

REALTOR® Commercial / Industrial Report



| | |
|-----------------------------|---------------------------------------|
| Property Address | 5500 MANOTICK MAIN ST |
| Municipality | OTTAWA CITY |
| Roll Number | 061418381514200 |
| Property Code & Description | 405 - Office use converted from house |

Property Details

| | | | |
|----------------------|-----------------|---|--------|
| Valuation Date | January 1, 2016 | | |
| Frontage (ft) | 100.00 | Depth (ft) | 148.00 |
| Site Area (A) | 0.34 | Zoning | VM9 |
| Business Name | | Business Mailing Address | |
| COBURN, JOHN H | | 5603 ISLAND PARK DR MANOTICK ON K4M 1J3 | |
| FRIESZ, MARDI | | | |

Permit Details

Currently, MPAC'S records indicate that there are no building permits for this property.

Cost Property Information

| | | | |
|--------------------------|--------------|-------------------------------|-------|
| Land Size (A) | - | Total Refrigeration (cuft) | - |
| Total Land Value | \$349,618.27 | Total No. of Dock Levelers | - |
| Total RCN for Yardwork | - | Total No. of Walk in Coolers | - |
| Total RCNLD for Yardwork | - | Total Floor Area (sqft) | 1,577 |
| Total RCN for Building | \$216,868 | Total Int. Office Area (sqft) | 1,261 |
| Total RCNLD for Building | \$80,821 | Total Heating Area (sqft) | - |
| Year Built Range | 1957 - 1957 | Max Height (ft) | 10 |

| BIN | Bldg No. | Structure Desc. | Year Built | Building Use | Floor Area(sqft) | Int. Off Area(sqft) | Height (ft) | Floor Level |
|-----|----------|------------------------|------------|--------------|------------------|---------------------|-------------|-------------|
| 1 | 1A | SINGLE FAMILY DETACHED | 1957 | OFFICE BSMT | - | 1,261 | 8.0 | B |
| 1 | 1B | SINGLE FAMILY DETACHED | 1957 | OFFICE | 1,261 | - | 8.0 | 1 |
| 2 | 2 | DETACHED GARAGE | 1957 | - | 316 | - | 10.0 | 1 |

NOTE: Pursuant to the Ontario Assessment Act, MPAC conducts a province-wide Assessment Update every four years to reflect a new legislated valuation date. The valuation date is a fixed day on which all properties are valued. For the 2017-2020 taxation years, the assessed value was based on a January 1, 2016 valuation date. In 2020, the Assessment Update was postponed so the January 1, 2016 valuation date also applies to property assessments for the 2021 and 2022 taxation years. 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 on the 2023 Assessment Roll for the 2024 taxation year. Property assessments for the 2024 taxation year are based on the fully phased-in January 1, 2016 assessed values.