

349 MCGILL ST
PETERBOROUGH
PIN 280940093

Report title



This report was prepared by:

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BALL Real Estate

Ontario, Canada



PROPERTY REPORT

Property Details

GeoWarehouse Address:

349 MCGILL ST
PETERBOROUGH
K9J1W6

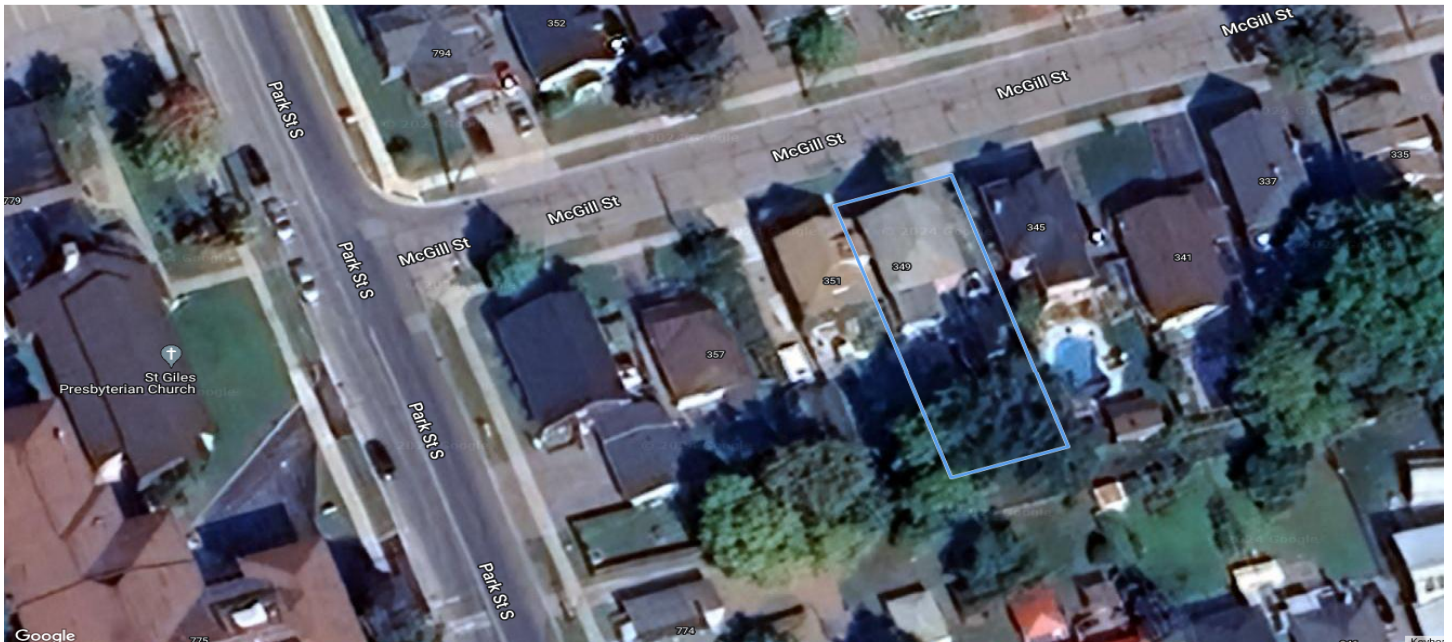
PIN: 280940093

Land Registry Office: PETERBOROUGH (45)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Lot Size

Area: 4789.94 sq.ft (0.11 ac)

Perimeter: 318.24 ft

Measurements: 40.05ft x 120.02ft x 39.84ft x 120.03ft

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

151401004006900

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment
2022	\$235,000
2021	\$235,000

Frontage: 40.0 ft

Depth: 120.0 ft

Based On: January 1, 2016

Description: Single-family detached (not on water)

Property Code: 301

Current Assessment: \$235,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	1912	2	1	0	2	No part storey	No Split	0

Assessment Roll Legal Description: PLAN 30Q LOT 84

Property Address: 349 MCGILL ST PETERBOROUGH ON K9J1W6

Zoning: R1

Property Type: RESIDENTIAL

Site Area: 0.11A

Site Variance: Irregular

Driveway Type: Unspecified/Not Applicable

Garage Type: DETACHED GARAGE

Garage Spaces: 0

Water Service Type: N/A

Sanitation Type: N/A

Pool: Indoor :N, Outdoor :N

RRF AppealDate: 2022-03-31

Abut Details: N/A

Onsite Details: TOPOGRAPHY - LEVEL,OFFICIAL PLAN DESIGNATED - RESIDENTIAL

Proximity Details: N/A

Waterfront Details: N/A

Last Property Assessment Notice 2021-11-03

Property Owner Name: N/A

Property Owner Mail: N/A

Residential Property Tax Details

Year	Tax Estimate
2016	\$3,058
2017	\$3,126
2018	\$3,189
2019	\$3,234
2022	\$3,505
2023	\$3,613

Sales History

Sale Date	Sale Amount	Type	Notes
May 07, 2021	\$422,500	Transfer	
Jun 03, 2019	\$372,000	Transfer	
May 17, 2017	\$260,000	Transfer	
Mar 27, 1987	\$66,000	Transfer	

Comparable Sales



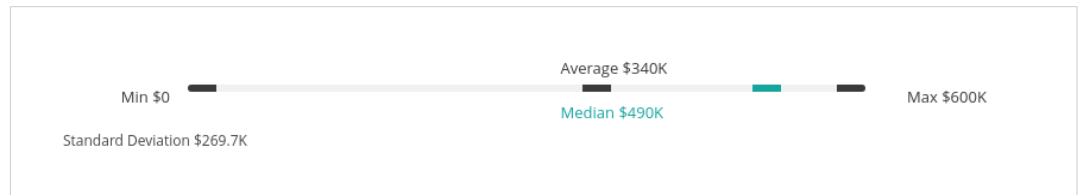
Comparable Sales Search Results

#	Address	Date	Sales Amount (\$)	Lot Size (sq.ft)	\$/sq.ft	Distance (m)	PIN
1	292 BRAIDWOOD AVE, PETERBOROUGH, K9J1V3	May 09, 2024	0	4,822.00	N/A	202	280940115

2	5 EPHGRAVE BLVD, PETERBOROUGH, K9J4E8	Jun 21, 2024	490,044	4,402.00	111	175	280780210
3	307 MCGILL ST, PETERBOROUGH, K9J1W6	May 30, 2024	530,000	3,573.00	148	124	280940082
4	309 MCGILL ST, PETERBOROUGH, K9J1W6	Jun 26, 2024	0	3,261.00	N/A	116	280940083
4	309 MCGILL ST, PETERBOROUGH, K9J1W6	Jul 04, 2024	420,000	3,261.00	129	116	280940083
5	747 PARK ST S, PETERBOROUGH, K9J3T5	Jul 26, 2024	600,000	13,670.00	44	157	280770044

Sales Statistics

Maximum:	\$600,000
Minimum:	\$0
Average:	\$340,007
Median:	\$490,044

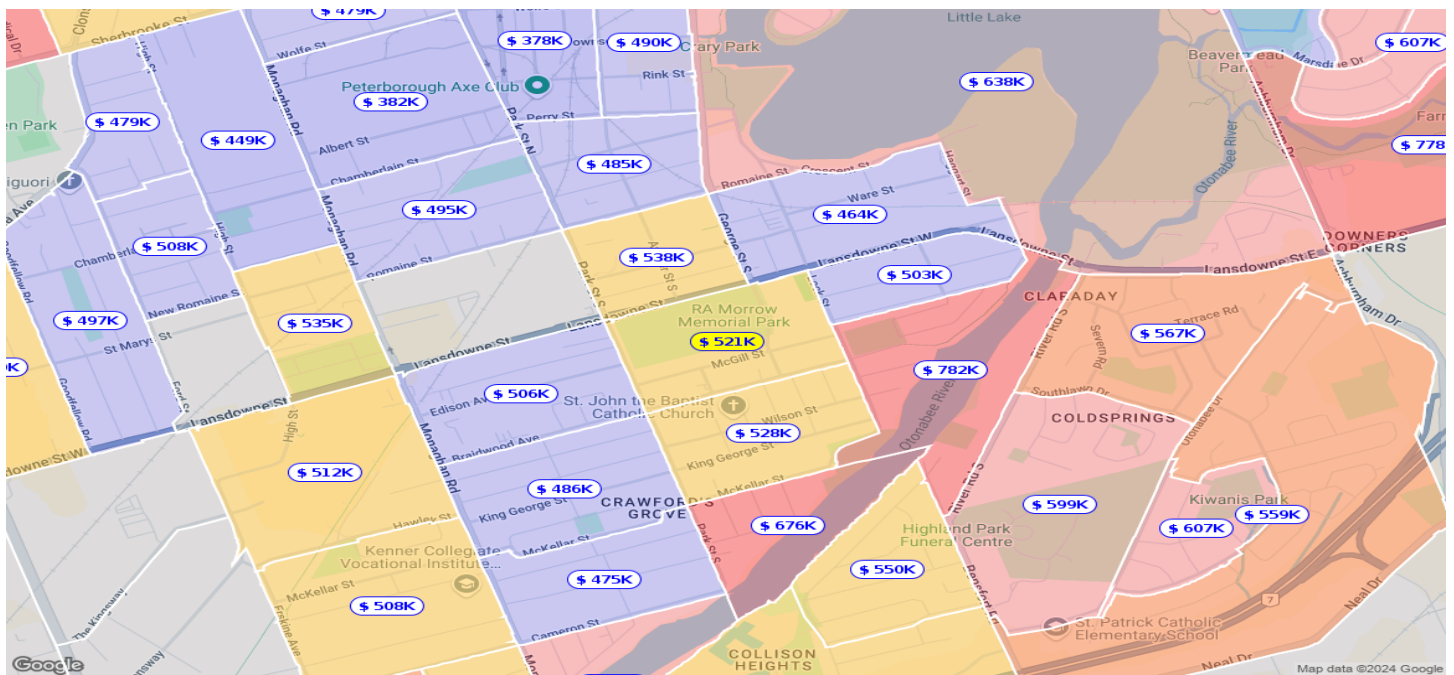


*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

Area Heat Maps

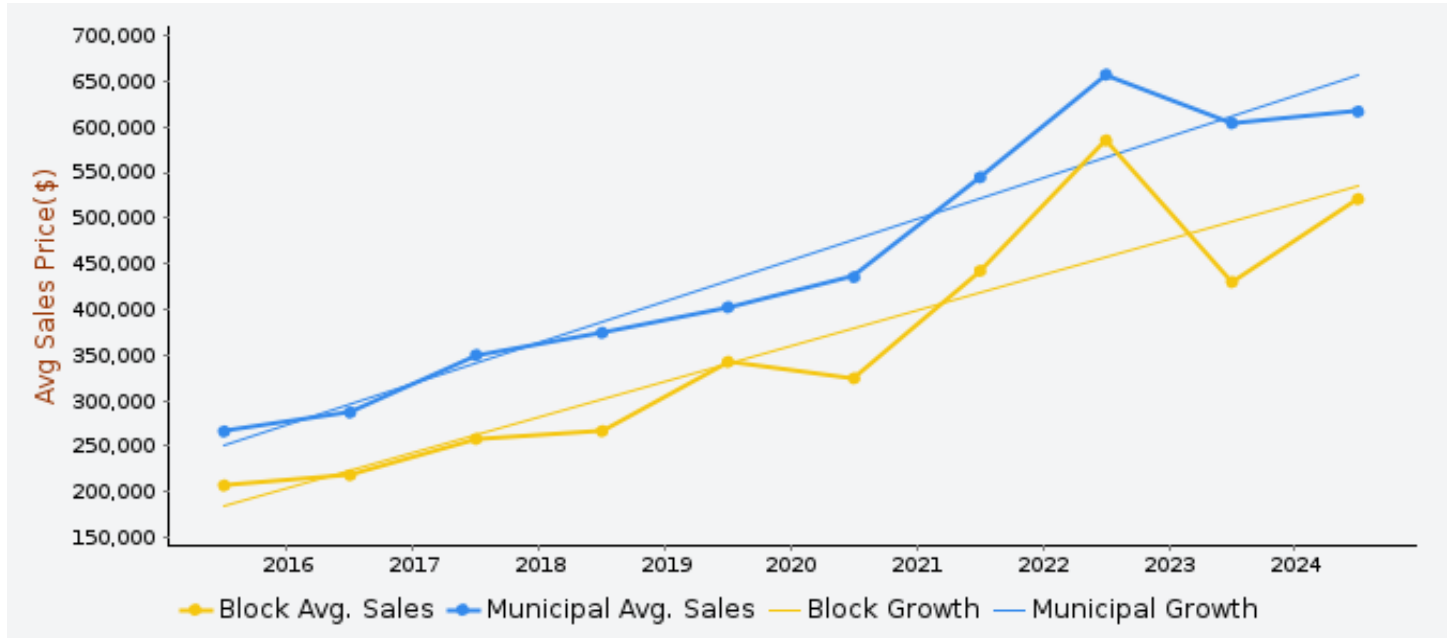
Average Sales Heat Maps - Last 1 Year

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

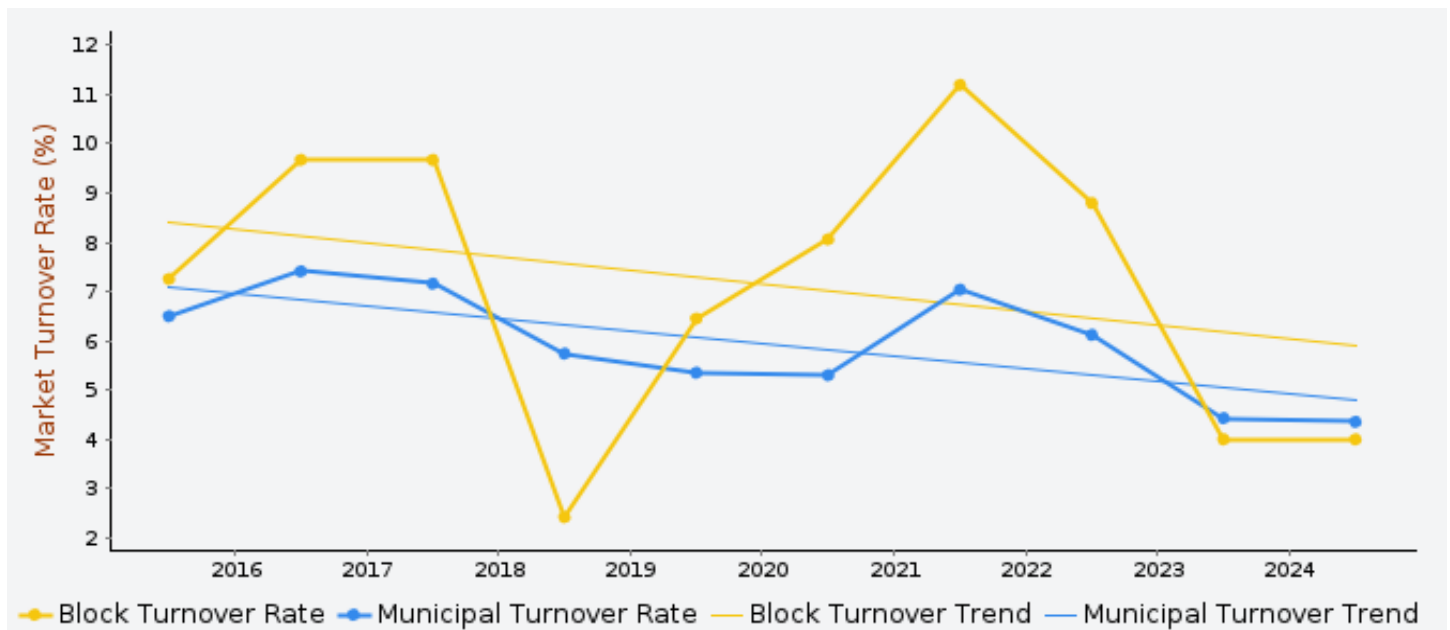


Historical Market Trends

Average Sale Values and Growth Rates



Market Turnover Rates



Market Statistics

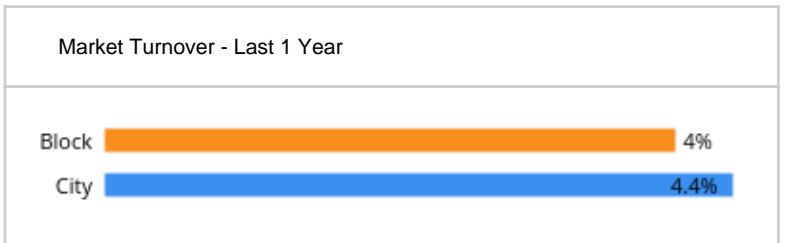
Area Map



5 Year Analysis

Up and Coming - This area has proven more affordable than many areas of the municipality, and has seen property prices grow **3.4%** higher than the average municipal growth. Worth investigating for investment potential.

Average Sales Price - Last 1 Year	
\$521,000	\$616,835
Block	Municipality



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