



ICI Commercial / Industrial Report



Property Address: 321 ONTARIO BLVD

Municipality: ANYTOWN

Roll Number: 123411222556000000

Business Name	Business Mailing Address
ABC COMPANY	111 ONTARIO ST ANYTOWN ON A1B 2C3

Legal Description	PLAN1234 PT BLK A RP 11R1234 PARTS 3 & 4
Property Code & Description	512 - Cement/asphalt manufacturing plant
Assessed Value*	\$6,344,000
2021 Taxation Year Phased-In Assessment**	\$6,344,000
Last Sale Date (yyyy/mm/dd)	2018/01/21
Last Sale Amount	\$4,800,000
Frontage (ft)	269.30
Depth (ft)	-
Site Area	4.42 A
Zoning	M3 MOF

Cost Property Information				
Effective Land Size	4.42 A			
Total Land Value	\$3,555,985			
Total Land Value Base Year	2016			
Year Built	Floor Level	Clear Height (ft)	Interior Finish (sq ft)	Building Area (sq ft)
2011	1	24	-	18,130
2011	M	12	-	4,027
2011	I	8	4,027	-
2011	M	12	-	942
2011	1	32	-	2,038

Cost Property Information

Effective Land Size 4.42 A
Total Land Value \$3,555,985
Total Land Value Base Year 2016

Year Built	Floor Level	Clear Height (ft)	Interior Finish (sq ft)	Building Area (sq ft)
2011	M	8	4,027	-
2011	2	10	-	1,657
2011	1	10	-	1,657

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.