



# MPAC AVM Solutions

**Helping financial services professionals  
make faster, more confident decisions**



# Built for informed lending decisions

MPAC's AVM streamlines property valuation processes, helping save time and reduce costs while delivering reliable property values.

Developed using advanced statistical techniques and data from more than 5.7 million properties in Ontario and more than 10 million across Canada, it supports informed lending decisions and efficient risk management.

## Reliable valuations

MPAC's AVM provides accurate, real-time, trustworthy property valuations backed by current property data.

## Fraud detection

Timely property data can help support fraud detection and strengthen risk awareness.

## Data at your fingertips

Access comprehensive property information through a broad dataset designed to support timely decision-making.

## Seamless integration

AVMs can be accessed through propertyline™ by MPAC or integrated into your systems through MPAC's API services to support more efficient workflows.

## Time and cost savings

AVM reports provide timely property values that can help save time and reduce costs, particularly where a full appraisal may not be required.



## Unlock growth with MPAC's API services

Seamlessly integrate MPAC's data into your systems to support automation, process optimization, and operational efficiency.

Our API services help organizations access trusted property data more efficiently, support faster development, and create more connected customer experiences across channels through secure, scalable infrastructure.



## Explore AVM solutions

Tailored to support your lending and valuation needs, our range of report options includes:

### Basic AVM report

Real-time market value estimate for the subject property.

### Enhanced AVM report

A more comprehensive property summary to support deeper review and value insights.

### AVM comparable report

Subject property details plus up to three comparable properties in the neighbourhood for added context and insight.

### AVM Portfolio Insights

Use MPAC's AVMs to monitor and calculate the market value of residential portfolios throughout the year, supporting portfolio analysis, risk assessment, and stress testing during periods of market volatility.

**To learn more or to request a sample report, please contact:**  
[propertyline@mpac.ca](mailto:propertyline@mpac.ca)

For more information, visit  
[mpac.ca/CommercialProducts/FinancialServices](https://mpac.ca/CommercialProducts/FinancialServices).



# REALTOR® AVM Residential Comparable Report



<b>Property Address</b>	1340 PICKERING PKWY
<b>Municipality</b>	CITY OF PICKERING
<b>Roll Number</b>	190001233215678
<b>Property Code &amp; Description</b>	301 - Single Family Detached (not on water)
<b>Postal Code</b>	L1V 0C4
<b>Province</b>	ON

**Real-Time Values Updated Weekly**

## AVM Details

<b>Real Time Market Value (AVM)</b>	\$1,455,000	<b>Confidence Rating</b>	★★★★☆
<b>Valuation Date (yyyy-mm-dd)</b>	2026-04-21	<b>AVM Range</b>	1,365,000 - 1,502,000

## Services

Hydro	Private Water	Private Sanitary
Hydro available	-	-

## Site Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
40.00	111.00	0.10	Year Round Road Access	Regular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
OFFICIAL PLAN DESIGNATED - RESIDENTIAL	ABUTS EDUCATIONAL INSTITUTION	PROXIMTY TO COMMERCIAL	

TOPOGRAPHY - LEVEL

**Building Permit History**

## Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
PRBD20152314	2016/01/13	Alterations/Renovations	CLOSED
PRBD20122232	2012/10/23	Plumbing	CLOSED
05-0840	2005/06/14	Alterations/Renovations	CLOSED

## Primary Structures

<b>Structure Description</b>	SINGLE FAMILY DETACHED
<b>Year Built</b>	1 998
<b>Total Floor Area (Above Grade sqft)</b>	2,098
<b>First Floor Area (sqft)</b>	954
<b>Second Floor Area (sqft)</b>	1,144
<b>Third Floor Area (sqft)</b>	-
<b>Basement Total Area (sqft)</b>	954
<b>Basement Finished Area (sqft)</b>	380
<b>Heating</b>	Forced Air
<b>Air Conditioning</b>	Y
<b>Full Storeys</b>	2
<b>Partial Storeys</b>	-
<b>Bedrooms</b>	3
<b>Full Bathrooms</b>	2
<b>Half Bathrooms</b>	1
<b>Renovation Year</b>	2016
<b>Renovation Code</b>	Moderate
<b>Addition Year</b>	2005
<b>Addition Area (sqft)</b>	210
<b>Split Level</b>	No Split
<b>Structure Condition</b>	Average
<b>Fireplace Total</b>	1
<b>Condo Floor Level</b>	-
<b>Condo Parking Spaces</b>	-
<b>Condo Lockers</b>	-
<b>Condo Indoor Parking</b>	-
<b>Structure Design Type</b>	-
<b>Structure Variables</b>	BASEMENT WALKOUT

### Square footage by Floor Level

### Renovation and Addition Details

### Secondary Structure Details

## Garage Structures

<b>Structure Description</b>	ATTACHED GARAGE
<b>Year Built</b>	1 998
<b>Total Area (sqft)</b>	411
<b>Garage Spaces</b>	2

## Comparable Information



Roll Number	190001233215678	190001233215679	190001233215688	190001233215611
Sales Price	N/A	\$1,412,000	\$1,475,000	\$1,300,000
Sales Date (yyyy-mm-dd)	N/A	2026-03-27	2026-02-20	2026-01-21
Address	1340 PICKERING PKWY	34 MALADAN CRES	4 FIELDLIGHT BLVD	18 VALLEY FARM RD
Municipality	CITY OF PICKERING	CITY OF PICKERING	CITY OF PICKERING	CITY OF PICKERING
Province	ON	ON	ON	ON
Postal Code	L1V 0C4	L1V 0C6	L1V 0B4	L1V 0B6
Property Style	Detached	Detached	Detached	Detached
Front/Depth (ft)	40.00/111.00	44.00/115.00	42.00/120.00	40.00/110.00
Site Area	0.10	0.11	0.11	0.10
Year Built	1998	1998	2001	1999
Total Floor Area (soft)	2,098	2,008	2,109	2,076
Total/Finished Basement Area	954/380	887/261	1020/750	850/400
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	3	4	4	3
Full/Half Bathrooms	2/1	2/1	2/1	2/1
No. Fireplaces	1	0	1	1
Renovation Year/Type	2016/Moderate	2013/Moderate	-/-	-/-
Heating Type	Forced Air	Forced Air	Forced Air	Forced Air
Air Conditioning	Y	Y	Y	Y
Inground Pool	N	N	N	N
Garage Type/Area	ATTACHED/411	ATTACHED/400	ATTACHED/360	ATTACHED/376

The REALTOR® AVM Residential Comparable Report also includes a map highlighting the comparable property locations.

