

REALTOR® Assessment Detail Report - Premium



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|-----------------------------|---|
| Property Address | 5848-5860 FERRY ST |
| Municipality | NIAGARA FALLS CITY |
| Roll Number | 272507000103701 |
| City | NIAGARA FALLS |
| Property Code & Description | 471 - Retail or office with residential unit(s) above or behind - less than 10,000 s.f. gross building area (GBA), street or onsite parking, with 6 or less apartments, older downtown core |

Property Details

| | |
|--------------------------------------|--------------------------|
| Property Type | Commercial |
| Legal Description | PLAN 653 PT LOTS 2 AND 3 |
| Zoning | GC |
| Last Notice Date | 2024-10-30 |
| Request for Reconsideration Deadline | 2025-03-31 |

Site Details

| Frontage | Depth | Site Area | Variance |
|----------|-------|------------|-----------|
| 64.00 F | - | 5,227.20 F | Irregular |

| On-Site Variables | Abuts Variables | Proximity Variables | Waterfront Variables |
|---------------------------------------|--------------------------|--------------------------------|----------------------|
| PREDOMINANT EXPOSURE - NORTH | TRAFFIC PATTERN - MEDIUM | REGIONAL CENTRE DISTANCE <10KM | |
| REAR ACCESS - DRIVEWAY | | | |
| FREE ON SITE | | | |
| OFFICIAL PLAN DESIGNATED - COMMERCIAL | | | |
| ZONED FOR COMMERCIAL USE | | | |

Service Details

| Private Water | Private Sanitary | Driveway |
|---------------|------------------|----------------------------|
| - | - | Unspecified/Not Applicable |

Owner Details

| Business Name | Business Mailing Address |
|---------------------|--|
| 2474155 ONTARIO INC | 14710 NIAGARA RIVER PKY NIAGARA ON THE LAKE ON L0S 1J0 |

Valuation Details

| | |
|------------------------------------|------------|
| Valuation Date (yyyy-mm-dd) | 2016-01-01 |
| Assessed Value on January 1, 2016* | \$448,000 |
| Assessed Value on January 1, 2012 | \$435,229 |

| Taxation Year | Phased-In Assessment** |
|---------------|------------------------|
| 2017 | \$438,422 |
| 2018 | \$441,615 |
| 2019 | \$444,807 |
| 2020 | \$448,000 |
| 2021 | \$448,000 |
| 2022 | \$448,000 |
| 2023 | \$448,000 |
| 2024 | \$448,000 |
| 2025 | \$448,000 |
| 2026 | \$448,000 |

Residential Tax Estimates

Please note that Residential Tax Estimates are not available for this property.

Pursuant to Sections 39.1(1.1) and 40(3) of the Assessment Act, property owners of properties in the residential, farm and managed forest property classes must file a Request for Reconsideration no later than March 31st of the taxation year when the Request for Reconsideration is made.

Property owners who miss the Request for Reconsideration deadline for the current taxation year can file a Request for Reconsideration for the following taxation year prior to March 31st of the next taxation year. Property owners will have 90 days to file an appeal with the Assessment Review Board after MPAC issues a Notice of Reconsideration with respect to the Request for Reconsideration.

Pursuant to Section 40(6) of the Assessment Act, property owners of properties that are not in the residential, farm and managed forest property classes may file an appeal with the Assessment Review Board with respect to a given taxation year no later than March 31st of such taxation year.

NOTE: *Pursuant to the Ontario Assessment Act, assessed values for taxation years from 2017 onwards are currently based on a January 1, 2016 valuation date. This valuation date is subject to change through legislation. For more information regarding assessments, visit www.mpac.ca

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority. Property assessments for taxation years from 2020 onwards are based on the fully phased-in January 1, 2016 assessed values.