

# **AVM Residential Comparable Report**



Property Address:	123 ANY ST
Municipality:	ANY TOWN
Roll Number:	00000000000000
Property Code & Description:	301-Single-family detached (not on water)
Postal Code:	A1A1A1
Province:	ON

#### **AVM Details**

Real Time Market Value (AVM):	\$897,000	Confidence Rating:	****
AVM Valuation Date (yyyy-mm-dd):	2022-09-21	AVM Range:	\$864,000-\$937,000

#### **Services**

Hydro	Private Water	Private Sanitary
Hydro available	Private Well	Septic Bed

#### **Site Details**

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
62.20	0.00	0.24	Year Round Road Access	Irregular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
OFFICIAL PLAN DESIGNATED - COMMERCIAL	ABUTS COMMERCIAL		
	ABUTS EDUCATIONAL INSTITUTION		
	TRAFFIC PATTERN - HEAVY		

#### **Permit Details**

Currently, MPAC'S records indicate that there are no building permits for this property.

# **Primary Structures**

Year Built         1948           Total Floor Area (Above Grade sqft)         1,972           First Floor Area (sqft)         789           Second Floor Area (sqft)         1,183           Third Floor Area (sqft)         -           Full Storeys         2           Partial Storeys         No part storey           Bedrooms         4           Half Bathrooms         1           Half Bathrooms         0           Basement Total Area (sqft)         789           Basement Finished Area (sqft)         247           Heating         Forced Air           Air Conditioning         N           Renovation Year         -           Addition Year         -           Addition Area         -           Split Level         No Split           Structure Condition         Average           Fireplace Total         0           Condo Floor Level         -           Condo Parking Spaces         -           Condo Coversize Lockers         0           Condo Oversize Lockers         -           Condo Indoor Parking         Not Defined	Structure Description	SINGLE FAMILY DETACHED
Total Floor Area (Above Grade sqft)         1,972           First Floor Area (sqft)         789           Second Floor Area (sqft)         1,183           Third Floor Area (sqft)         -           Full Storeys         2           Partial Storeys         No part storey           Bedrooms         4           Full Bathrooms         1           Half Bathrooms         0           Basement Total Area (sqft)         789           Basement Finished Area (sqft)         247           Heating         No           Air Conditioning         N           Renovation Year         -           Renovation Type         -           Addition Year         -           Addition Area         -           Split Level         No Split           Structure Condition         Average           Fireplace Total         0           Condo Floor Level         -           Condo Parking Spaces         -           Condo Standard Lockers         0           Condo Indoor Parking         -           Structure Design Type         Not Defined	· · · · · · · · · · · · · · · · · · ·	
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Full Storeys         2           Partial Storeys         No part storey           Bedrooms         4           Full Bathrooms         1           Half Bathrooms         0           Basement Total Area (sqft)         789           Basement Finished Area (sqft)         Forced Air           Air Conditioning         N           Renovation Year         -           Renovation Type         -           Addition Year         -           Addition Area         -           Split Level         No Split           Structure Condition         Average           Fireplace Total         0           Condo Floor Level         -           Condo Parking Spaces         -           Condo Standard Lockers         0           Condo Oversize Lockers         -           Condo Indoor Parking         -           Structure Design Type         Not Defined	·	1,183
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Basement Finished Area (sqft)  Heating Forced Air  Air Conditioning N Renovation Year	Half Bathrooms	0
Heating Forced Air Air Conditioning N Renovation Year - Renovation Type - Addition Year - Addition Area - Split Level No Split Structure Condition Average Fireplace Total 0 Condo Floor Level - Condo Parking Spaces - Condo Oversize Lockers 0 Condo Oversize Lockers - Condo Indoor Parking Structure Design Type Not Defined	Basement Total Area (sqft)	789
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Renovation Type Addition Year Addition Area - Split Level No Split Structure Condition Average Fireplace Total Condo Floor Level Condo Parking Spaces Condo Standard Lockers Condo Oversize Lockers Condo Oversize Lockers Condo Indoor Parking Structure Design Type Not Defined	Air Conditioning	N
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Structure Condition  Average  Fireplace Total  Condo Floor Level  Condo Parking Spaces  Condo Standard Lockers  Condo Oversize Lockers  Condo Indoor Parking  -  Structure Design Type  Average  Average  Average  Average   Average    Average	Addition Area	-
Fireplace Total 0 Condo Floor Level - Condo Parking Spaces - Condo Standard Lockers 0 Condo Oversize Lockers - Condo Indoor Parking - Structure Design Type Not Defined	Split Level	No Split
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Condo Parking Spaces Condo Standard Lockers Condo Oversize Lockers Condo Indoor Parking Structure Design Type Not Defined	Fireplace Total	0
Condo Standard Lockers  Condo Oversize Lockers  Condo Indoor Parking  Structure Design Type  Not Defined	Condo Floor Level	
Condo Oversize Lockers - Condo Indoor Parking - Structure Design Type Not Defined	Condo Parking Spaces	-
Condo Indoor Parking - Structure Design Type Not Defined	Condo Standard Lockers	0
Structure Design Type Not Defined	Condo Oversize Lockers	-
5 11	Condo Indoor Parking	-
Structure Variables	Structure Design Type	Not Defined
Structure variables -	Structure Variables	-

## **Garage Structures**

Structure Description	ATTACHED GARAGE
Year Built	1948
Total Floor Area (Above Grade sqft)	240
Garage Spaces	1

## **Garage Structures**

Structure Description	DETACHED GARAGE
Year Built	1948
Total Floor Area (Above Grade sqft)	383
Garage Spaces	0



# Comparable Information









Roll Number	00000000000000	00000000000000	00000000000000	00000000000000
Sale Price	N/A	\$886,302	\$960,000	\$950,000
Sale Date (yyyy-mm-dd)	N/A	2022-07-28	2021-12-03	2021-09-15
Address	123 ANY ST	123 ANY ST	123 ANY ST	123 ANY ST
Municipality	ANY TOWN	ANY TOWN	ANY TOWN	ANY TOWN
Province	ON	ON	ON	ON
Postal Code	A1A1A1	A1A1A1	A1A1A1	A1A1A1
Property Style	Detached	Detached	Detached	Detached
Frontage/Depth (ft)	62.20/0.00	50.00/250.00	60.62/0.00	74.59/0.00
Site Area (A)	0.24	0.29	0.00	0.00
Year Built	1948	1963	1953	1953
Total Floor Area (sqft)	1,972	1,736	2,019	1,972
Total/Finished Basement Area (sqft)	789/247	868/552	1,313/546	994/0
Full/Partial Storeys	2/No part storey	2/No part storey	2/No part storey	2/No part storey
Structure Condition	Average	Average	Average	Average
Bedrooms	4	4	5	3
Full/Half Bathrooms	1/0	2/1	2/1	1/2
No. Fireplaces	0	1	1	1
Renovation Year/Type	-/-	-/-	-/-	-/-
Heating Type	Forced Air	Forced Air	Forced Air	Forced Air
Air Conditioning	N	Υ	Υ	Υ
Inground Pool	N	Υ	N	N
Garage Type/Area	DETACHED GARAGE/383	-/-	-/-	DETACHED GARAGE/506

