

Move your business forward

with MPAC's AVM



Elevate your market intelligence

MPAC's AVM streamlines property valuation processes, saving time and costs while ensuring reliable assessments. Developed with advanced statistical techniques and data from nearly 7 million properties in Canada, it enables well-informed lending decisions and efficient risk management.

Our competitive advantages:

Reliable valuations

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

Data at your fingertips

With a vast dataset updated daily, gain immediate access to comprehensive property information.

Time and cost savings

AVM reports provide instant, accurate property values, saving time and reducing costs compared to traditional appraisals.

Fraud detection

Real-time data helps detect potential fraud before it occurs, enhancing security.

Seamless integration

AVMs can be delivered via propertyline™, or seamlessly integrated into your systems via our API services, ensuring maximum efficiency in your processes.



Unlock growth with MPAC's API services

For streamlined efficiency, innovation, and competitive edge, MPAC's API services are the answer. Seamlessly integrate MPAC's data into your systems, enabling automation and process optimization, while minimizing operational overhead.

Our API facilitates rapid development, fostering a dynamic ecosystem around your offerings, and enables you to deliver personalized customer experiences across channels with enhanced security and scalable infrastructure, ensuring controlled data exchange for lasting success.



Explore customized data options

Tailored to meet your needs, our range of products includes:

Basic AVM Report

Delivering essential property details like address and real-time values.

Enhanced AVM Report

Upgrade to the for a comprehensive summary covering various property attributes.

AVM Comparable Report

For deeper insights, opt for our AVM comparable report, which offers an AVM on your subject property, along with detailed information on up to three comparable properties in the neighbourhood.

Visit mpac.ca/CommercialProducts/FinancialServices for details, or let's chat to supercharge your business.

Please reach out to:

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MPAC's AVM Residential Comparable Report



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

Real-Time Values Updated Weekly

AVM Details

Real Time Market Value (AVM)	\$1,455,000	Confidence Rating	★★★★☆
Valuation Date (yyyy-mm-dd)	2023-12-27	AVM Range	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

Structure Description	SINGLE FAMILY DETACHED
Year Built	1998
Total Floor Area (Above Grade sqft)	2,098
First Floor Area (sqft)	954
Second Floor Area (sqft)	1,144
Third Floor Area (sqft)	-
Basement Total Area (sqft)	954
Basement Finished Area (sqft)	380
Heating	Forced Air
Air Conditioning	Y
Full Storeys	2
Partial Storeys	-
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	1
Renovation Year	2016
Renovation Code	Moderate
Addition Year	2005
Addition Area (sqft)	210
Split Level	No Split
Structure Condition	Average
Fireplace Total	1
Condo Floor Level	-
Condo Parking Spaces	-
Condo Lockers	-
Condo Indoor Parking	-
Structure Design Type	-
Structure Variables	BASEMENT WALKOUT

Square footage by Floor Level

Renovation and Addition Details

Garage Structures

Structure Description	ATTACHED GARAGE
Year Built	1998
Total Area (sqft)	411
Garage Spaces	2

Secondary Structure Details

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	2023-12-05	2023-11-27	2023-10-11
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 AVM Residential Comparable Report also includes a map highlighting the comparable property locations.

