

304 - 2 SOUTH FRONT ST
BELLEVILLE

PIN 408080019

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
304 - 2 SOUTH FRONT ST
BELLEVILLE
K8N5K7

PIN:	408080019
Land Registry Office:	HASTINGS (21)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Condo



Ownership

Owner Name:
KOPPMANN, DEBRA

Legal Description

UNIT 4, 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

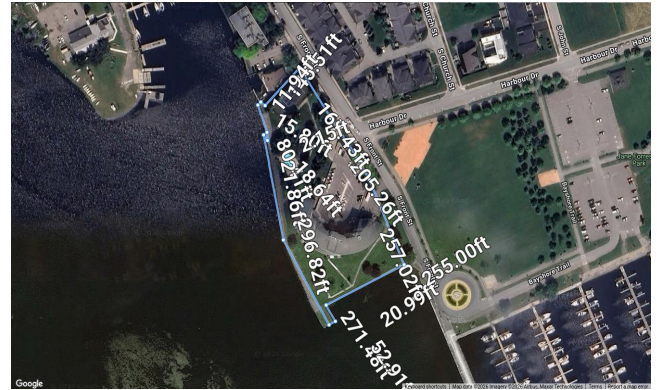
Lot Size

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

120801001003119

Taxation Year	Previous Assessment	N/A
2026	Phased-In Assessment**	
2025	\$232,000	
2024	\$232,000	
2023	\$232,000	

Frontage: N/A

Description: Residential Condominium

Depth: N/A

Property Code: 370

Based On: January 1, 2016

Current Assessment* : \$232,000

Enhanced Site & Structure

Structures:

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

Assessment Roll Legal Description: HCP 8 LEVEL 3 UNIT 4

Property Address: 2 SOUTH FRONT ST UNIT 304
 BELLEVILLE ON K8N5K7
Zoning: R7
Property Type: Residential
Site Area: N/A
Site Variance: Irregular
Driveway Type: Separate or Private Driveway
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: PROX TO GREEN SPACE OR PARK
 (NOT PLAYGROUND OR SPORTS
 FIELD),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	\$4,064
2024	\$4,299
2025	\$4,482

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
Dec 18, 2024	\$625,000	Transfer	KOPPMANN, DEBRA;	
Mar 08, 2024	\$0	Transfer by Personal Representative	SHERRATT, JOHN ALLAN;	
Mar 08, 2024	\$0	Transmission by Personal Representative (Land)	SHERRATT, FREDERICK GEORGE - ESTATE; BELISLE, FERNAND; KEHOE, BRIAN; SHERRATT, JOHN ALLAN;	
May 31, 2017	\$253,000	Transfer	SHERRATT, FREDERICK GEORGE;	
Oct 18, 2013	\$188,000	Transfer	RYAN, HOWARD MICHAEL;	
Jul 05, 2013	\$188,000	Transfer by Personal Representative	PHILLIPS, ANDREA;	
Jun 28, 2013	\$0	Transmission by Personal Representative (Land)	WRIGHT, KATHLEEN - ESTATE; WRIGHT, HAZEL ANNE;	
Apr 02, 2007	\$225,000	Transfer	WRIGHT, KATHLEEN;	
Apr 02, 2002	\$145,000	Transfer	ZORGE, MARY; ZORGE, JOHN PETER;	

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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.

