

Summary of Additional Property Information

Site Details For: 130 28 AV NE (MULTIPLE ADDRESSES / SINGLE ROLL No.)

Land:

Total Acq. Area:	±9,664.579 sq.m (104,028.66 sq.ft) 0.967ha (2.39ac)	
Topography:	Level	
Land Use Designation:	R-C2, Residential – Contextual One/Two Dwelling	
Land Interest Number:	130-28 AV NE	2204161
	130R-28 AV NE	2204162
	112-28 AV NE	2204163
	112R-28 AV NE	2204164
	116-28 AV NE	2204165
	116R-28 AV NE	2204166
	121-29 AV NE	2204167
	121R-29 AV NE	2204168
	129-29 AV NE	2204169
	129R-29 AV NE	2204170
	132-28 AV NE	2204171
	136-28 AV NE	2204172
	136R-28 AV NE	2204173
	140-28 AV NE	2204174
	140R-28 AV NE	2204175
	2915-1 ST NE	2204176

Improvements:

Type: Institutional/School Structure

Size: ±3,920 sq.m (42,194 sq.ft.)

Age: 102 years (circa 1920)

Taxes:

Current Year:	Exempt from taxation
Account Balance:	\$0.00

Arrears:	\$0.00
L.I. Levy:	\$0.00

Assessment:

Roll Number:	046219804
Assessed Value:	\$9,150,000.00 (2022)

Note that this is the total assessment for all 16 properties.

Comments: The property is a parcel of land and the improvements to it. The assessment reflects a market value standard with a valuation date of July 1, 2021. As legislated, assessments based on a market value standard must be prepared using mass appraisal, must be an estimate of the value of the fee simple estate in the property, and must reflect typical market conditions for properties similar to that property. These 16 properties are assessed under one roll number.

This report and the resulting decision are solely recommendations and authorizations communicated between the Administration. It is not intended to provide representations or warranties to be acted upon by any other party or to be deemed or construed as an offer and an acceptance by The City

Gross Cost of the Purchase:

Gross Purchase Price:	\$6,292,093.42
Acquisition Fee:	\$192,762.80
Total GST:	\$0.00
Estimated Other Costs:	\$3,024.60
Gross Cost of Purchase:	\$6,487,880.82