

**402 - 2 SOUTH FRONT ST**  
**BELLEVILLE**

PIN 408080025

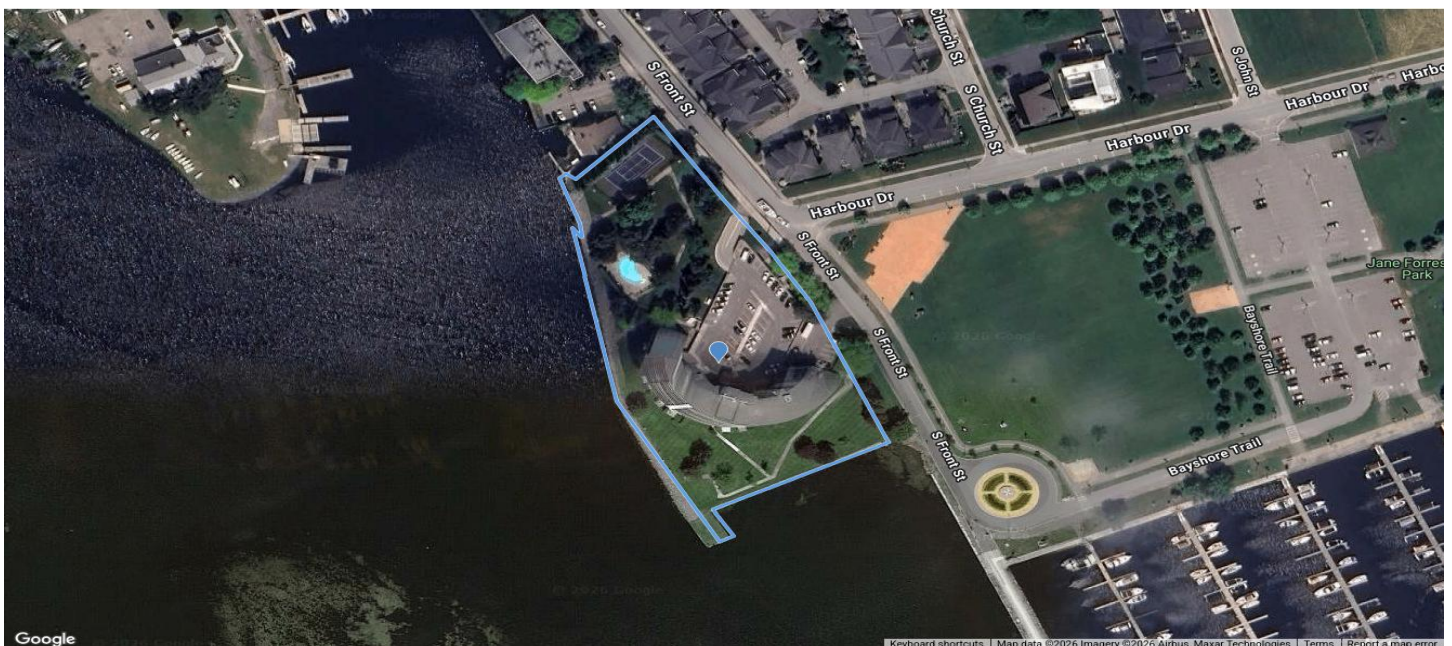
# GeoWarehouse Property Report



## Property Details

GeoWarehouse Address:  
402 - 2 SOUTH FRONT ST  
BELLEVILLE  
K8N5K7

PIN:	408080025
Land Registry Office:	HASTINGS (21)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Condo



## Ownership

Owner Name:  
SHEPPIT, WILLIAM ALLAN;TOMICK, AUDREY SUSAN

## Legal Description

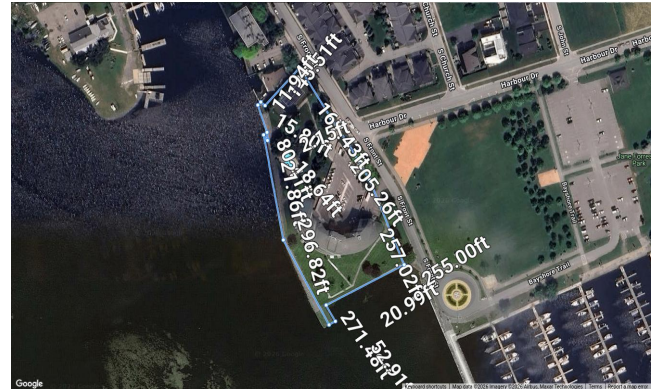
UNIT 2, LEVEL 4, HASTINGS CONDOMINIUM PLAN NO. 8 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PCL F-1 SEC CARRE'S PLAN (BELLEVILLE); PT WATER LOTS F, G, H WEST OF SOUTH FRONT STREET HENRY CARRE'S PL 291 THURLOW; PT OF THE BAY OF QUINTE IN FRONT OF LT 4 CON 1 THURLOW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

120801001003125

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 4  
UNIT 2

**Property Address:** 2 SOUTH FRONT ST UNIT 402  
 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:** 2024-04-02  
**About Details:** N/A  
**Onsite Details:** VIEW - WATER  
**Proximity Details:** PROXIMITY TO PUBLIC DOCK/BOAT  
 RAMP  
**Waterfront Details:** N/A  
**Last Property Assessment** 2023-11-01  
**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
Feb 04, 2026	\$635,000	Transfer	SHEPPIT, WILLIAM ALLAN; TOMICK, AUDREY SUSAN;	
Oct 20, 2023	\$645,000	Transfer by Personal Representative	SIMMONS, CHRISTINA;	
Oct 20, 2023	\$0	Transmission by Personal Representative (Land)	SECKAR, DALILA;	
Oct 04, 2010	\$43,130	Transfer	SECKAR, JOHN JOSEPH;	
Jul 13, 2007	\$260,000	Transfer by Personal Representative	MOORE, NANCY; SECKAR, JOHN JOSEPH;	
Jul 10, 2007	\$0	Transmission by Personal Representative (Land)	MAVOR, EDYTHE MERLE-ESTATE; THE BANK OF NOVA SCOTIA TRUST COMPANY;	
Aug 31, 1981	\$2	Transfer	MAVOR, EDYTHE MERLE; MAVOR, ALMER ANDREW;	

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