

605 - 2 SOUTH FRONT ST
BELLEVILLE

PIN 408080044

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
605 - 2 SOUTH FRONT ST
BELLEVILLE
K8N5K7

| | |
|------------------------------|-------------------------|
| PIN: | 408080044 |
| Land Registry Office: | HASTINGS (21) |
| Land Registry Status: | Active |
| Registration Type: | Certified (Land Titles) |
| Ownership Type: | Condo |

Ownership

Owner Name:
STEPHANSON, DONALD GARTH;STEPHANSON, BARBARA ISABEL

Legal Description

UNIT 5, LEVEL 6, 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

120801001003144

| Taxation Year | Previous Assessment | N/A |
|---------------|------------------------|-----|
| 2026 | Phased-In Assessment** | |
| 2025 | \$314,000 | |
| 2024 | \$314,000 | |
| 2023 | \$314,000 | |

Frontage: N/A

Description: Residential Condominium

Depth: N/A

Property Code: 370

Based On: January 1, 2016

Current Assessment* : \$314,000

Enhanced Site & Structure

Structures:

| # | Year Built | Bed Rooms | Full Baths | Half Baths | Full Stories | Partial Stories | Split Level | Fireplaces |
|-----|------------|-----------|------------|------------|--------------|-----------------|-------------|------------|
| 353 | 1977 | 3 | 2 | N/A | 1 | No part storey | No Split | N/A |

Assessment Roll Legal Description: HASTINGS CONDO PLAN 8 LEVEL 6
UNIT 5

Property Address: 2 SOUTH FRONT ST UNIT 605
 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 | \$5,500 |
| 2024 | \$5,818 |
| 2025 | \$6,066 |

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 15, 2022 | \$800,000 | Transfer | STEPHANSON, DONALD GARTH; STEPHANSON, BARBARA ISABEL; | |
| Jan 08, 2016 | \$345,000 | Transfer by Personal Representative | DIROCCO, SUZANNE ELIZABETH; | |
| Dec 08, 2015 | \$0 | Transmission by Personal Representative (Land) | DEVOLIN, GRANT ELMER -ESTATE; DEVOLIN, BRADLEY JAMES; | |
| Sep 24, 2012 | \$2 | Transfer | DEVOLIN, GEORGINA MARGARET; DEVOLIN, GRANT ELMER; | |
| Jun 18, 2012 | \$355,000 | Transfer | REID, LANA ARDELE; DEVOLIN, BRADLEY JAMES; DEVOLIN, GEORGINA MARGARET; DEVOLIN, GRANT ELMER; | |
| Nov 10, 2008 | \$0 | Transfer | RAYCROFT, DIANE JOYCE; RAYCROFT, DONALD BERTRAM; | |
| Dec 15, 2000 | \$208,000 | Transfer | RAYCROFT, DONALD BERTRAM; RAYCROFT, SANDRA ANN; | |

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

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.

