

1 PINE RIDGE DR
TORONTO

PIN 065170041

This report was prepared by:

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Property Details

GeoWarehouse Address:

1 PINE RIDGE DR
TORONTO
M1M2X2

PIN:	065170041
Land Registry Office:	METROPOLITAN TORONTO (80)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Lot Size

Area: 19615.48 sq.ft

Perimeter: 633.2 ft.

Measurements: 247.37ft. x 89.12ft. x 193.12ft. x 104.26ft.

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

190107133004100

Assessed Value	Phased-In Value			
\$1,030,000	\$958,000	\$982,000	\$1,006,000	\$1,030,000
Based on 2012	2013	2014	2015	2016

Frontage: 104.13 ft. Description: Single-family detached (not on water)

Depth: 216.0 ft. Property Code: 301

Sales History

Sale Date	Sale Amount	Party To	Instrument Type	Notes
Sep 01, 2000	\$800,000	SMITH, BETH	Transfer	
Nov 29, 1996	\$600,000	DIAZ, JEREMY	Transfer	

Comparable Sales



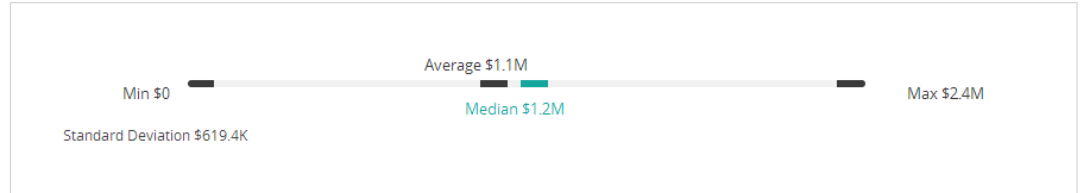
Comparable Sales Search Results

#	Address	Date	Sales Amount (\$)	Lot Size (sq.ft)	\$/sq.ft	Distance (m)	PIN
1	10 LEDGE RD, TORONTO, M1M1H1	Jul 14, 2016	0	19292	N/A	167	065180001
2	13 PINE RIDGE DR, SCARBOROUGH, M1M2X4	Jul 21, 2016	2	75847	0	206	065180223
3	8 STOBO LANE, TORONTO, M1M3X8	Feb 25, 2016	460,000	1280	359	497	065170208
4	14 FAIRCROFT BLVD, SCARBOROUGH, M1M2X1	Feb 29, 2016	860,000	16344	52	384	065170186
5	16 FAIRCROFT BLVD, TORONTO, M1M2X1	Sep 09, 2016	998,900	16344	61	402	065170185
6	20 FAIRCROFT BLVD, TORONTO, M1M2X1	Oct 12, 2016	1,050,000	16355	64	439	065170183
7	4 BALCARRA AVE, SCARBOROUGH, M1M1G7	Sep 26, 2016	1,080,000	15569	69	434	064130245
8	3 WINDY RIDGE DR, TORONTO, M1M1H6	Aug 19, 2016	1,160,000	9920	116	510	064060003
9	9 BALCARRA AVE, TORONTO, M1M1G8	Jun 28, 2016	1,230,000	28180	43	348	065170169
1	10 LEDGE RD, TORONTO, M1M1H1	Jul 15, 2016	1,285,000	19292	66	167	065180001
10	17 BELLEHAVEN CRES, TORONTO, M1M1H2	Oct 14, 2016	1,290,000	48495	26	347	065180109
11	51 PINE RIDGE DR, SCARBOROUGH, M1M2X6	Aug 30, 2016	1,430,000	26910	53	384	065180029

12	34 WINDY RIDGE DR, TORONTO, M1M1H5	Jun 03, 2016	1,500,000	14988	100	444	064060040
13	32 MEADOWCLIFFE DR, TORONTO, M1M2X9	Sep 01, 2016	2,425,000	61687	39	392	065180216

Sales Statistics

Maximum:	\$2,425,000
Minimum:	\$0
Average:	\$1,054,921
Median:	\$1,160,000

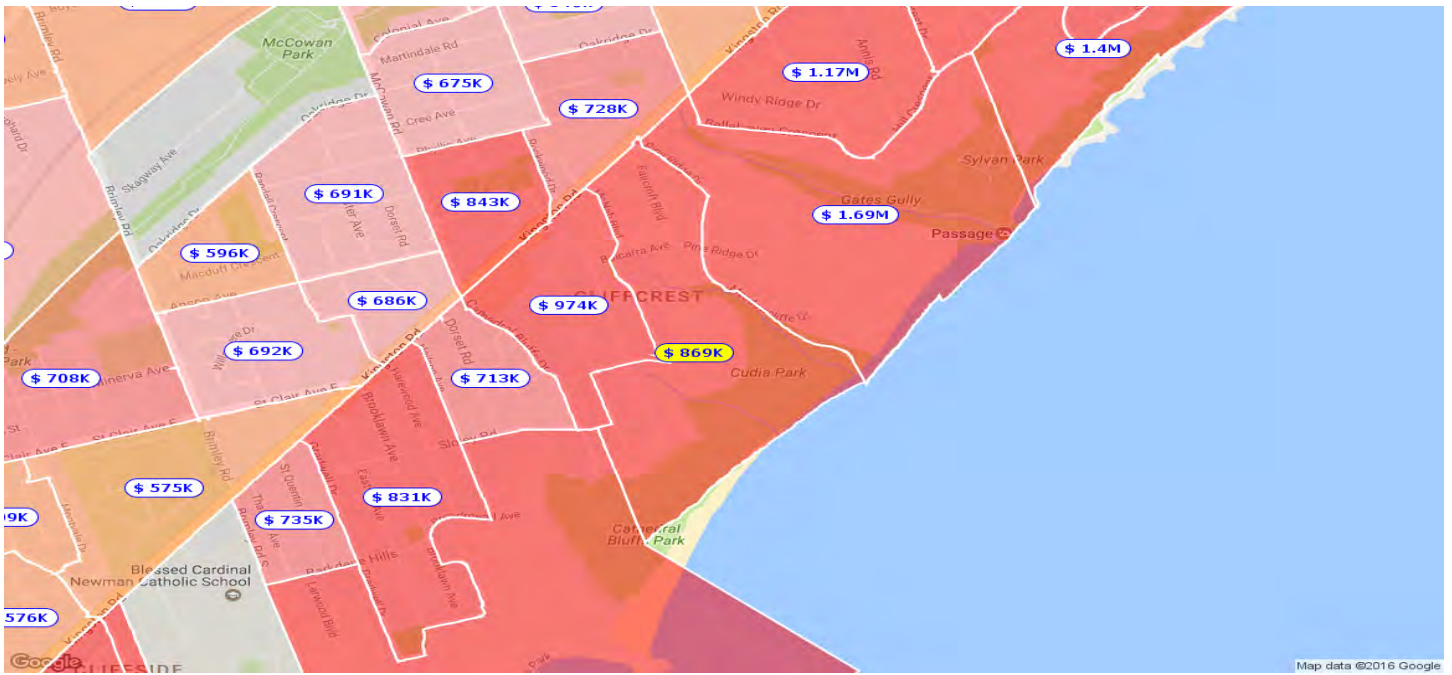


*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

Area Heat Maps

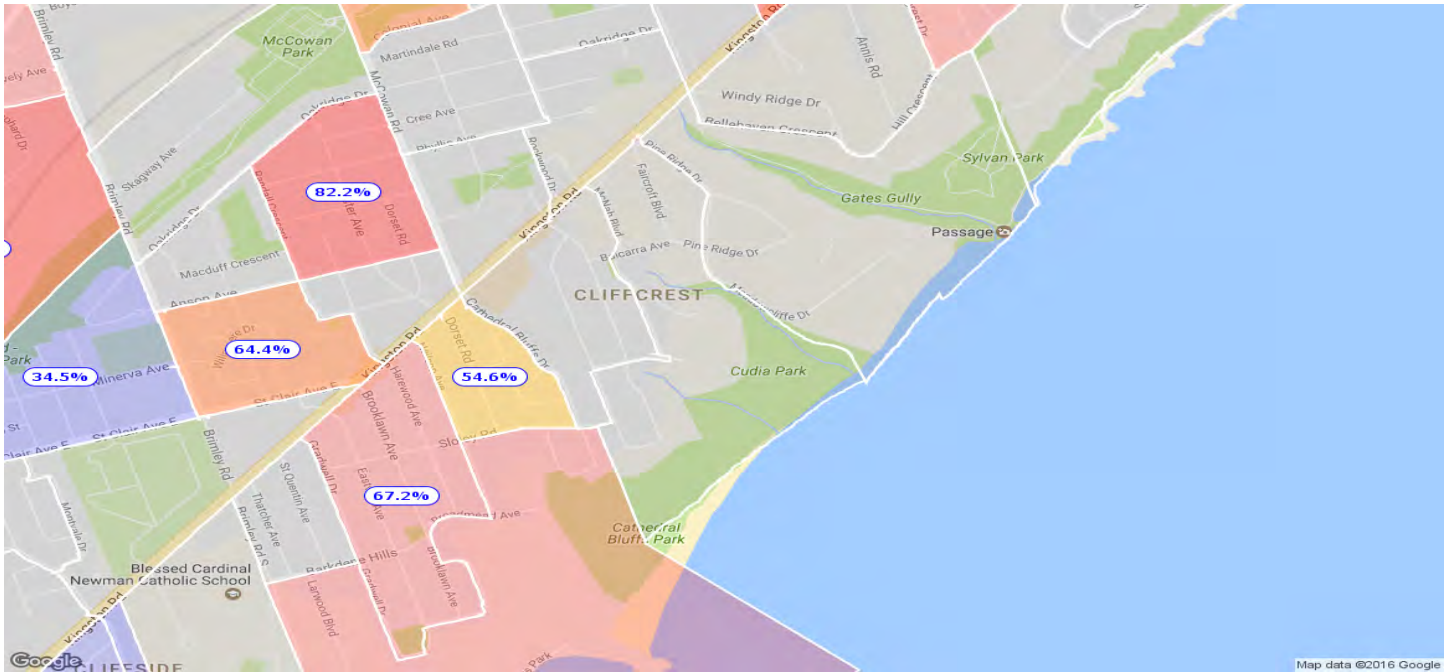
Average Sales Heat Maps - Last 1 Year

Block



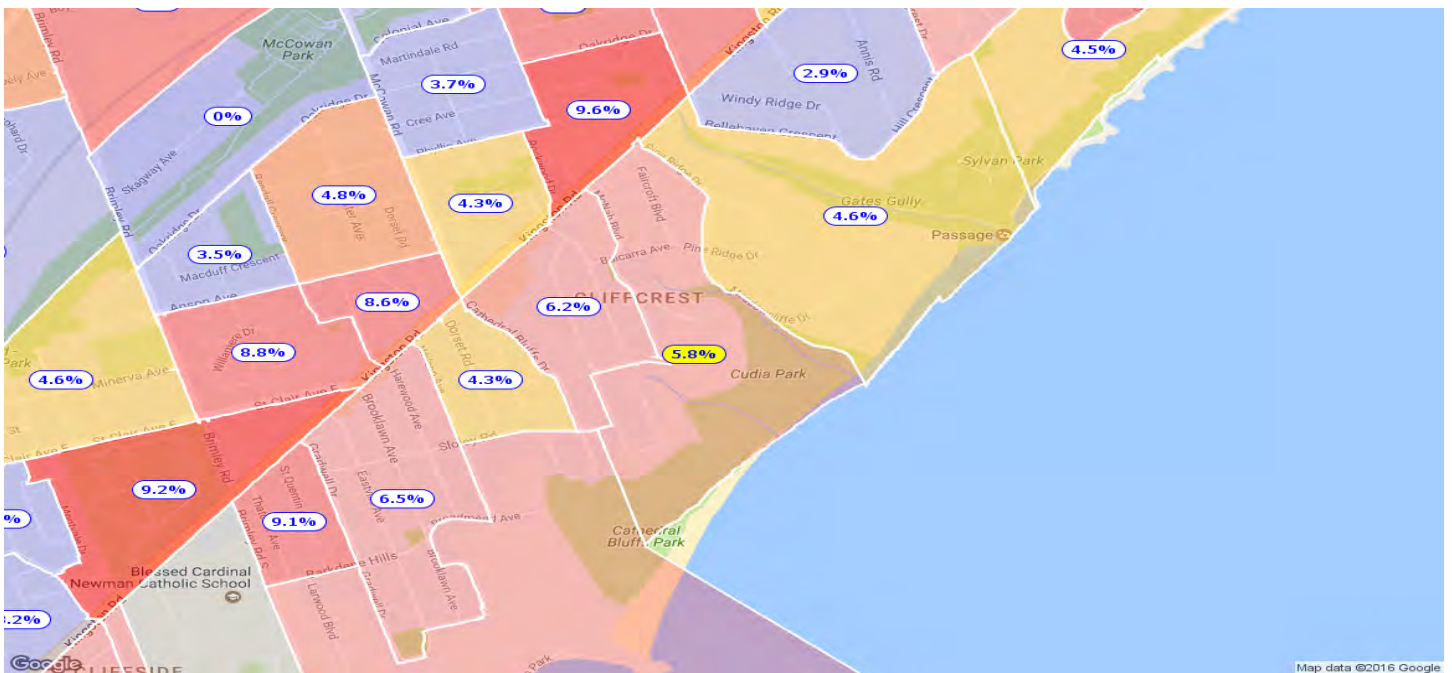
Growth Rate Heat Maps - Last 5 Years

Block



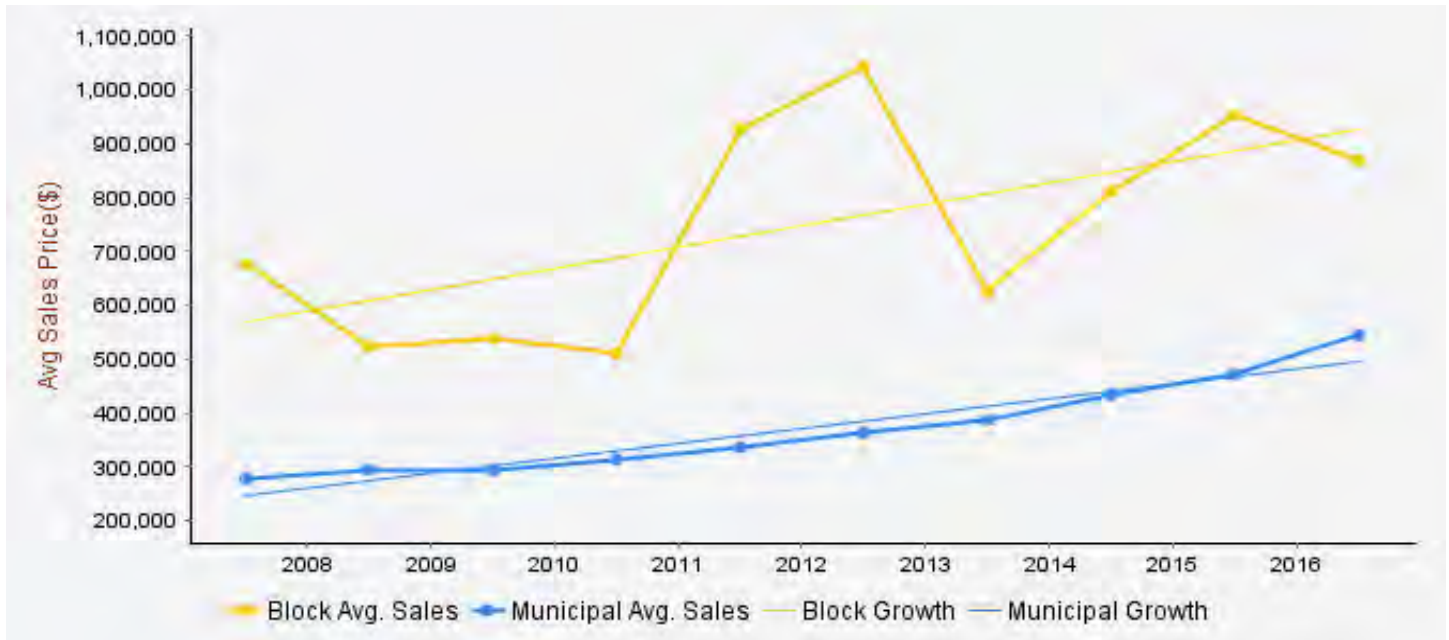
Market Turnover Heat Maps - Last 1 Year

Block

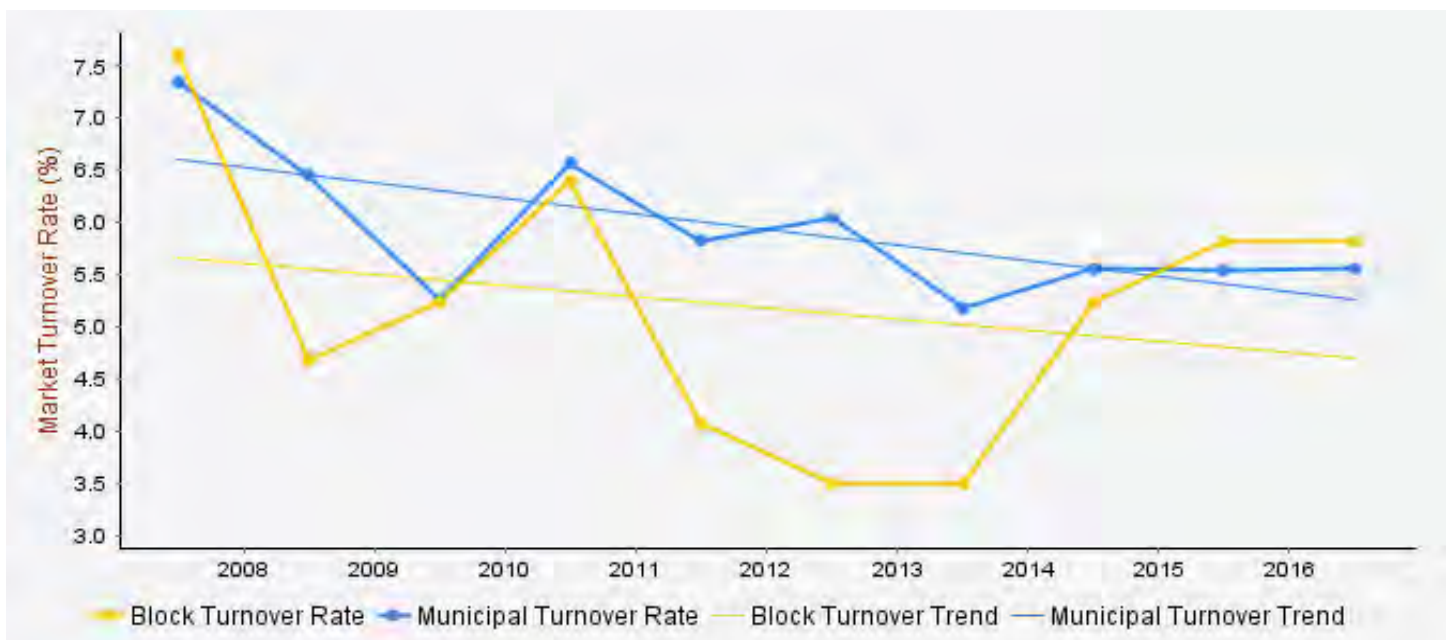


Historical Market Trends

Average Sale Values and Growth Rates



Market Turnover Rates



Market Statistics

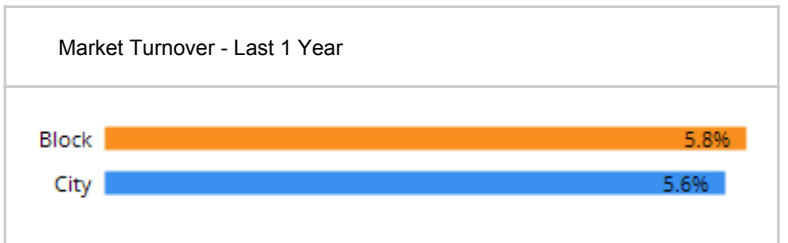
Area Map



5 Year Analysis

Stable Value - With average property values 97% higher than the municipal average and properties turning over 13.8% less, property owners are comfortable setting roots in the community.

Average Sales Price - Last 1 Year	
\$868,590	\$544,210
Block	Municipality



This report was prepared by:

For

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Not Available

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Notes

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