

PROPERTY: [REDACTED]

SEPTEMBER 8, 2017



COMPARATIVE MARKET ANALYSIS

PREPARED FOR: [REDACTED]

PREPARED BY: BRUCE BROWN

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COMPARATIVE MARKET ANALYSIS

A “Comparative Market Analysis (CMA)” looks at properties that have recently sold and analyses that data against the features of the subject property to establish what appears to be the fair market value range that a willing buyer is likely to pay a willing seller in today’s market. Market conditions can change rapidly; therefore, this analysis is only meaningful on the date that it is being written.

DEAR [REDACTED]

Thank you very much for inviting me into your home last week and taking the time to show me the property at [REDACTED]. I appreciate you sharing background information to help me prepare this market analysis for you. In this document I also summarize recommendations made on sight and provide an opinion on strategy for preparing to market the property.

This CMA is not to be construed as an Appraisal. Fee appraisers have the highest qualifications for appraising the value of real estate and are generally consulted for purposes such as re-financing, verification of value for initial financing, or in legal settlements. As real estate brokers we assess value with a focus on marketing the property and achieving a successful transaction.

Attached you will find market data comprising listings of comparable homes that have recently sold. It is important to remember that buyers and sellers active in the market are the drivers of market value. Homes that have sold recently indicate value for re-sale homes better than other indicators because they represent what buyers and sellers have negotiated. Remember that not all sellers have equally effective marketing strategies and therefore some listings may be over-priced or under-priced, poorly presented, or inadequately exposed to the market. You also must keep in mind that the sale process is complex and the properties that have sold may have achieved prices that reflect either a buyer or seller who had extra motivation or even duress. Also, we don’t know what was included or excluded in negotiations, or whether inspection or other issues were taken into consideration in the final price.

MARKET CONDITIONS

The re-sale home market in Ottawa from 2010 through 2015 had been somewhat more difficult for sellers than we had become accustomed to over the previous 10 to 12 years. Since 2016 however, and particularly over the past 18 months, momentum has been swinging back toward a seller’s market, especially for freehold properties. Attached to this market analysis you will find several statistical charts for the [REDACTED] area:

- Days on Market vs. Cumulative Days on Market
- Average List Price vs. Average Sale Price
- Historic Sales by Price Range
- Historical Average Sale Price Trend

The average number of days required to sell a listing across the metro Ottawa region was 68 in January of this year; in August it was 44. You’ll note I use the word “listing” and not “home”. To date in 2017 homes have taken on average between 65 (August) and 103 (January) days to sell. Many homes do not sell the first time they are listed. They are re-listed, usually with a price reduction, and eventually sell. CDOM measures the total time the home is on the market before selling. DOM measures the time a discrete listing is active.

The charts show that the time to sell a home in Cumberland is longer than the metro Ottawa average. The historical price trend for the area appears to have been flatter on the whole, with wider short-term

variations than we see in the overall Ottawa market. Many areas in Ottawa have shown steady increases since the middle of 2016; this does not appear to be the case in [REDACTED] in the list price to sale price chart. There was a climb for part of the year, then a recession, and recently the beginning of a new climb. Keep in mind that the sample size is small, and therefore individual properties carry too much statistical weight in some of these analyses.

COMPARABLE PROPERTIES

In an ideal world there would be a property right next door that sold today and had identical size, layout, features, fit and finish to [REDACTED]. Of course, that is rarely the case. We must compare the property to others that are as similar as possible to the subject, and account for differences to the best of our ability. I draw your attention to the adjustments pages in this report, where differences are summarized for each comparable property. Very rough dollar values are allocated to the adjustments based on experience working with hundreds of buyers and sellers and thousands of properties, but at the same time are intended only to help create a coarse level of adjustment to average comparable sale value.

A quick review of comparable properties in Cambrian Estates reveals the following factors that appear to impact selling price:

- Size: After location, size is the most significant factor impacting the value of homes in most cases, and this seems to bear out in the neighbourhood.
- Infrastructure: A solid infrastructure is “table stakes” for selling a property within the normal market value range. Homes with recently replaced windows, furnaces, air conditioning systems, septic systems, wells, and roof shingles in general sell for more than homes that have not had these systems replaced recently.
- Level of finish: Homes that were more updated in general sold for more. Kitchens and bathrooms always seem to have the greatest impact.
- Major features: Some homes have major additional features such as home theatres, three-car garages, special locations (view of the River), solariums. Special features can add significant value, though the precise amount to allocate to individual features is difficult to determine. Overall, homes that offer a better “complete package” sell for considerably more.

While [REDACTED] is not a “cookie cutter” neighbourhood like many urban areas, there is a reasonable sense of uniformity in the core of the neighbourhood near [REDACTED]. In more disparate areas, it is more difficult to adjust sale prices to reflect differences between the properties. This effect is stronger in rural areas than in estate subdivisions like [REDACTED].

It is notable that throughout 2017 there have been zero sales of bungalows in the area in the style and age of [REDACTED]. Three bungalows sold on [REDACTED] but all were older and presented quite a different proposition to the market. They do not make for excellent comparables in the analysis. For this reason, this analysis digs back into 2016 to find several homes more like the subject for comparison. As a result, we bring time of sale into the equation; particularly because you are targeting a Spring 2018 sale [REDACTED]. I have allocated roughly 4% per 12 months of appreciation on the sales because the overall Ottawa market has risen in the freehold category quite strongly this year. The data for [REDACTED] doesn’t factually bear this out, but my feeling is that with no close comparable homes selling, and your future target date for marketing, this is a reasonable

assumption for the time being. Please note that it is imperative we revisit the analysis just prior to marketing as conditions can change very quickly. By Spring 2018 we could be back into a humdrum environment for sellers, or alternatively, the steam train we have been on through 2017 could keep rolling.

In general, the approach of adjusting the selling prices of comparable properties is useful for narrowing the market value range suggested by the absolute sale prices. Interpreting the resulting suggested market value range employs two major factors: 1. the statistical mean and median (more accurate post-adjustment than unadjusted), and 2. additional weight given to the most comparable property or properties whose data appears to be defensible.

FEATURES OF THE SUBJECT PROPERTY

██████████ has some features that will appeal to buyers and contribute positively to the selling price:

- ✓ A large, modestly and attractively landscaped yard.
- ✓ An excellent location on a quiet cul-de-sac.
- ✓ Great curb appeal with a modern aesthetic via the EIFS/stucco exterior.
- ✓ A main floor office in addition to three bedrooms.
- ✓ Well maintained quality infrastructure as expected by buyers of luxury homes. These are table stakes. Choosing lasting roof shingles was wise. The older furnace and air conditioning system have been well maintained.
- ✓ An expansive, fully finished basement including a spacious self-contained in-law or nanny suite.

Relative to properties that have sold recently and buyer expectations in today's market, there are some factors that may work to lower a buyer's perception of the property's value:

- ✓ Some homes in the area have completely updated, sporting modern gourmet kitchens and bathrooms with expansive modern glass & tile showers, granite or quartz counters, etc.
- ✓ The in-law suite may somewhat narrow the target market as most buyers are not looking for this feature. The fact that the remainder of the basement is still very large and functional will help offset this effect.

INDICATION OF VALUE / STRATEGY OPTIONS

The market analysis indicates that comparable properties are selling in the range of **\$622,000 to \$682,250** with consideration for basic adjustments. The median adjusted selling price is **\$665,000** and the average is **\$656,250**. I recommend an asking price between **\$640,000** and **\$670,000**.

An asking price lower in the range will have the tendency to attract more attention and result in a faster sale with a higher possibility of a sale price close to, at, or above the asking price. An asking price higher in the range may reduce the number of interested parties and bring more negotiation into play. It may take considerably longer to sell. As noted earlier in this report, because we have applied time adjustments, and because Cumberland does not generally appear to be following the Ottawa area

upward trend, I recommend caution and selecting an asking price in the lower to middle portion of the suggested range: **\$650,000**. The final asking price recommendation may change after completing preparatory work on the property, and in accordance with changing market conditions.

As the owners of the property, you are entitled to set the asking price. When I am engaged to sell a home, it is my job and privilege to market the property to greatest effect to achieve the highest sale price possible. I have a strategic, active marketing plan that I look forward to sharing and implementing with you. It is designed to attract maximum attention to the property with the objective of achieving the highest sale price that the market will bear, in a reasonable time frame, with as few hassles during marketing, negotiating, completing conditions, and closing the sale, as possible.

RECOMMENDATIONS

My marketing plan will include a thorough list of recommendations for preparing and presenting the property, and this market evaluation hinges on the execution of that plan, including:

- Replacing or refreshing flooring that shows significant wear or staining; specifically, the basement carpet [REDACTED] pointed out during my visit at a minimum.
- Painting areas of the home that do not match the palette that consumers today prefer when purchasing a home, to brighten some of the darker areas, or simply to refresh the home and bring it to life.
- Servicing the fireplaces, furnace, and air conditioning system by an HVAC company that will provide a detailed service report to show prospective buyers.

Paint, trim, hardware, lighting and flooring offer the highest ROI relative to other improvements in preparing a property for sale.

More items and recommendations for furniture placement, minor fixes, cleaning, polishing, refreshing and finishing touches will be addressed in a professional design and staging consultation that should take place prior to any work being performed. Thank you very much for the opportunity to provide this evaluation and for considering me for the task of marketing the property and representing your interests in negotiating a successful sale.

Sincerely,

Bruce

Comparative Market Analysis



Researched and prepared by
BRUCE BROWN, Broker

Prepared exclusively for
[REDACTED]

Subject Property
[REDACTED]

Ottawa, Ontario
[REDACTED]

Prepared on
September 08, 2017



BRUCE BROWN, Broker

RE/MAX Hallmark Realty Group, Brokerage

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

Comparative Market Analysis

Friday, September 8, 2017

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Bds	AG	Ttl Beds	Ttl Bth	Yr Built	Style	Sold Date
		4		5	3	2002	Detached	
	\$545,000	3		3	2	2001	Detached	04/14/2016
	\$562,000	2		5	3	2002	Detached	04/23/2016
	\$587,250	3		3	2	2001	Detached	04/22/2016
	\$610,000	3		4	4	2001	Detached	11/20/2016
	\$627,000	3		3	3	2000	Detached	07/11/2016
Averages:	\$586,250	3		4	3	2001		

Median of Comparable Listings: **\$587,250**

Average of Comparable Listings: **\$586,250**

	Low	Median	Average	High	Count
Comparable Price	\$545,000	\$587,250	\$586,250	\$627,000	5
Adjusted Comparable Price	\$622,000	\$665,000	\$656,250	\$682,250	5

On Average, the 'Sold' status comparable listings sold in 51 days for \$586,250

Comparative Market Analysis

Friday, September 8, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property



Details



Details

Subject Property		Details	Adjust	Details	Adjust
ML#					
List Date		04/08/2016		03/11/2016	
List Price		\$549,000		\$575,000	
Status		Sold		Sold	
Property Class		Residential		Residential	
Sub Type		Residential		Residential	
Style		Detached		Detached	
Type		Bungalow		Bungalow	
District/Neigh					
Neighbourhd					
Beds					
Total Baths		3		3	
Baths Full					
Baths Half					
Ensuite Baths		1		1	
Lot Size		109.00 x 162.00		147.64 x 298.91	
Garage		3		2	
Parking		7		12	
Parking Desc		3+ Garage Attached		2 Garage Attached, Inside Entry	
Bsmnt Desc		Full		Full	
Foundation		Poured Concrete		Poured Concrete	
Taxes		\$4,458		\$4,993	
Sold Date		2016/04/14		2016/04/23	
Sold Price		\$545,000		\$562,000	
Location		Cul-De-Sac	20,000	Slightly Superior	-10,000
Condition		Very Good	-15,000	Similar	
Upgrades		Good		Slightly Superior	-15,000
Size		2232 sf		500 sf Smaller	25,000
Lot Size		38768 sf	15,000	Larger	
Features		3-car garage, in-law suite	25,000	Inferior	40,000
Basement		Fully finished, in-law suite	15,000	Walk-Out, Slightly Superior, Sr	
Time		Target Spring 2018	25,000	July 2016	20,000

Price	\$545,000	\$562,000
Total Adjustments	\$85,000	\$60,000
Adjusted Price	\$630,000	\$622,000

Comparative Market Analysis

Friday, September 8, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
[REDACTED]		[REDACTED]		[REDACTED]	
ML#		1004001		1020012	
List Date		04/08/2016		09/07/2016	
List Price		\$587,000		\$620,000	
Status		Sold		Sold	
Property Class		Residential		Residential	
Sub Type		Residential		Residential	
Style		Detached		Detached	
Type		Bungalow		Bungalow	
District/Neigh		[REDACTED]		[REDACTED]	
Neighbourhd		[REDACTED]		[REDACTED]	
Beds		5		4	
Total Baths		3		4	
Baths Full		2		3	
Baths Half		0		1	
Ensuite Baths		1		2	
Lot Size		109.00 x 162.00		116.34 x 0.00	
Garage		3		3	
Parking		7		12	
Parking Desc		3+ Garage Attached		3+ Garage Attached, Inside Ent	
Bsmnt Desc		Full		Full	
Foundation		Poured Concrete		Poured Concrete	
Taxes		\$4,458		\$5,721	
Sold Date		2016/04/22		2016/11/20	
Sold Price		\$587,250		\$610,000	
Location		Cul-De-Sac		[REDACTED]	20,000
Condition		Very Good		Slightly Inferior	15,000
Upgrades		Good		Similar	
Size		2232 sf		400 sf larger	-20,000
Lot Size		38768 sf		70% of Subject	
Features		3-car garage, in-law suite	Inferior	Similar	
Basement		Fully finished, in-law suite	Unfinished	Inferior	25,000
Time		Target Spring 2018	April 2016	November 2016	15,000

Price	\$587,250	\$610,000
Total Adjustments	\$95,000	\$55,000
Adjusted Price	\$682,250	\$665,000

Comparative Market Analysis

Friday, September 8, 2017

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



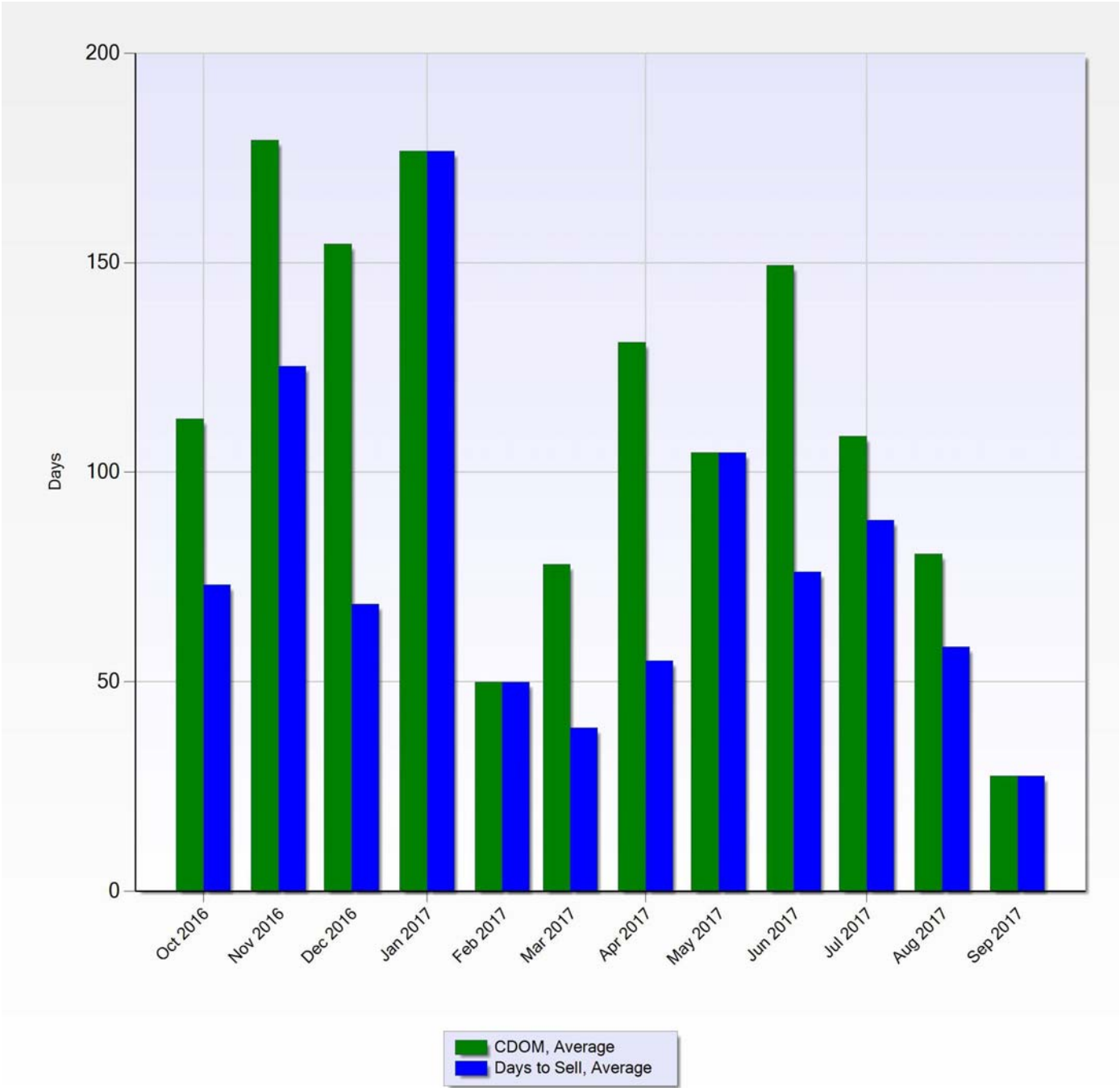
Subject Property	Details	Adjust
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[REDACTED]		
[REDACTED]		
List Date	03/13/2016	
List Price	\$639,000	
Status	Sold	
Property Class	Residential	Residential
Sub Type	Residential	Residential
Style	Detached	Detached
Type	Bungalow	Bungalow
District/Neigh	[REDACTED]	
Neighbourhd	[REDACTED]	
Beds	5	3
Total Baths	3	3
Baths Full		2
Baths Half		1
Ensuite Baths	1	1
Lot Size	109.00 x 162.00	134.54 x 0.00
Garage	3	2
Parking	7	6
Parking Desc	3+ Garage Attached	2 Garage Attached
Bsmnt Desc	Full	Full
Foundation	Poured Concrete	Poured Concrete
Taxes	\$4,458	\$5,200
Sold Date	2016/07/11	
Sold Price	\$627,000	
Location	Cul-De-Sac	20,000
Condition	Very Good	Similar
Upgrades	Good	Slightly Superior
Size	2232 sf	Similar
Lot Size	38768 sf	57% of Subject
Features	3-car garage, in-law suite	Similar
Basement	Fully finished, in-law suite	Inferior
Time	Target Spring 2018	July 2016

Price	\$627,000
Total Adjustments	\$55,000
Adjusted Price	\$682,000

Researched and prepared by **BRUCE BROWN**

RE/MAX HALLMARK REALTY GROUP



Search Criteria

Time frame is from Oct 2016 to Sep 2017

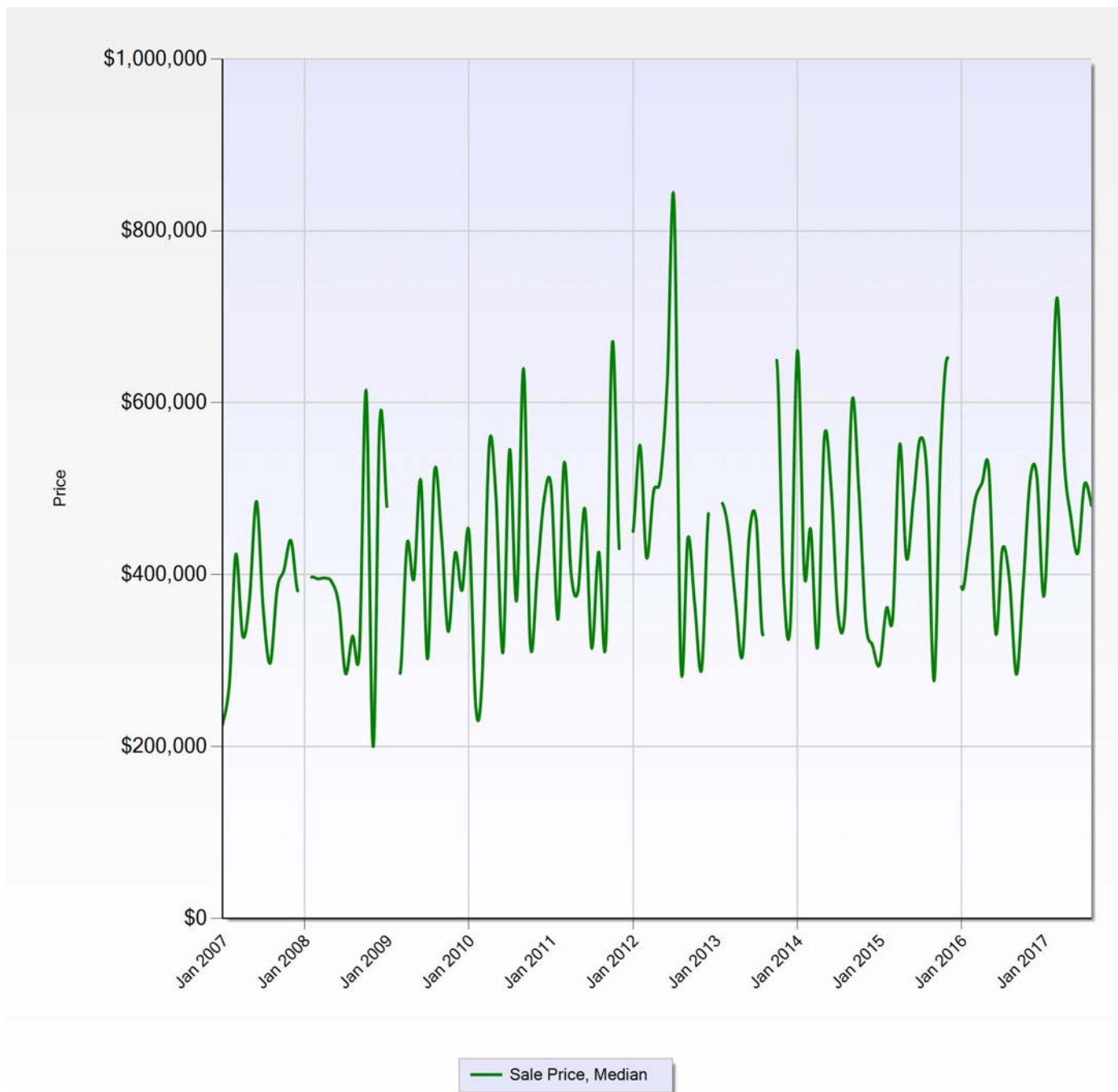
Property Type is 'Residential'

Property Sub Type is 'Residential'

[REDACTED]

Results calculated from 58 listings

Historic Sales Price Trend



Search Criteria

Time frame is from Jan 2007 to Aug 2017

Property Type is 'Residential'

Property Sub Type is 'Residential'

District/Neighbourhood # is on [REDACTED]

Results calculated from 565 listings

Historic Sales Price Trend



Search Criteria

Time frame is from Oct 2016 to Sep 2017

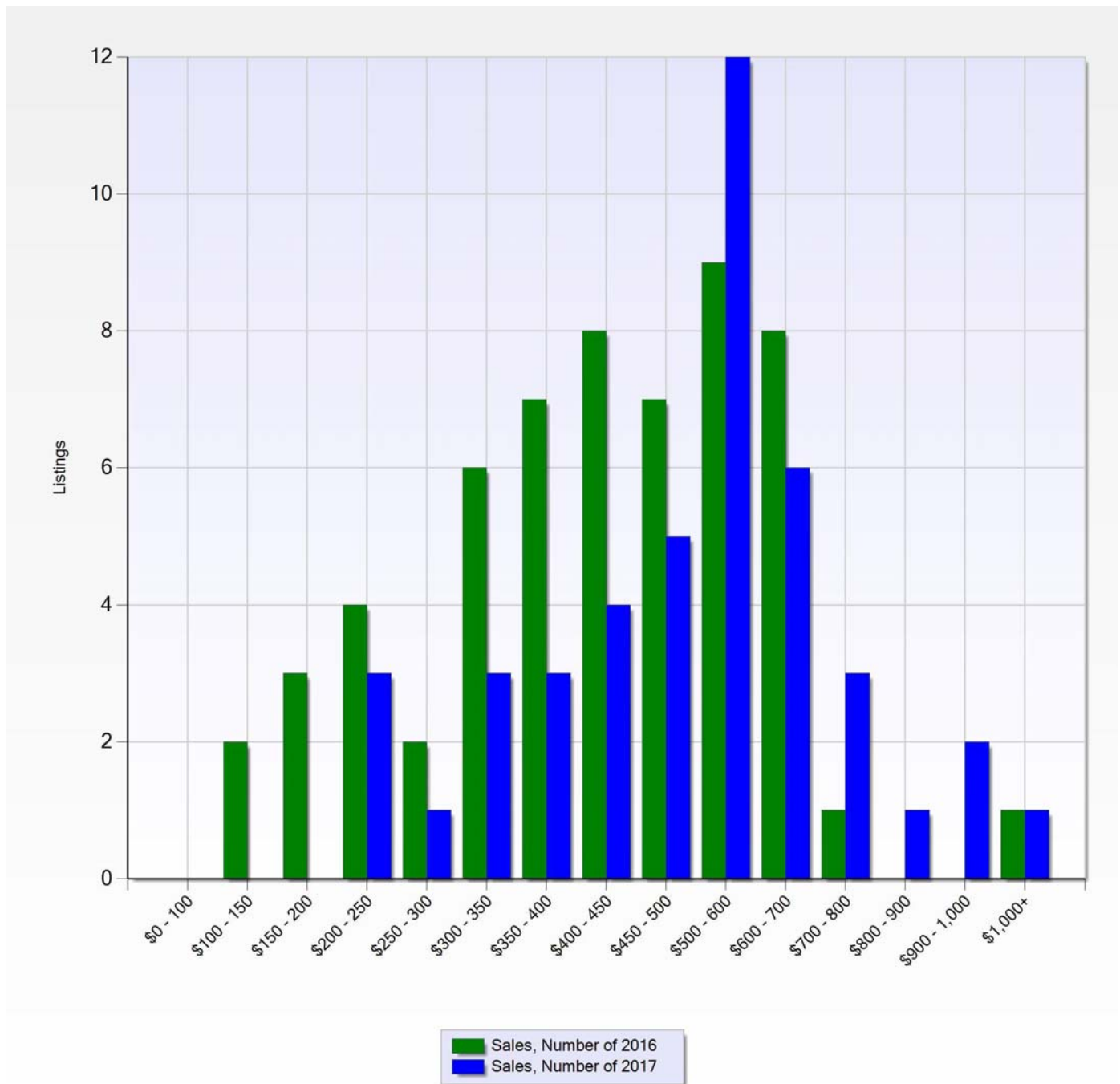
Property Type is 'Residential'

Property Sub Type is 'Residential'

District/Neighbourhood # is one of [REDACTED]

Results calculated from approximately 160 listings

Historic Sales x Price Range



Search Criteria

Time frame is the months January-September for the years 2016-2017

Property Type is 'Residential'

Property Sub Type is 'Residential'

District/Neighbourhood # is one of ' [REDACTED]

' [REDACTED]

Results calculated from 102 listings



GeoWarehouse Residential Detailed Report (Level 2)

Generated on 08/30/2017

Property Address	
Roll Number	
Legal Description	
Municipality	OTTAWA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2017 Taxation Year Phased-In Assessment *	
Year Built	2004 2001
Total Floor Area (Above Grade) (sq ft)	2232
Basement Total Area (sq ft)	2232
Basement Finished Area (sq ft)	1116
Number of Full Storeys	1
Number of Bedrooms	4
Number of Full Baths	2
Number of Half Baths	1
Heating Type	FA - Forced Air
Air Conditioning	Y
Garage Type	-
Garage Spaces	3
Services Hydro	Y - Hydro available
Services Water	M - Municipal
Services Sanitary	M - Municipal
Pool on Property	-
Frontage (ft)	109.31
Depth (ft)	0
Site Area	38768.4 F
Zoning	-
Last Sale Date (yyyy/mm/dd)	2016/01/21
Last Sale Amount	\$ 1

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2016 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2017 taxation year.



GeoWarehouse Residential Detailed Report (Level 2)

Generated on 09/08/2017

Property Address	
Roll Number	
Legal Description	
Municipality	OTTAWA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2017 Taxation Year Phased-In Assessment *	\$ 541,250
Year Built	2001 2001
Total Floor Area (Above Grade) (sq ft)	2252
Basement Total Area (sq ft)	2252
Basement Finished Area (sq ft)	0
Number of Full Storeys	1
Number of Bedrooms	3
Number of Full Baths	2
Number of Half Baths	0
Heating Type	FA - Forced Air
Air Conditioning	N
Garage Type	-
Garage Spaces	2
Services Hydro	Y - Hydro available
Services Water	W - Private Well
Services Sanitary	S - Septic Bed
Pool on Property	-
Frontage (ft)	119.42
Depth (ft)	183.73
Site Area	21780 F
Zoning	-
Last Sale Date (yyyy/mm/dd)	2016/06/03
Last Sale Amount	\$ 545,000

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GeoWarehouse Residential Detailed Report (Level 2)

Generated on 09/08/2017

Property Address	
Roll Number	
Legal Description	
Municipality	OTTAWA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2017 Taxation Year Phased-In Assessment *	\$ 570,750
Year Built	2002 2002
Total Floor Area (Above Grade) (sq ft)	1701
Basement Total Area (sq ft)	1701
Basement Finished Area (sq ft)	1190
Number of Full Storeys	1
Number of Bedrooms	3
Number of Full Baths	2
Number of Half Baths	1
Heating Type	FA - Forced Air
Air Conditioning	Y
Garage Type	-
Garage Spaces	2
Services Hydro	Y - Hydro available
Services Water	W - Private Well
Services Sanitary	S - Septic Bed
Pool on Property	-
Frontage (ft)	147.64
Depth (ft)	298.91
Site Area	1.02 A
Zoning	R1
Last Sale Date (yyyy/mm/dd)	2016/07/14
Last Sale Amount	\$ 562,000

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2016 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2017 taxation year.



GeoWarehouse Residential Detailed Report (Level 2)

Generated on 09/08/2017

Property Address	
Roll Number	
Legal Description	
Municipality	OTTAWA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2017 Taxation Year Phased-In Assessment *	\$ 630,250
Year Built	2002 2002
Total Floor Area (Above Grade) (sq ft)	2617
Basement Total Area (sq ft)	2617
Basement Finished Area (sq ft)	0
Number of Full Storeys	1
Number of Bedrooms	3
Number of Full Baths	3
Number of Half Baths	1
Heating Type	FA - Forced Air
Air Conditioning	Y
Garage Type	-
Garage Spaces	3
Services Hydro	N - No Hydro available
Services Water	W - Private Well
Services Sanitary	S - Septic Bed
Pool on Property	-
Frontage (ft)	35.46
Depth (ft)	0
Site Area	27487.3 F
Zoning	R1
Last Sale Date (yyyy/mm/dd)	2016/11/30
Last Sale Amount	\$ 610,000

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2016 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2017 taxation year.



GeoWarehouse Residential Detailed Report (Level 2)

Generated on 09/08/2017

Property Address	
Roll Number	
Legal Description	
Municipality	OTTAWA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2017 Taxation Year Phased-In Assessment *	\$ 562,500
Year Built	2000 2000
Total Floor Area (Above Grade) (sq ft)	2168
Basement Total Area (sq ft)	2168
Basement Finished Area (sq ft)	0
Number of Full Storeys	1
Number of Bedrooms	3
Number of Full Baths	2
Number of Half Baths	1
Heating Type	FA - Forced Air
Air Conditioning	Y
Garage Type	-
Garage Spaces	2
Services Hydro	Y - Hydro available
Services Water	W - Private Well
Services Sanitary	S - Septic Bed
Pool on Property	-
Frontage (ft)	134.54
Depth (ft)	0
Site Area	22215.6 F
Zoning	-
Last Sale Date (yyyy/mm/dd)	2016/09/29
Last Sale Amount	\$ 627,000

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2016 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2017 taxation year.



GeoWarehouse Residential Detailed Report (Level 2)

Generated on 09/08/2017

Property Address	
Roll Number	
Legal Description	
Municipality	OTTAWA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2017 Taxation Year Phased-In Assessment *	\$ 581,500
Year Built	2001 2001
Total Floor Area (Above Grade) (sq ft)	2396
Basement Total Area (sq ft)	2396
Basement Finished Area (sq ft)	0
Number of Full Storeys	1
Number of Bedrooms	3
Number of Full Baths	2
Number of Half Baths	0
Heating Type	FA - Forced Air
Air Conditioning	N
Garage Type	-
Garage Spaces	2
Services Hydro	Y - Hydro available
Services Water	W - Private Well
Services Sanitary	S - Septic Bed
Pool on Property	-
Frontage (ft)	120.37
Depth (ft)	0
Site Area	35283.6 F
Zoning	-
Last Sale Date (yyyy/mm/dd)	2016/08/19
Last Sale Amount	\$ 587,250

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2016 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2017 taxation year.

[REDACTED]

OTTAWA

[REDACTED]

[REDACTED]

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Broker

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RE/MAX Hallmark Realty Group

610 Bronson Avenue, Ottawa, Ontario K1S 4E6



Property Details

GeoWarehouse Address:

PIN:

Land Registry Office: OTTAWA-CARLETON (04)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Legal Description

Lot Size

Area: 38534.76 sq.ft

Perimeter: 830.05 ft.

Measurements: 114.23ft. x 262.1ft. x 59.83ft. x 109.04ft. x 165.74ft. x 120.14ft.

Lot Measurement Accuracy : HIGH

Measurements are based on coordinate geometry, providing a high degree of confidence that the measurement calculations are within an acceptable variance of the registered plan dimensions.



Assessment Information

ARN

Assessed Value	Phased-In Value			
Based on Jan 1, 2016	2017	2018	2019	2020

Frontage: 109.31 ft.

Description: Single-family detached (not on water)

Depth: N/A

Property Code: 301

Sales History

Sale Date	Sale Amount	Type	Notes
Jan 21, 2016	\$1	Transfer	
Jul 31, 2009	\$510,000	Transfer	
Jul 15, 2005	\$422,500	Transfer	
Nov 21, 2001	\$54,000	Transfer	
Jan 28, 1993	\$55,000	Transfer	

Comparable Sales



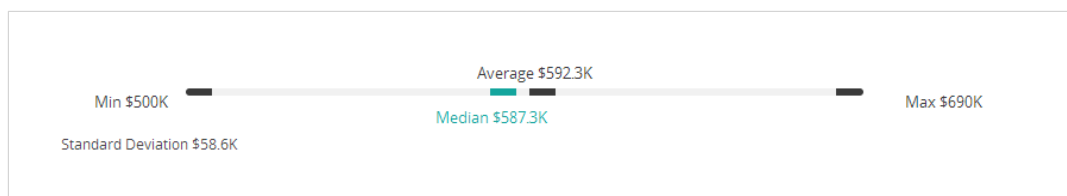
Comparable Sales Search Results

#	Address	Date	Sales Amount (\$)	Lot Size (sq.ft)	\$/sq.ft	Distance (m)	PIN
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							

10 2010 BRICKLAND DR, STAMPA, K1S 1K5 Jan 02, 2017 \$500,000 100 1001 000 110200002

Sales Statistics

Maximum:	\$690,000
Minimum:	\$500,000
Average:	\$592,302
Median:	\$587,250

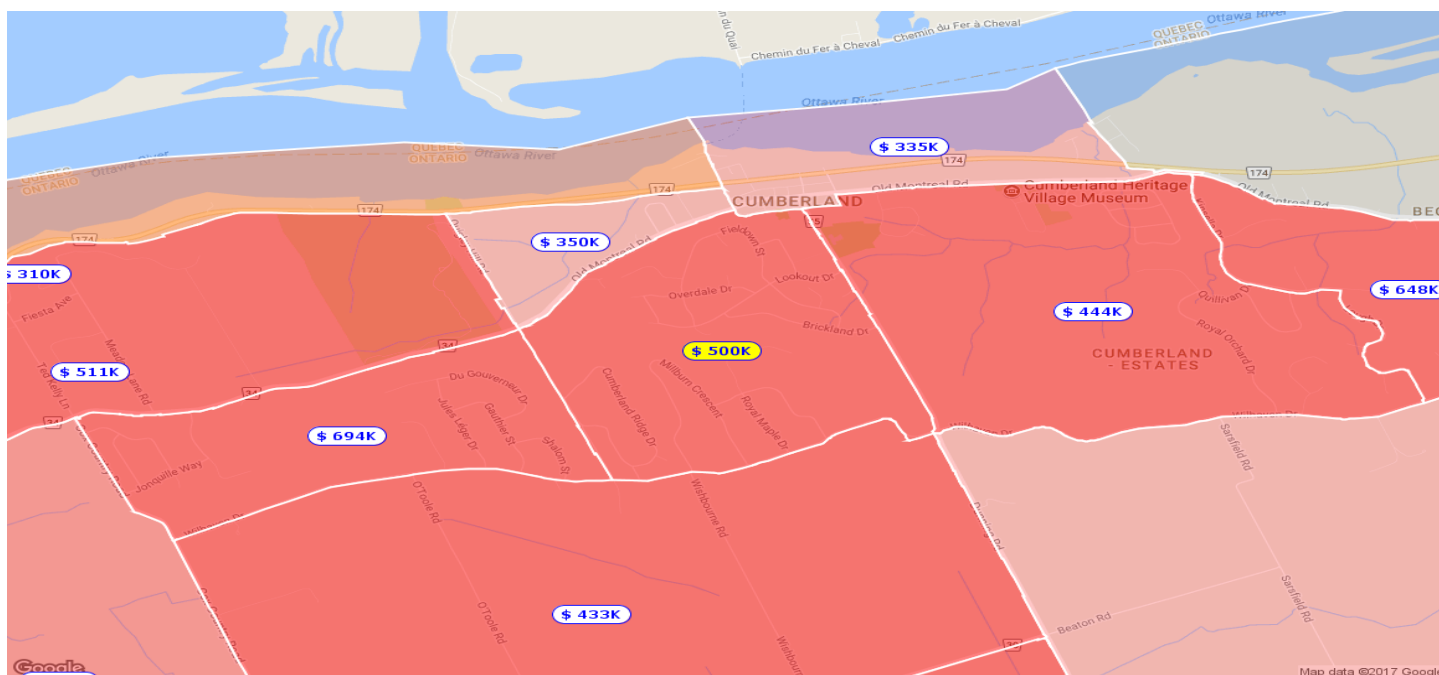


*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

Area Heat Maps

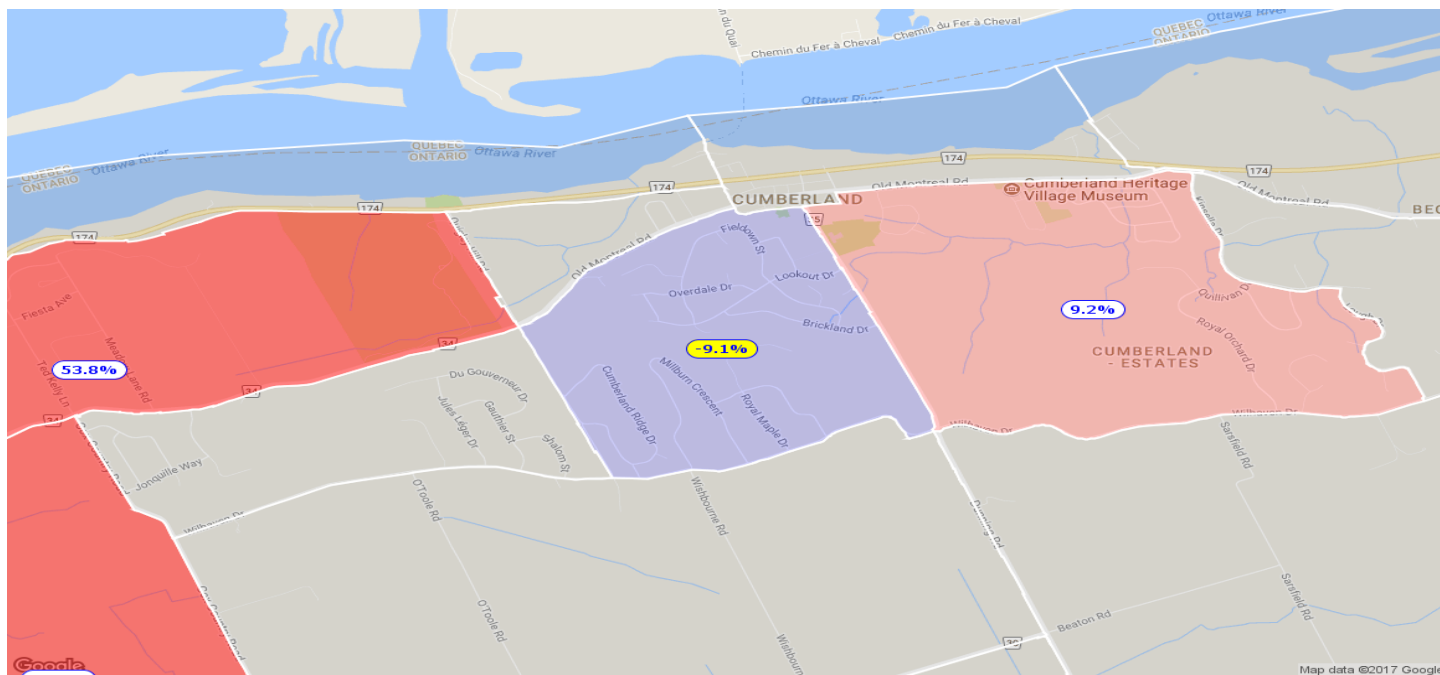
Average Sales Heat Maps - Last 1 Year

Block



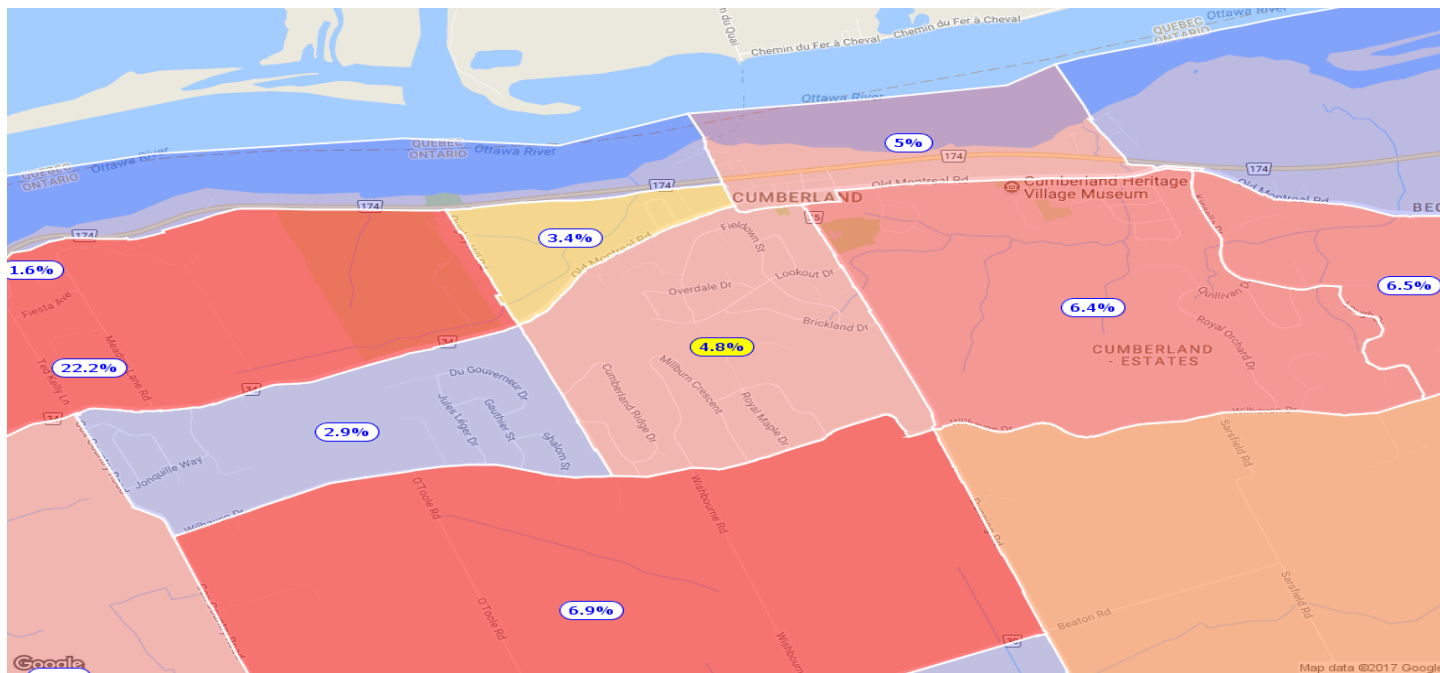
Growth Rate Heat Maps - Last 5 Years

Block



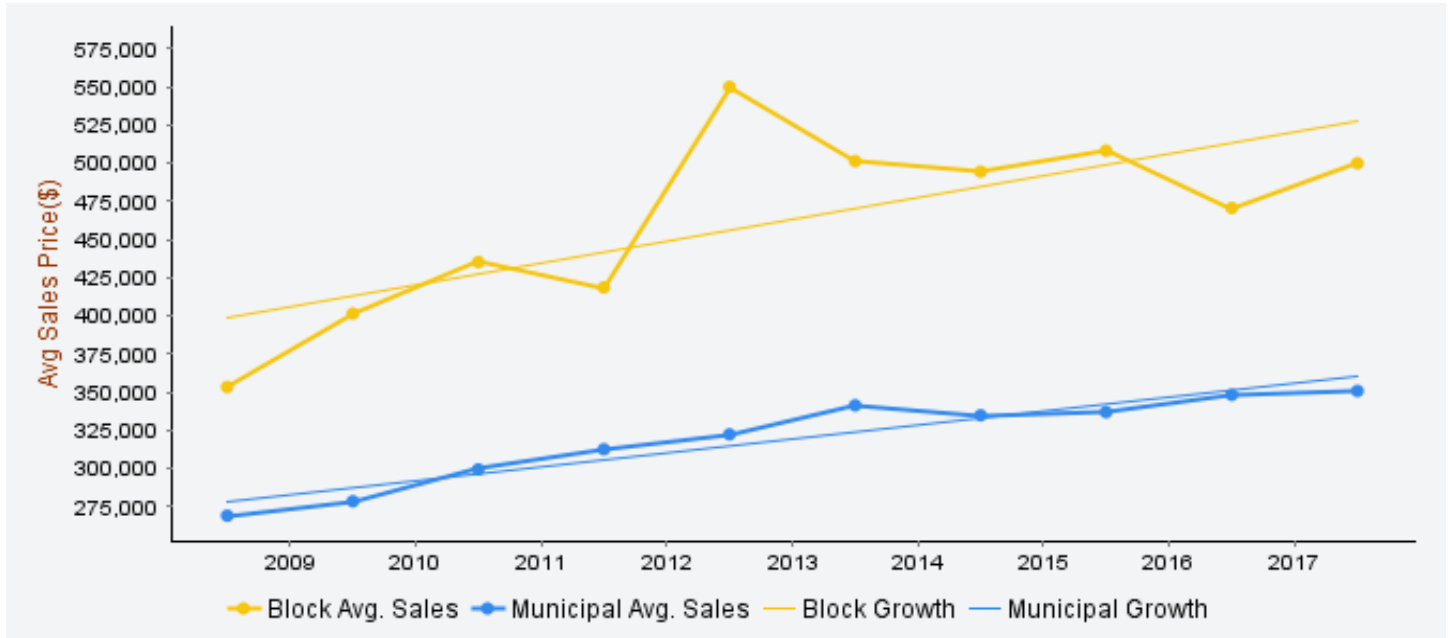
Market Turnover Heat Maps - Last 1 Year

Block

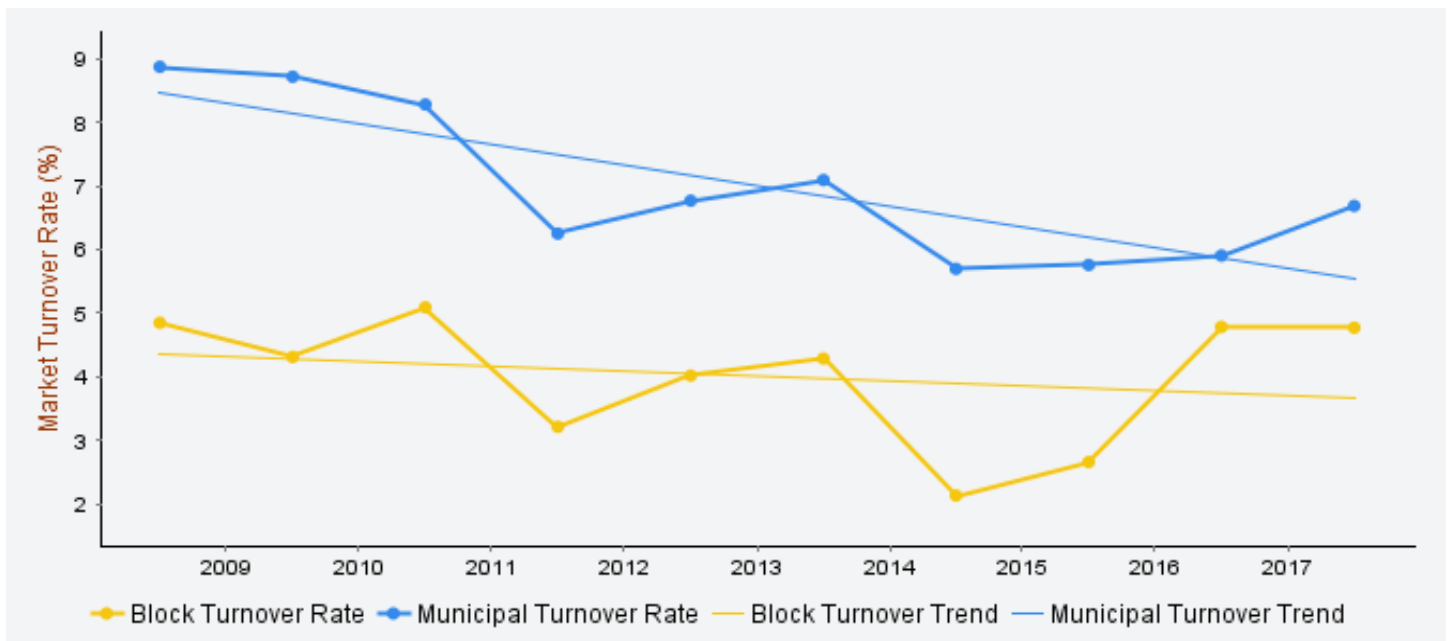


Historical Market Trends

Average Sale Values and Growth Rates



Market Turnover Rates



Market Statistics

Area Map



5 Year Analysis

Stable Value - With average property values 43.9% higher than the municipal average and properties turning over 38.3% less, property owners are comfortable setting roots in the community.

Average Sales Price - Last 1 Year

\$500,143

Block

\$350,911

Municipality

Growth Rate - Last 5 Years

Block

-9.1%

City

8.8%

Market Turnover - Last 1 Year

Block

4.8%

City

6.7%

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.

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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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