

**104 LONGWOOD RD S
HAMILTON**

PIN 174660062

Report title



This report was prepared by:
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RIGHT AT HOME REALTY INC



PROPERTY REPORT

Property Details

GeoWarehouse Address:

104 LONGWOOD RD S
HAMILTON
L8S1S6

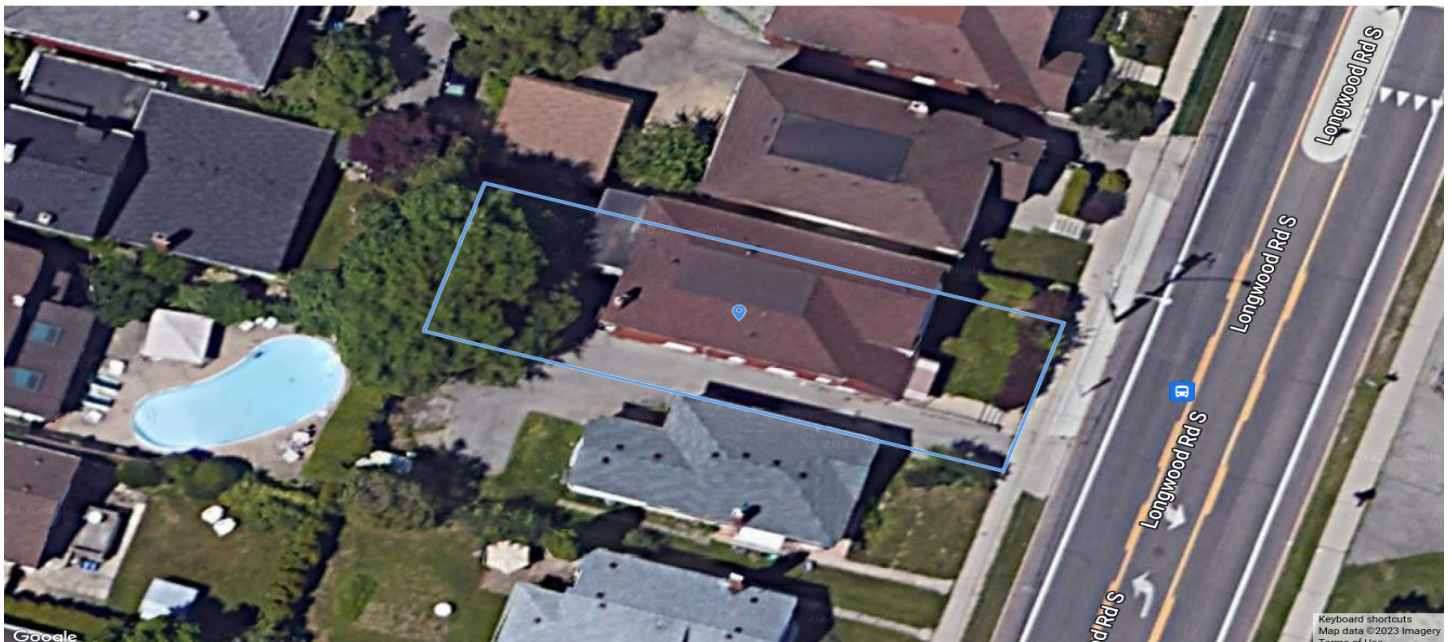
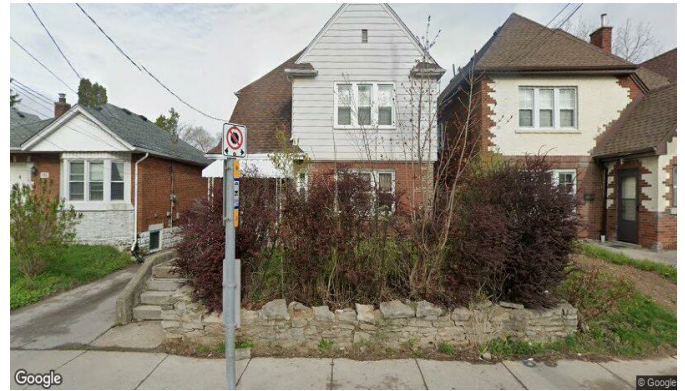
PIN: 174660062

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

NGUYEN, THI THANH HUYEN

Legal Description

LOT 123 PLAN 692 ; S/T & T/W VM142112 ; S/T DEBTS IN VM142112 ; HAMILTON

Lot Size

Area: 3315.28 sq.ft

Perimeter: 265.75 ft.

Measurements: 33.07ft. x 100.27ft. x 33.06ft. x 100.28ft.

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

ARN

251801005405510

| Taxation Year | Previous Assessment |
|---------------|----------------------|
| 2023 | N/A |
| 2022 | Phased-In Assessment |
| 2021 | \$418,000 |
| 2020 | \$418,000 |

| | | | |
|-----------|-----------------|---------------------|-----------|
| Frontage: | 33.0 ft. | Description: | Duplex |
| Depth: | 100.0 ft. | Property Code: | 332 |
| Based On: | January 1, 2016 | Current Assessment: | \$418,000 |

Enhanced Site & Structure

Structures:

| # | Year Built | Bed Rooms | Full Baths | Half Baths | Full Stories | Partial Stories | Split Level | Fireplace |
|-----|------------|-----------|------------|------------|--------------|-----------------|-------------|-----------|
| 322 | 1932 | 4 | 2 | 0 | 2 | No part storey | No Split | 0 |

Assessment Roll Legal Description: PLAN 692 LOT 123

Property Address: 104 LONGWOOD RD S HAMILTON ON L8S1S6

Zoning: C/S-1361

Property Type: RESIDENTIAL

Site Area: 0.08A

Site Variance: Regular

Driveway Type: Separate or Private Driveway

Garage Type: N/A

Garage Spaces: N/A

Water Service Type: Municipal

Sanitation Type: Municipal

Pool: Indoor :N, Outdoor :N

Sales History

| Sale Date | Sale Amount | Type | Party To | Notes |
|--------------|-------------|----------|------------------------------|-------|
| Oct 29, 2021 | \$797,000 | Transfer | NGUYEN, THI THANH HUYEN; | |
| Nov 12, 2002 | \$185,000 | Transfer | MAHMOOD, RASHID; | |
| Dec 21, 1992 | \$1 | Transfer | FITZPATRICK, WILLIAM GERARD; | |

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