

**904 - 2 SOUTH FRONT ST**  
**BELLEVILLE**

PIN 408080067

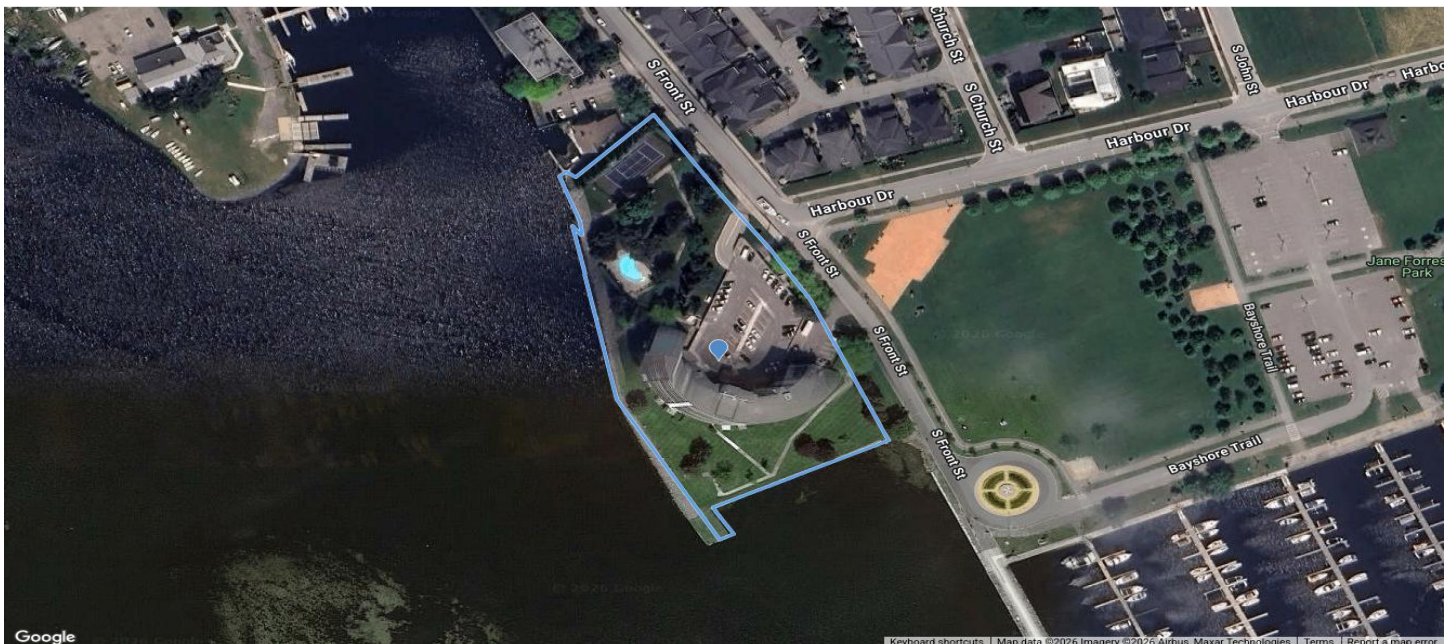
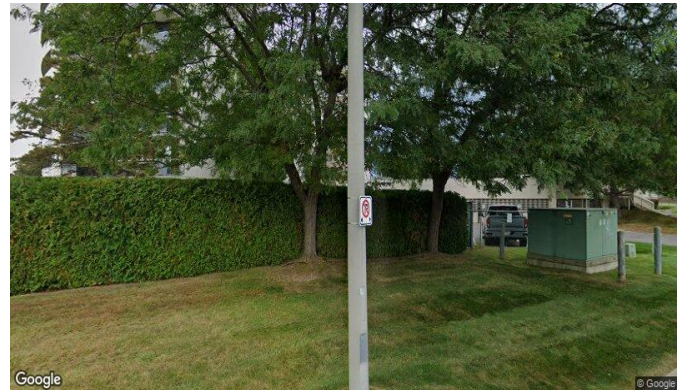
# GeoWarehouse Property Report



## Property Details

GeoWarehouse Address:  
904 - 2 SOUTH FRONT ST  
BELLEVILLE  
K8N5K7

PIN:	408080067
Land Registry Office:	HASTINGS (21)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Condo



## Ownership

Owner Name:  
TOPRAK, MUZAFFAR

## Legal Description

UNIT 4, LEVEL 9, 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**

120801001003167

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	N/A	1	N/A	1	No part storey	No Split	N/A

**Assessment Roll Legal Description:** HASTINGS CONDO PLAN 8 LEVEL 9 UNIT 4

**Property Address:** 2 SOUTH FRONT ST UNIT 904  
 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:** 2023-03-31  
**About Details:** N/A  
**Onsite Details:** VIEW - WATER  
**Proximity Details:** PROXIMITY TO PUBLIC DOCK/BOAT  
 RAMP  
**Waterfront Details:** N/A  
**Last Property Assessment** 2022-11-02  
**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
Apr 28, 2022	\$700,000	Transfer	TOPRAK, MUZAFFAR;	
May 28, 2004	\$170,000	Transfer	HANRAHAN, LORNA MARGARET; HANRAHAN, TIMOTHY JAMES;	
Sep 30, 2002	\$152,500	Transfer	WAKEFIELD, DAVID THOMPSON; WAKEFIELD, WENDY LEIGH;	

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**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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