

302 - 2 SOUTH FRONT ST
BELLEVILLE

PIN 408080017

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
302 - 2 SOUTH FRONT ST
BELLEVILLE
K8N5K7

| | |
|-----------------------|-------------------------|
| PIN: | 408080017 |
| Land Registry Office: | HASTINGS (21) |
| Land Registry Status: | Active |
| Registration Type: | Certified (Land Titles) |
| Ownership Type: | Condo |



Ownership

Owner Name:
RAYCROFT, DONALD BERTRAM

Legal Description

UNIT 2, LEVEL 3, HASTINGS CONDOMINIUM PLAN NO. 8 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PCL F-1 SEC CARRE'S PLAN (BELLEVILLE); PT WATER LOTS F, G, H WEST OF SOUTH FRONT STREET HENRY CARRE'S PL 291 THURLOW; PT OF THE BAY OF QUINTE IN FRONT OF LT 4 CON 1 THURLOW PT 1, 21R4482, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT3516; BELLEVILLE

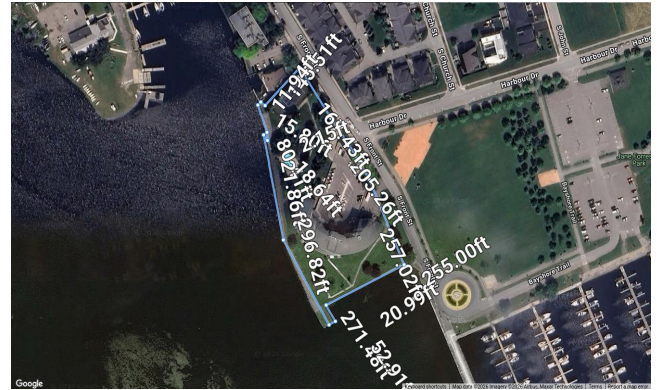
Lot Size

Area: 150877.59 sq.ft (3.464 ac)

Perimeter: 1820.87 ft.

Measurements: 257.02ft. x 205.26ft. x 167.43ft. x 145.51ft. x 15.8ft. x 11.94ft. x 80.41ft. x 21.86ft. x 2.15ft. x 18.64ft. x 296.82ft. x 271.48ft. x 20.99ft. x 52.91ft. x 255.0ft.

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

* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.

** The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

ARN

120801001003117

| Taxation Year | Previous Assessment | N/A |
|---------------|------------------------|-----|
| 2026 | Phased-In Assessment** | |
| 2025 | \$275,000 | |
| 2024 | \$275,000 | |
| 2023 | \$275,000 | |

Frontage: N/A

Description: Residential Condominium

Depth: N/A

Property Code: 370

Based On: January 1, 2016

Current Assessment* : \$275,000

Enhanced Site & Structure

Structures:

| # | Year Built | Bed Rooms | Full Baths | Half Baths | Full Stories | Partial Stories | Split Level | Fireplaces |
|-----|------------|-----------|------------|------------|--------------|-----------------|-------------|------------|
| 353 | 1977 | 2 | 2 | N/A | 1 | No part storey | No Split | N/A |

Assessment Roll Legal Description: HASTINGS CONDO PLAN 8 LEVEL 3 UNIT 2

Property Address: 2 SOUTH FRONT ST UNIT 302
 BELLEVILLE ON K8N5K7
Zoning: R7
Property Type: Residential
Site Area: N/A
Site Variance: Irregular
Driveway Type: Unspecified/Not Applicable
Garage Type: N/A
Garage Spaces: N/A
Water Service Type: N/A
Sanitation Type: N/A
Pool: Indoor :N, Outdoor :N
RRF AppealDate: 2026-03-31
About Details: N/A
Onsite Details: VIEW - WATER
Proximity Details: PROXIMITY TO PUBLIC DOCK/BOAT
 RAMP
Waterfront Details: N/A
Last Property Assessment 2025-11-05
Property Owner Name: N/A
Property Owner Mail: N/A

Residential Property Tax Details

| Year | Tax Estimate |
|------|--------------|
| 2023 | \$4,817 |
| 2024 | \$5,096 |
| 2025 | \$5,312 |

Condominium Information

| # | Unit Floor Level | Locker | Parking Spaces | Indoor Parking Spaces |
|-----|------------------|--------|----------------|-----------------------|
| 353 | N/A | N/A | N/A | N/A |

Sales History

| Sale Date | Sale Amount | Type | Party To | Notes |
|--------------|-------------|----------|---|-------|
| Jun 18, 2025 | \$620,000 | Transfer | RAYCROFT, DONALD BERTRAM; | |
| Jul 11, 2014 | \$262,000 | Transfer | KOECHLIN, DIANA DOROTHY; KOECHLIN, MANFRED; | |
| Aug 08, 1989 | \$214,000 | Transfer | ALLISON, SHIRLEY INGLEDEW; | |

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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

