

**4145 PERTH ROAD  
INVERARY**

PIN 362780624



This report was prepared by:

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**BALL Real Estate**

Ontario, Canada



# PROPERTY REPORT

## Property Details

GeoWarehouse Address:

**4145 PERTH ROAD  
INVERARY**

PIN:	362780624
Land Registry Office:	FRONTENAC (13)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



## Lot Size

Area:	19644.12 sq.ft (0.451 ac)
Perimeter:	590.55 ft
Measurements:	195.93ft x 100.02ft x 196.44ft x 100.02ft
	<b>Lot Measurement Accuracy : LOW</b>
	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

102906002012200

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment
2022	\$213,000
2021	\$213,000

Frontage:	100.0 ft	Description:	Single-family detached (not on water)
Depth:	195.0 ft	Property Code:	301
Based On:	January 1, 2016	Current Assessment:	\$213,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	1987	3	1	0	1	No part storey	No Split	0

**Assessment Roll Legal Description:** CON 3 PT LOT 20

**Property Address:** 4145 PERTH RD INVERARY ON K0H1X0

**Zoning:** R1

**Property Type:** RESIDENTIAL

**Site Area:** 0.48A

**Site Variance:** Regular

**Driveway Type:** Unspecified/Not Applicable

**Garage Type:** N/A

**Garage Spaces:** N/A

**Water Service Type:** Private Well

**Sanitation Type:** Septic Bed

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

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

**Abut Details:** N/A

**Onsite Details:** N/A

**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

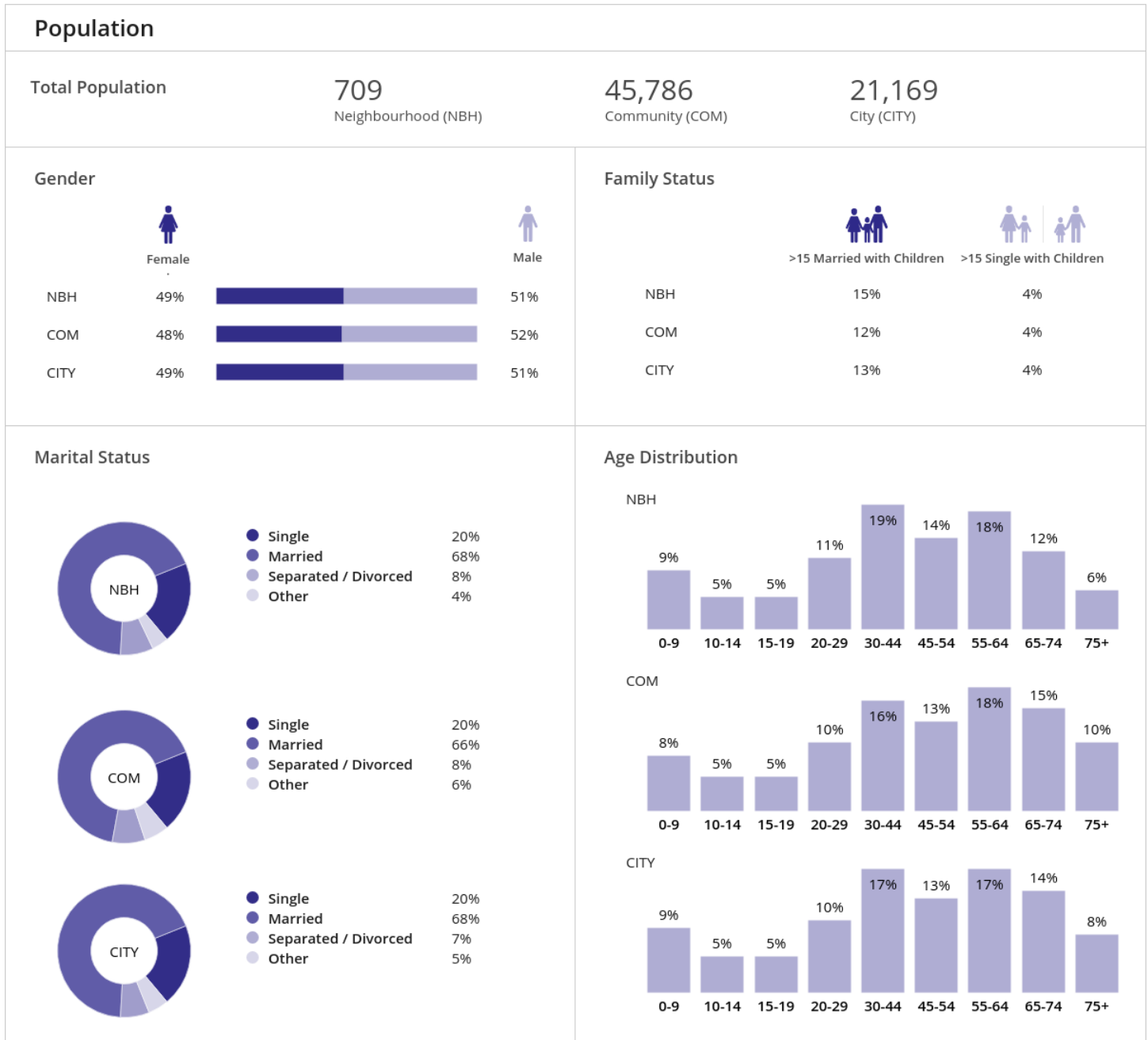
#### Residential Property Tax Details

Year	Tax Estimate
2016	\$1,773
2017	\$1,934
2018	\$1,958
2019	\$1,985
2020	\$2,005
2022	\$1,305
2023	\$2,083

## Sales History



Sale Date	Sale Amount	Type	Notes
Jun 28, 2022	\$183,099.50	Transfer	
Oct 18, 2021	\$150,000	Transfer	
Apr 03, 2018	\$250,000	Transfer	
Jun 05, 1989	\$1	Transfer	

## Demographics



## Households

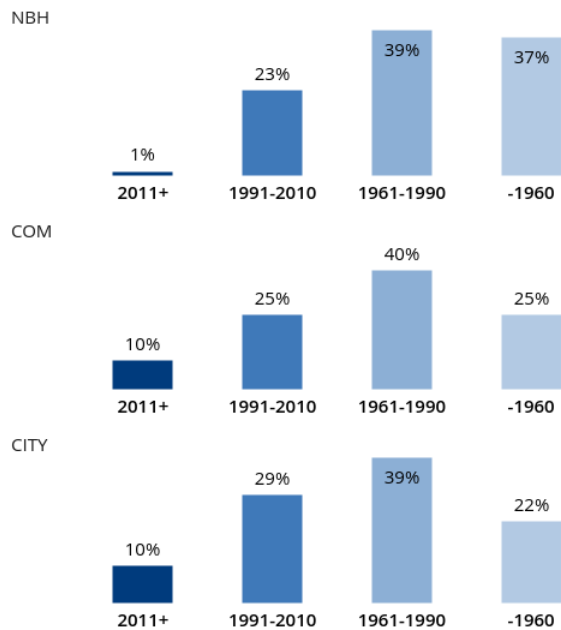
### Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	253	Before 1960
COM	17,609	1961-1980
CITY	7,790	1961-1980

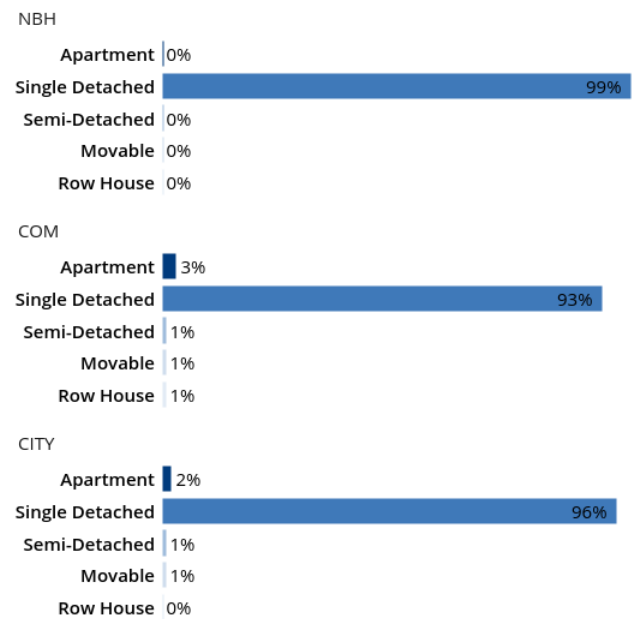
### Ownership

	 Owned	 Rented
NBH	92%	8%
COM	90%	10%
CITY	92%	8%

### Age of Home (Years)



### Structural Type





## Socio-Economic

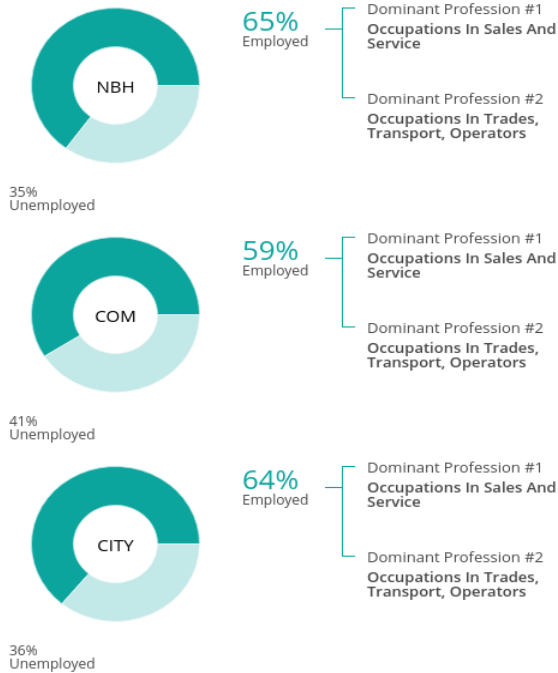
Avg. Household  
Income

**\$116,235**  
Neighbourhood (NBH)

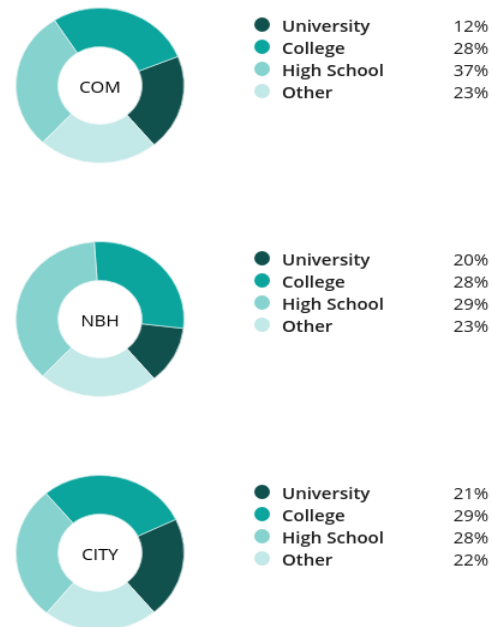
**\$109,330**  
Community (COM)

**\$119,332**  
City (CITY)

### Employment

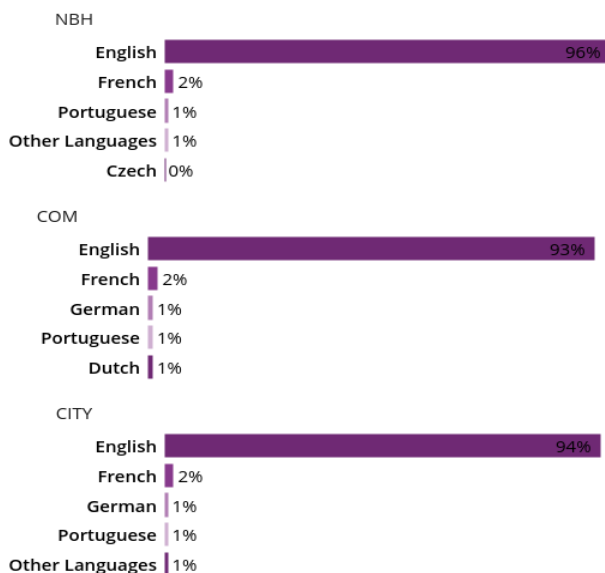


### Highest Level of Education

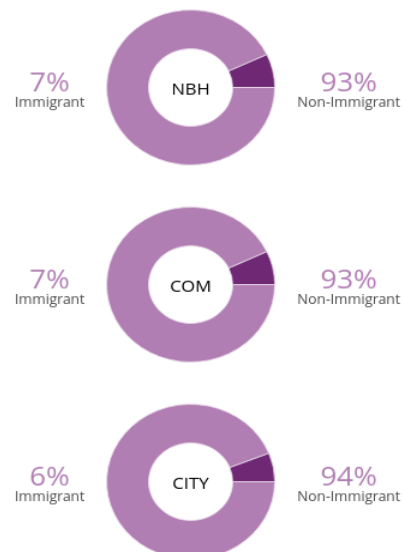


## Cultural

### Dominant Language



### Immigration Status

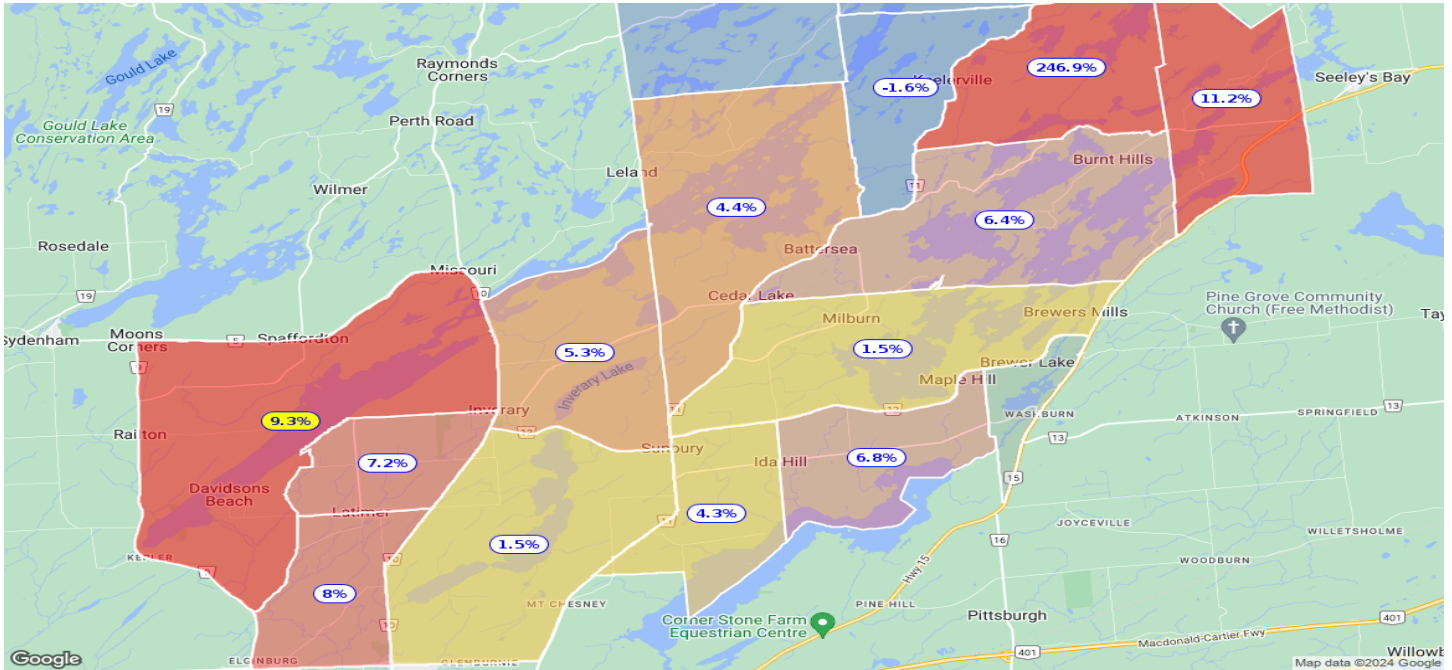






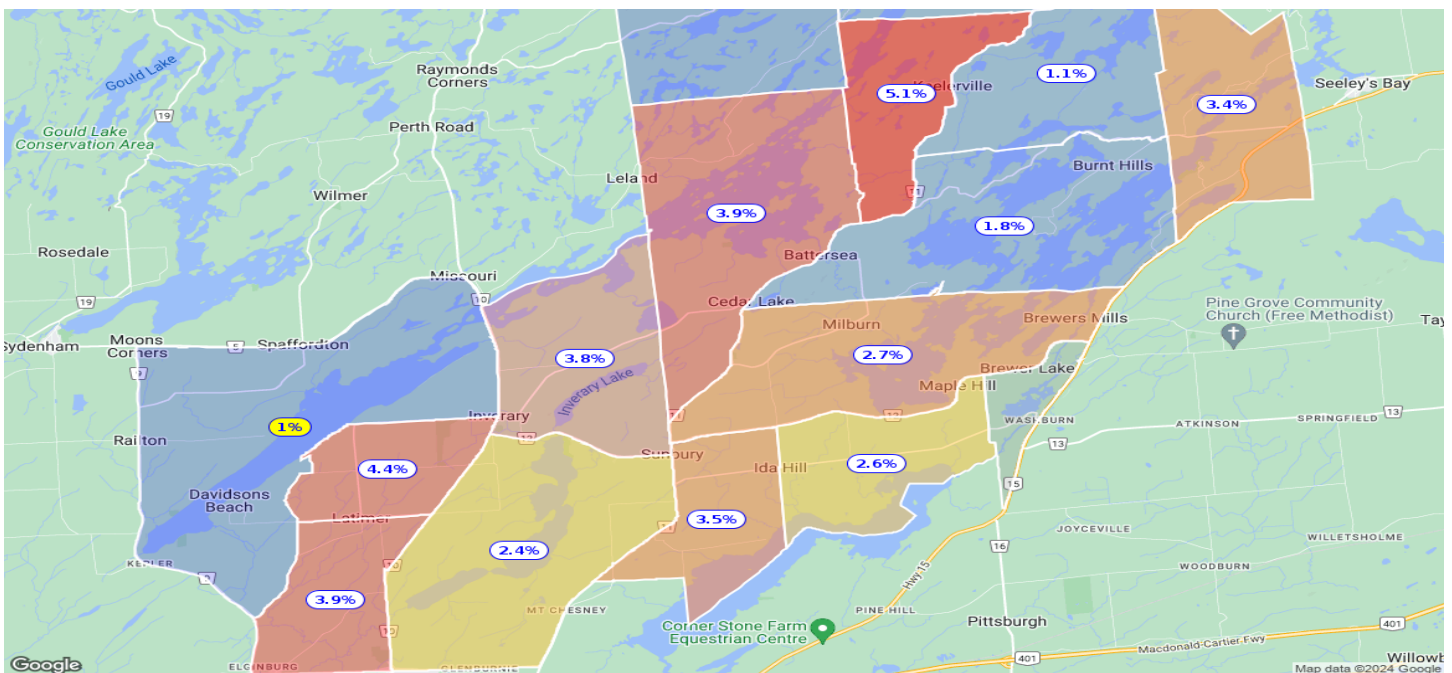
## Growth Rate Heat Maps - Last 5 Years

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.



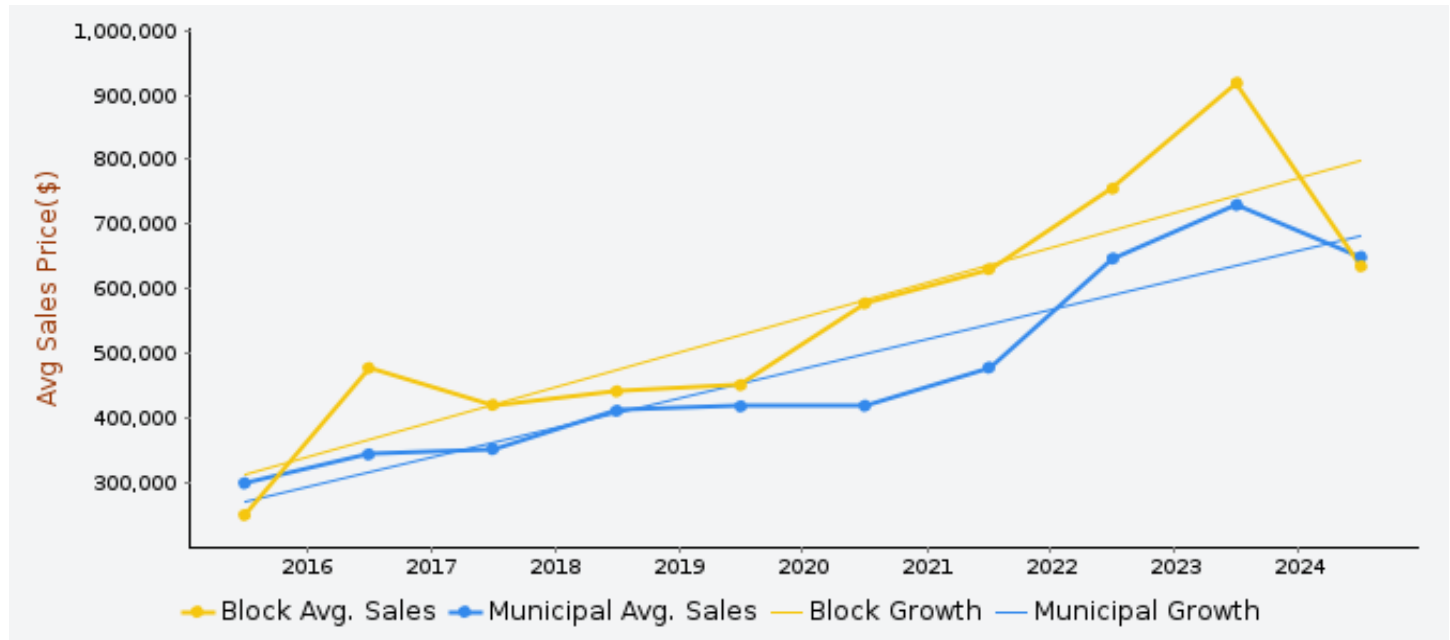
## Market Turnover Heat Maps - Last 1 Year

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.

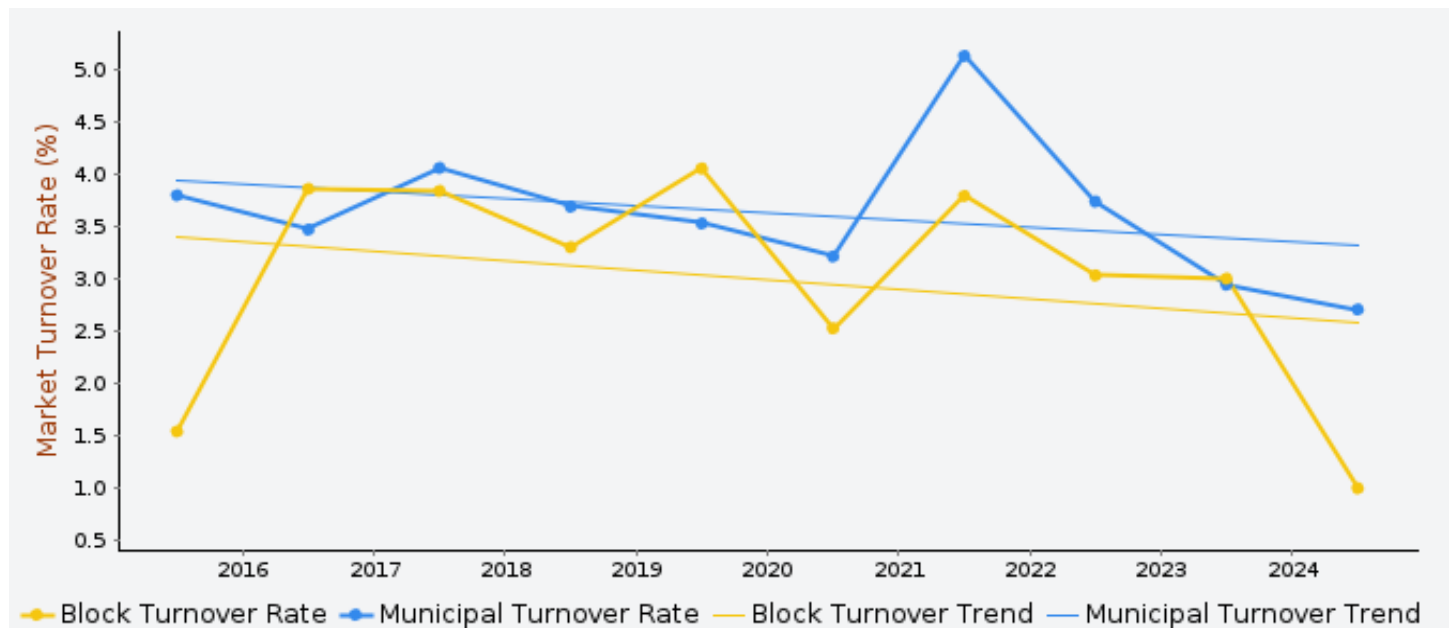


## Historical Market Trends

### Average Sale Values and Growth Rates



### Market Turnover Rates



## Market Statistics

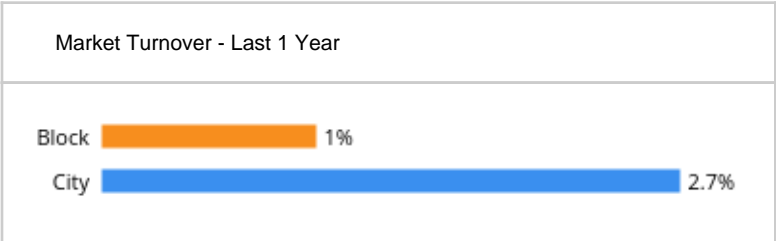
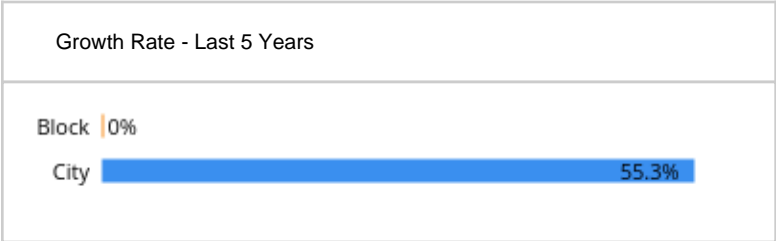
### Area Map



5 Year Analysis

**Stable Value** - With average property values **25% higher** than the municipal average and properties turning over **24.5% less**, property owners are comfortable setting roots in the community.

Average Sales Price - Last 1 Year	
<div>\$635,250</div> <div>Block</div>	<div>\$649,660</div> <div>Municipality</div>



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