

704 - 2 SOUTH FRONT ST
BELLEVILLE

PIN 408080051

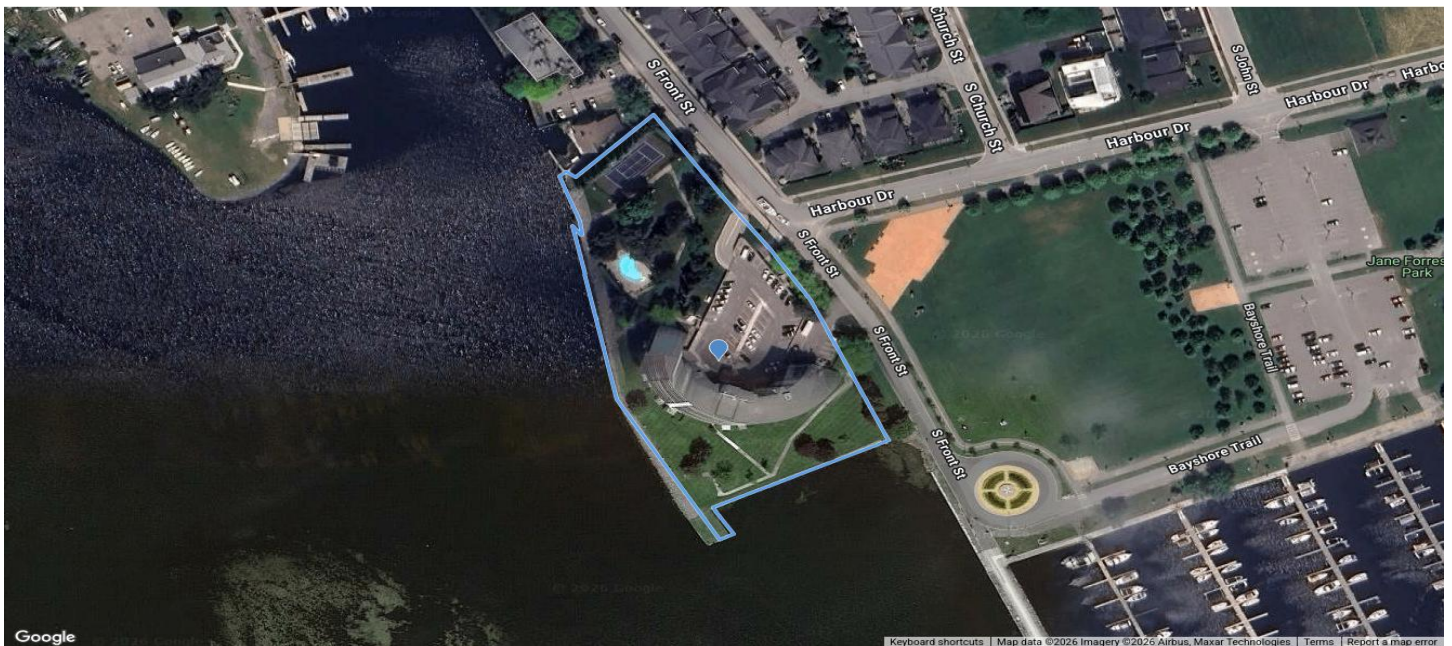
GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
704 - 2 SOUTH FRONT ST
BELLEVILLE
K8N5K7

PIN:	408080051
Land Registry Office:	HASTINGS (21)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Condo



Ownership

Owner Name:
PONIKVAR, MICHAEL JOHN

Legal Description

UNIT 4, LEVEL 7, 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

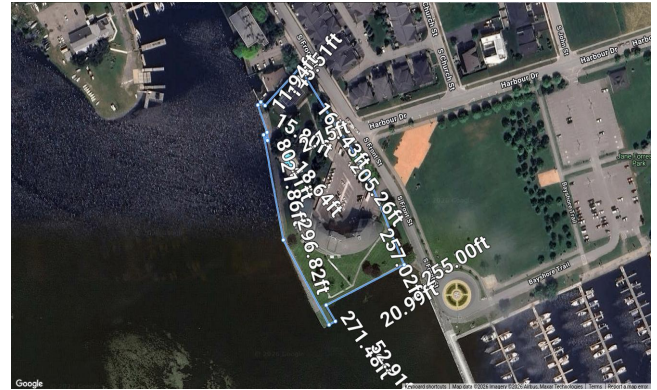
Lot Size

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

120801001003151

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: HASTINGS CONDO PLAN 8 LEVEL 7
UNIT 4

Property Address: 2 SOUTH FRONT ST UNIT 704
 BELLEVILLE ON K8N5K7
Zoning: R7
Property Type: Residential
Site Area: N/A
Site Variance: Irregular
Driveway Type: Mutual or Shared 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: 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	\$4,064
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
Mar 03, 2023	\$2	Transfer	PONIKVAR, MICHAEL JOHN;	
Nov 08, 2022	\$2	Transfer	PONIKVAR, MICHAEL JOHN; PONIKVAR, MICHAEL JOHN; PONIKVAR, MARIA;	
Feb 26, 2015	\$226,000	Transfer	PONIKVAR, MARIA;	
Oct 24, 2014	\$218,000	Transfer	GRANDA, LOUISE;	
Apr 26, 2006	\$227,500	Transfer	CUNNINGHAM, ELIZABETH ANNE;	
Jun 02, 2003	\$173,000	Transfer	CAMPBELL, DORIS FAYE;	

Terms and Conditions

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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.

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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.

