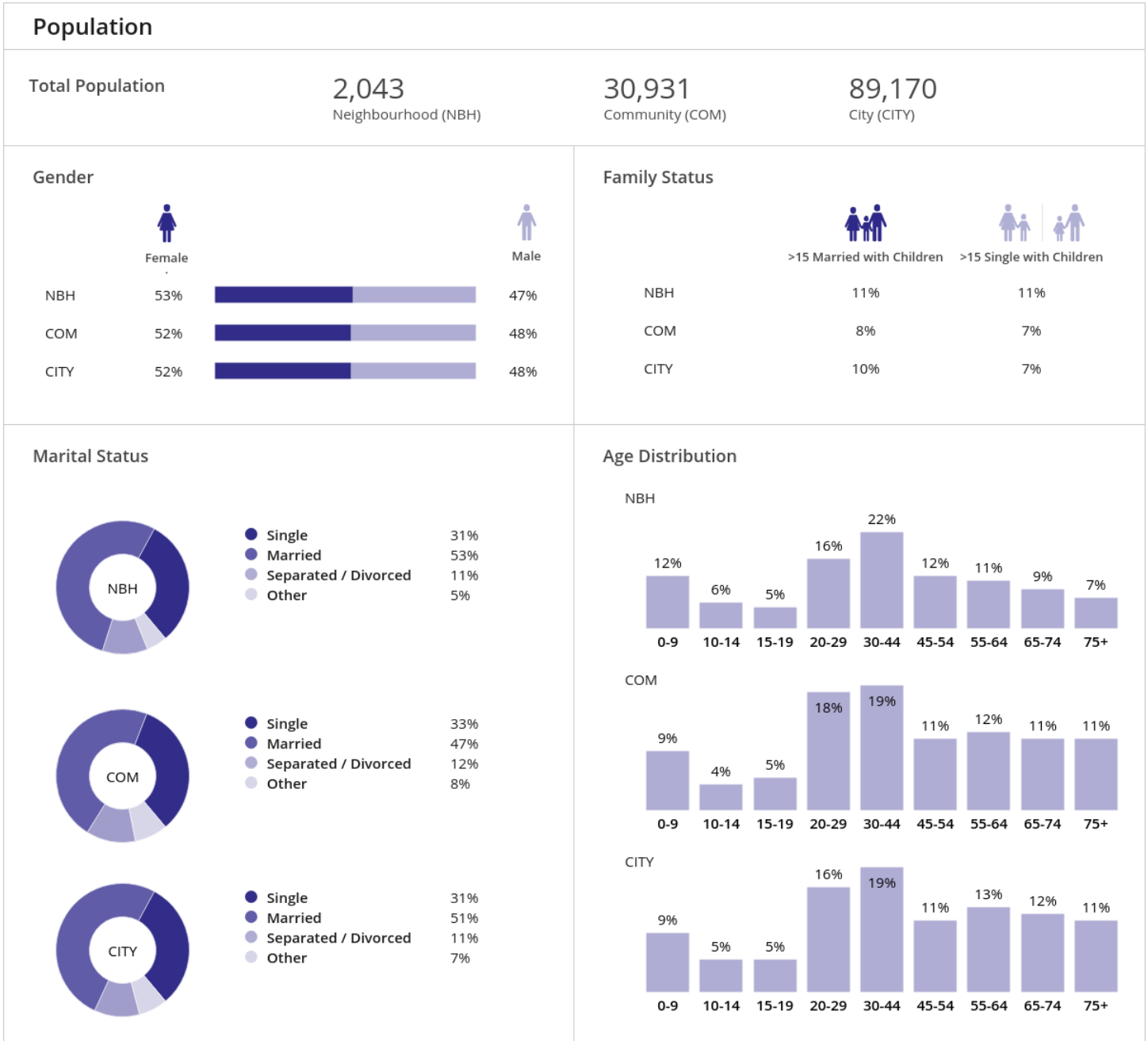
Residential Property Tax Details

Year	Tax Estimate
2016	\$3,885
2017	\$3,990
2018	\$4,090
2019	\$4,166
2022	\$4,534
2023	\$4,674

Sales History



Sale Date	Sale Amount	Type	Notes
Nov 26, 2021	\$497,525.69	Transfer	
Sep 15, 2021	\$0	Transfer	
Mar 28, 2019	\$0	Transfer	

Demographics



Households

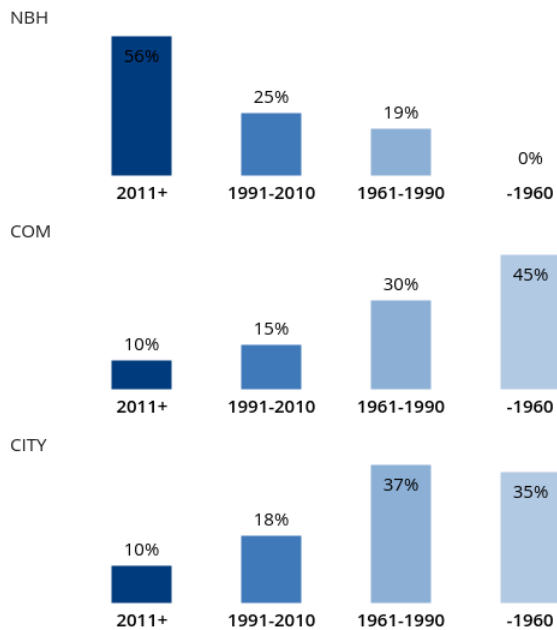
Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	838	After 2016
COM	13,962	Before 1960
CITY	37,688	Before 1960

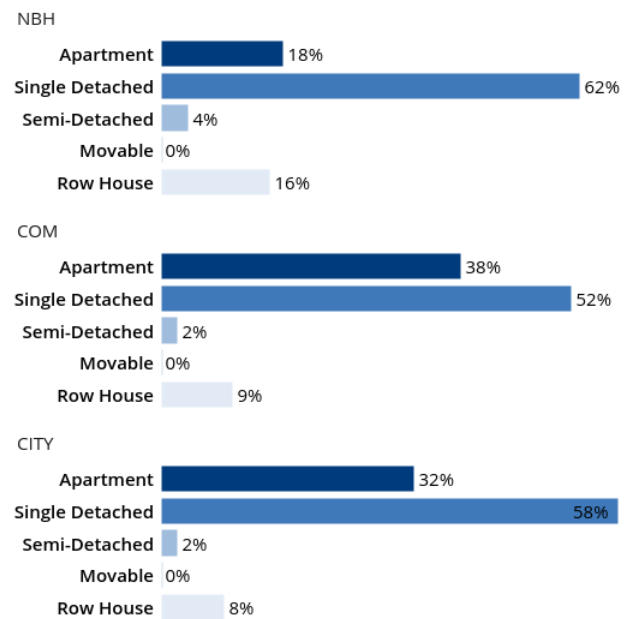
Ownership

	 Owned	 Rented
NBH	64%	36%
COM	55%	45%
CITY	62%	38%

Age of Home (Years)



Structural Type



Socio-Economic

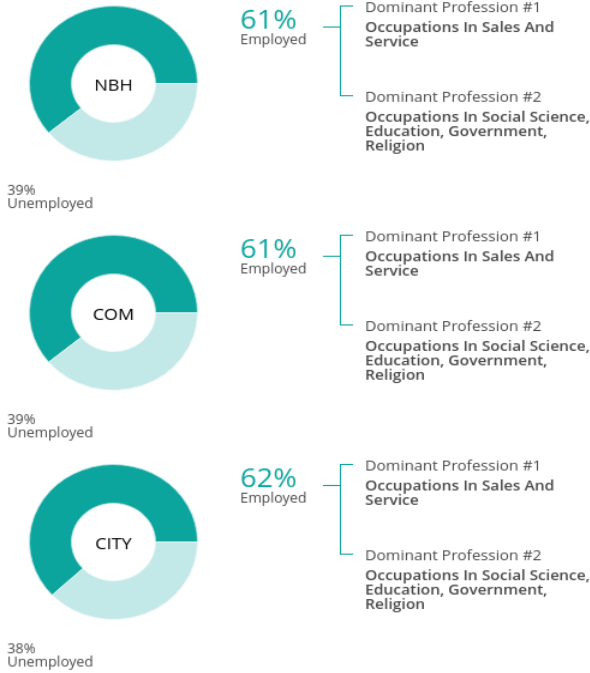
Avg. Household
Income

\$80,854
Neighbourhood (NBH)

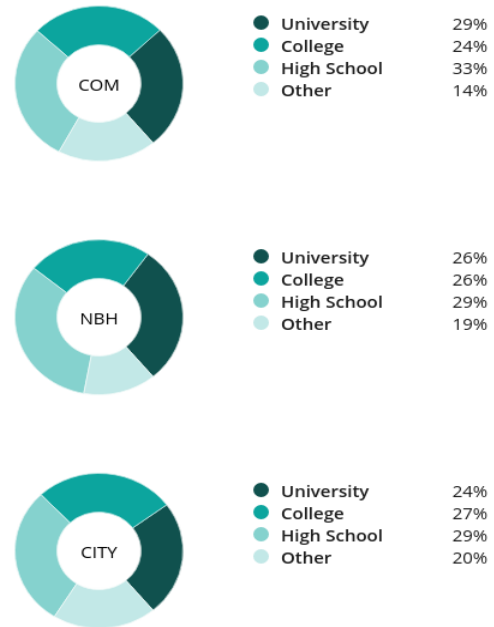
\$78,620
Community (COM)

\$88,160
City (CITY)

Employment

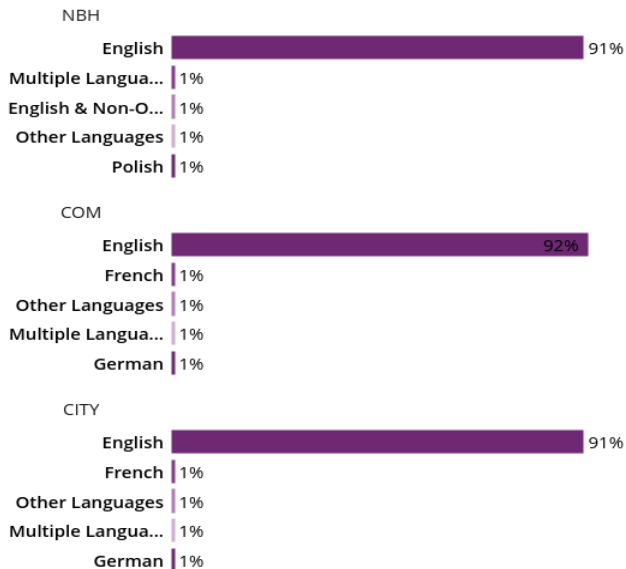


Highest Level of Education

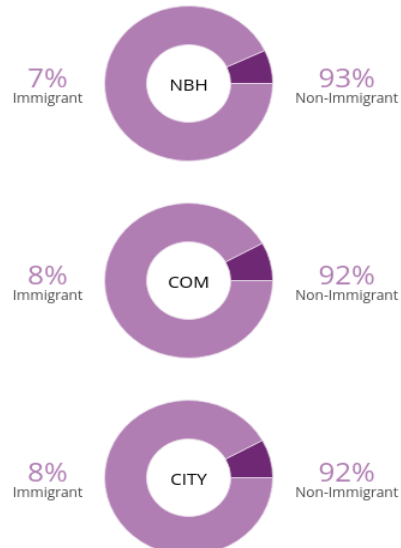


Cultural

Dominant Language



Immigration Status



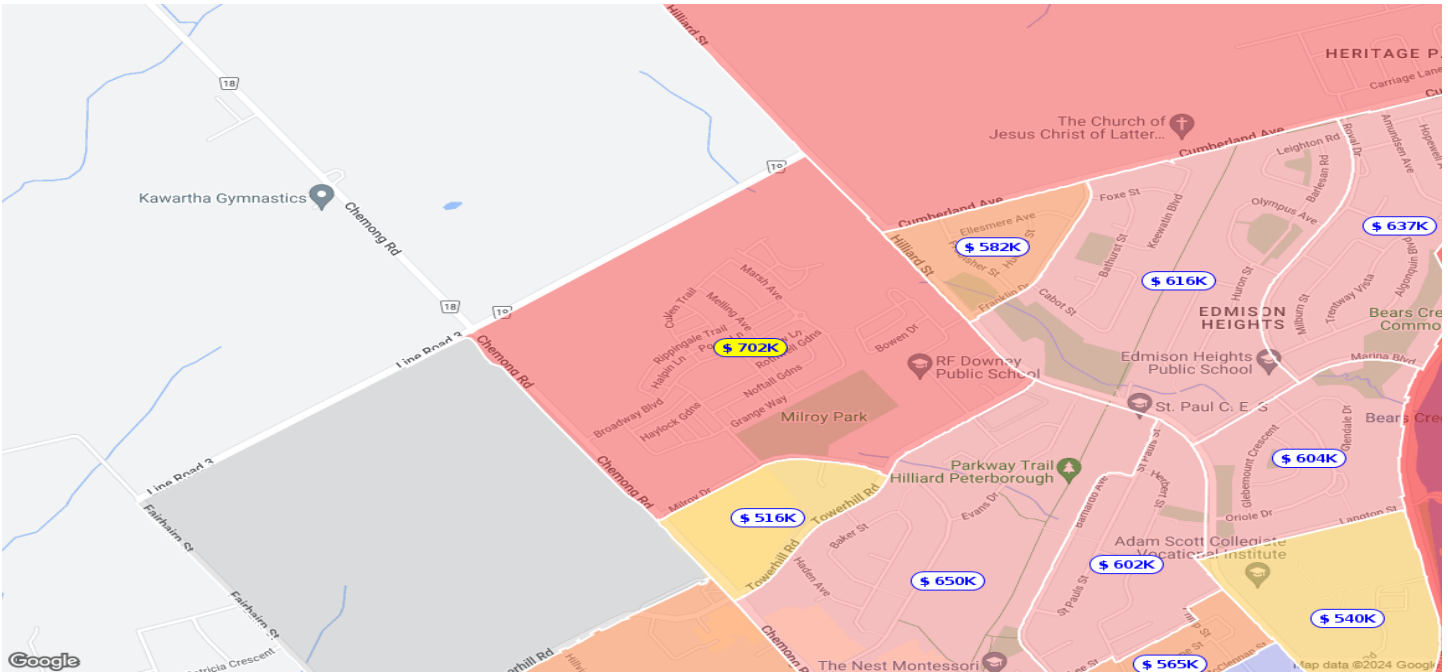
Comparable Sales

Data Not Available

Area Heat Maps

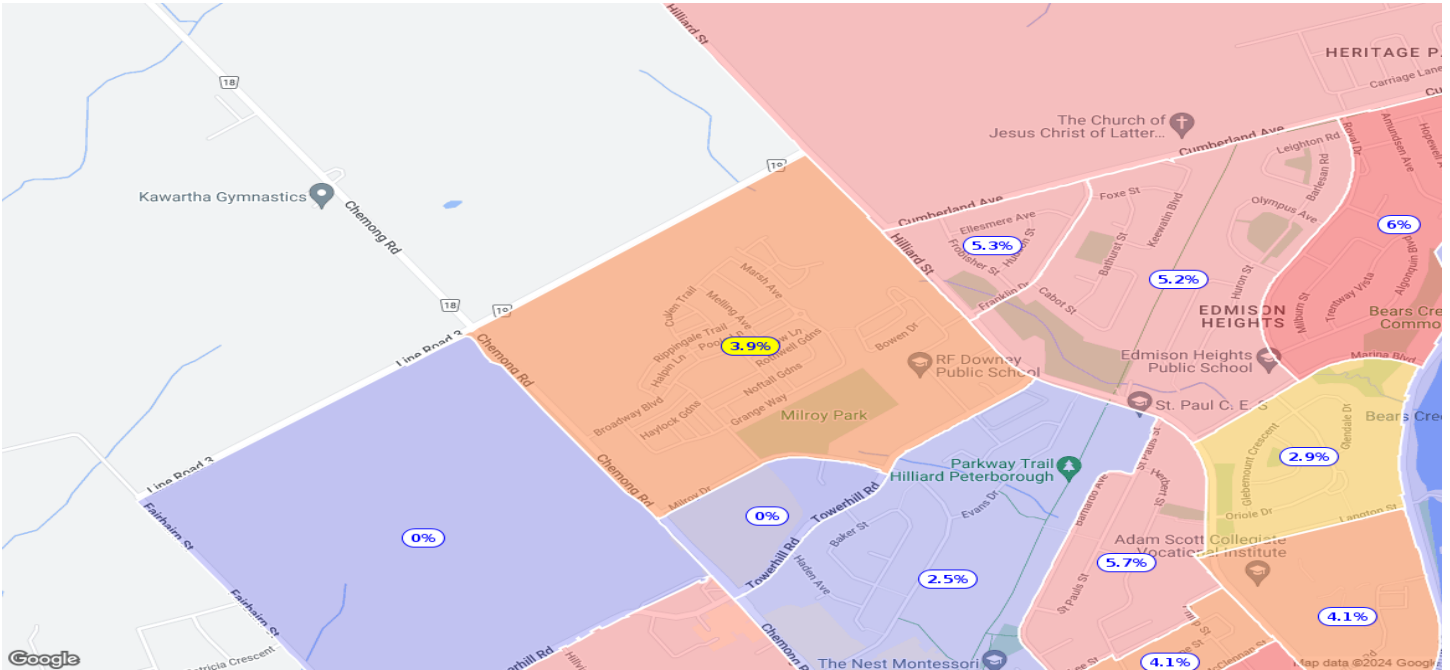
Average Sales Heat Maps - Last 1 Year

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



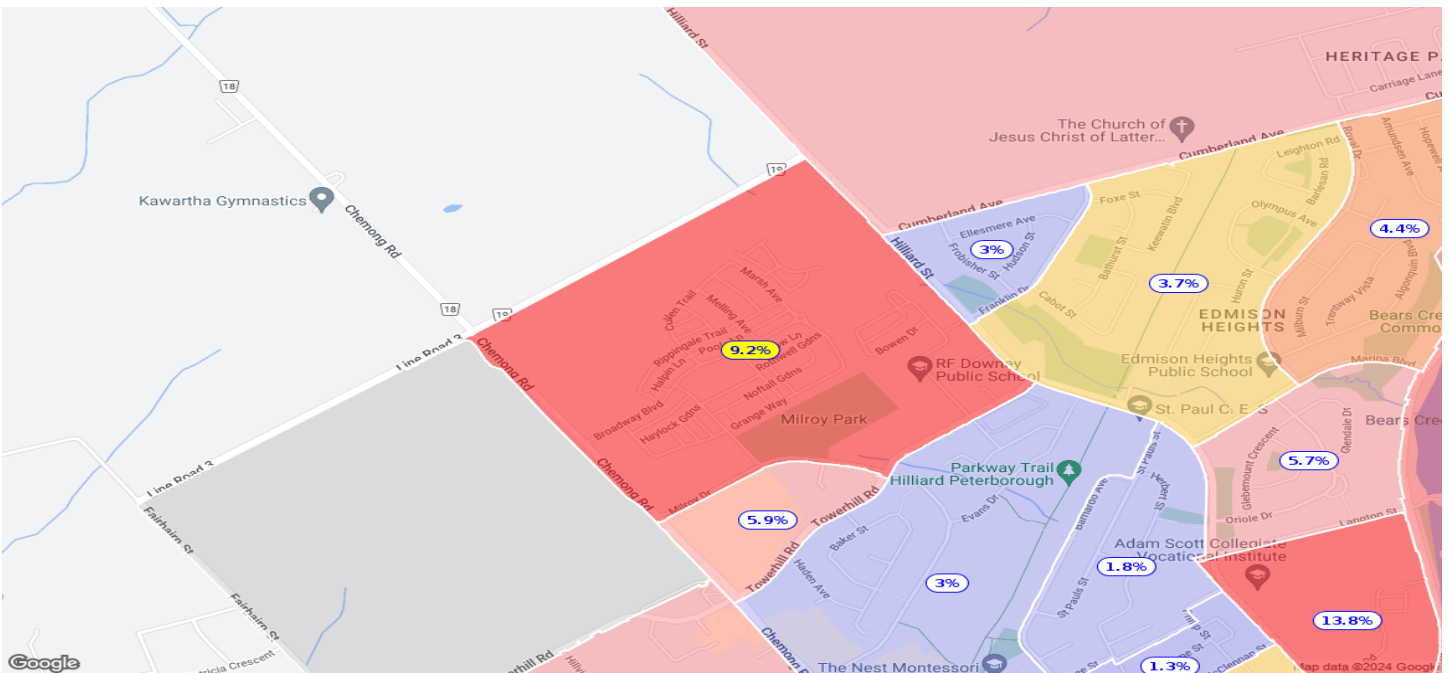
Growth Rate Heat Maps - Last 5 Years

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.



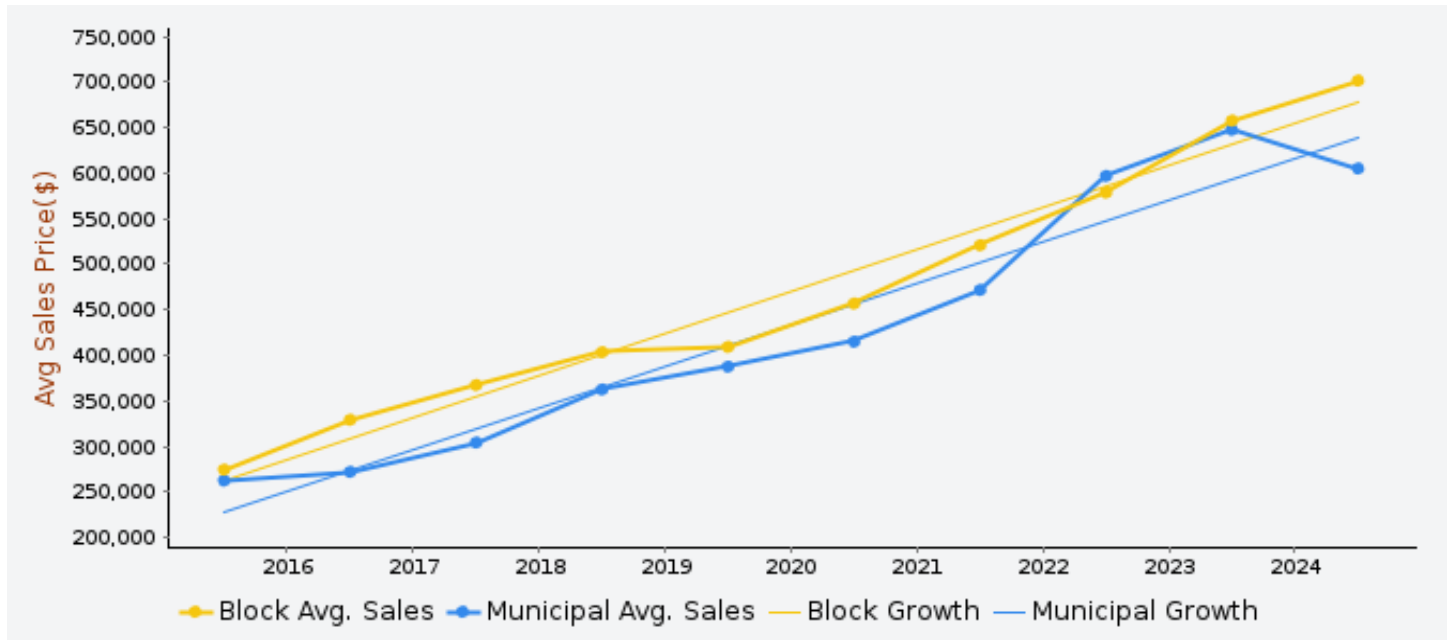
Market Turnover Heat Maps - Last 1 Year

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.

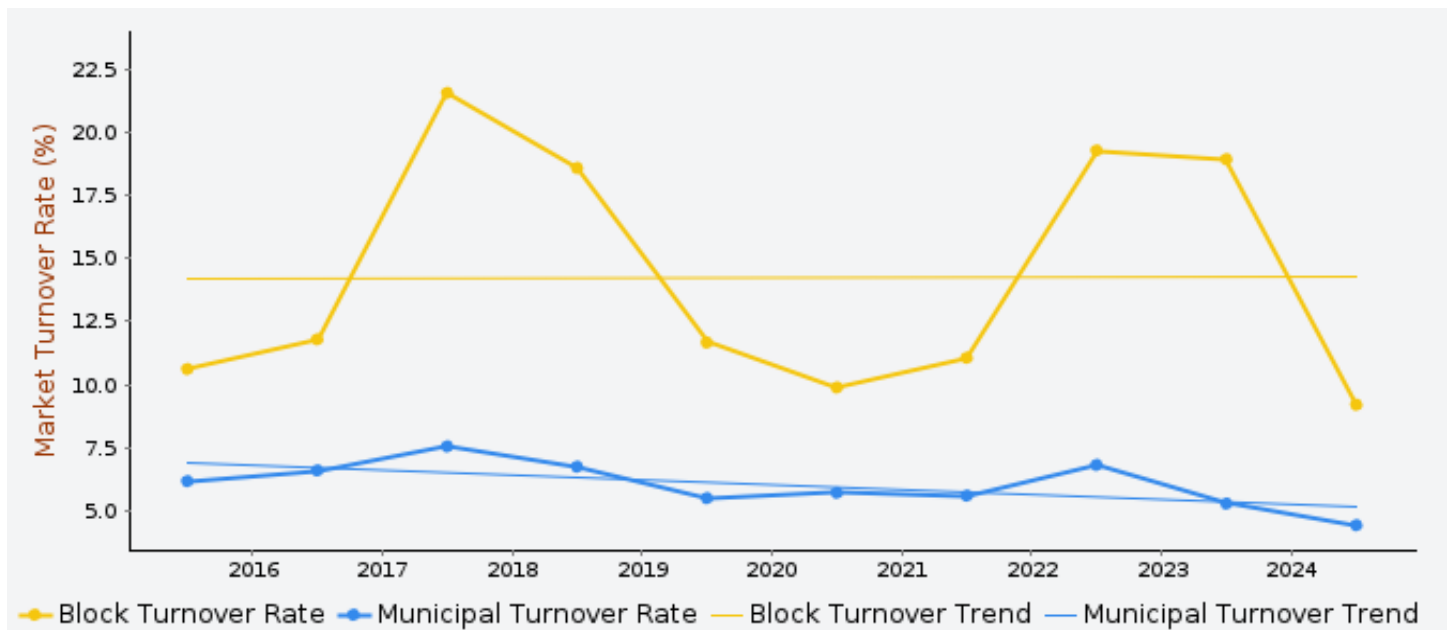


Historical Market Trends

Average Sale Values and Growth Rates



Market Turnover Rates



Market Statistics

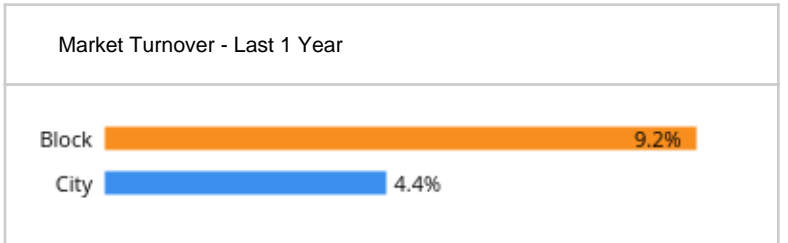
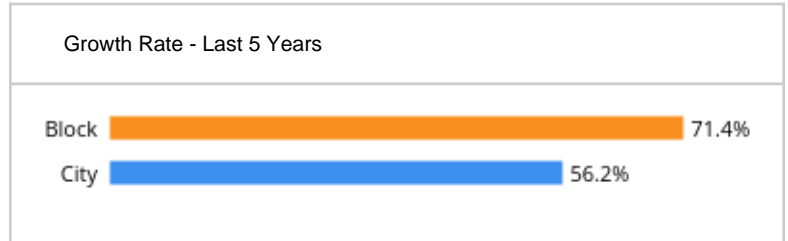
Area Map



5 Year Analysis

Trending - Better move fast! Sales values for the neighbourhood are **9.6% higher** than the municipal average, have grown at rates **27.2% higher** than the average municipal growth, and properties change hands **118.2% more often** than the rest of the municipality.

Average Sales Price - Last 1 Year	
\$701,852	\$605,360
Block	Municipality



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