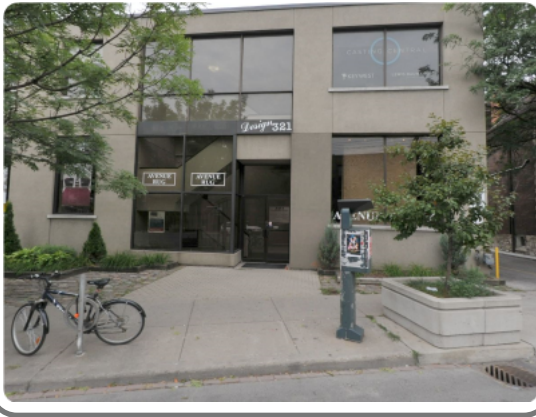




ICI Commercial / Industrial Report



Property Address: 123 ONTARIO BLVD

Municipality: ANYTOWN

Roll Number: 1234111222444000000

Business Name	Business Mailing Address
---------------	--------------------------

ABC COMPANY	111 ONTARIO ST ANYTOWN ON A1B 2C3
-------------	---

Legal Description	PLAN A123 LOTS 1 TO 3
Property Code & Description	478 - Retail with office(s) - greater than 10,000 s.f., GBA with offices above
Assessed Value*	\$3,218,000
2021 Taxation Year Phased-In Assessment**	\$3,218,000
Last Sale Date (yyyy/mm/dd)	1994/09/01
Last Sale Amount	\$1,350,000
Frontage (ft)	109.58
Depth (ft)	92
Site Area	10,081.00 F
Zoning	CR1

Income Property Information

Year Built	1954
Number of Storeys	2
Gross Leasable Area (sq ft)	Occupancy Level
8,122	510-Allied - Ground Floor Standard
5,866	220-Office - 2nd Floor and up

Cost Property Information

Effective Land Size 10,081.36 F
Total Land Value \$879,147
Total Land Value Base Year 2016

Year Built	Floor Level	Clear Height (ft)	Interior Finish (sq ft)	Building Area (sq ft)
1954	2	8	-	6,374
1954	F	8	3,757	-
1954	F	8	3,560	-
1954	1	10	-	6,290

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 taxation year. For more information regarding assessments, visit www.mpac.ca

*Assessed Value is based on a January 1, 2016 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2021 taxation year. Property assessments for the 2021 taxation year are based on the fully phased-in January 1, 2016 assessed values.