

**4095 MOODIE DRIVE
OTTAWA**

PIN 045920017

Report title



This report was prepared by:

OTMAJORAN OTMAJORAN
Broker

andre@andremajor.com

eXp Realty of Canada Inc.

Ottawa, Ontario, Canada
Office: 613-262-0606



PROPERTY REPORT

Property Details

GeoWarehouse Address:

4095 MOODIE DRIVE
OTTAWA

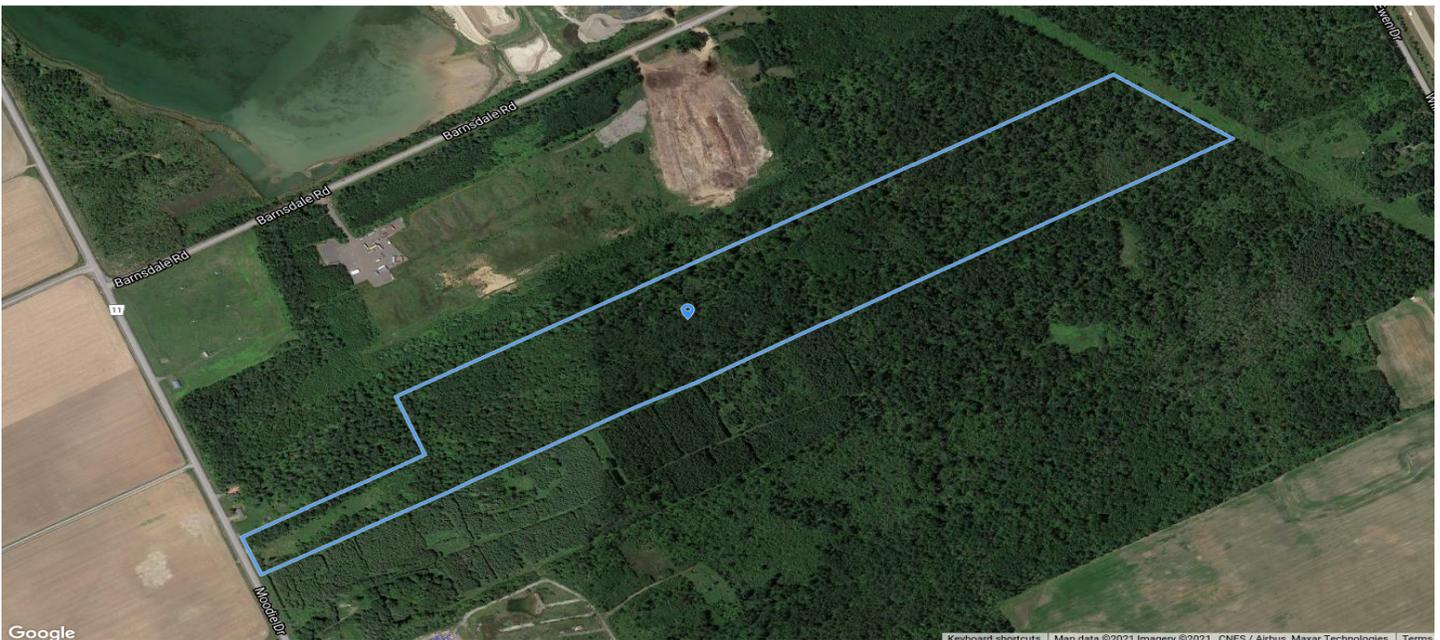
PIN: 045920017

Land Registry Office: OTTAWA-CARLETON (04)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Ownership

Owner Name:

CALAGOURE, LARRY

Party To:

CALAGOURE, LARRY; CALAGOURE, KATHLEEN

Legal Description

PT LT 4 CON 4 RF, PT 7 5R3526; EXCEPT RD AS WIDENED NEPEAN

Lot Size

Area: 3326637.11 sq.ft

Perimeter: 12526.25 ft.

Measurements: 4254.99ft. x 413.25ft. x 1088.42ft. x 270.04ft. x 2217.33ft. x 3541.68ft. x 742.68ft.

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

061412082521000

Phased-In Value	Assessed Value
\$486,000	\$486,000
2021 Tax Year	Based on Jan 1, 2016

Frontage:	270.31 ft.	Description:	Vacant residential land not on water
Depth:	N/A	Property Code:	100

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Sep 08, 2003	\$1	Transfer	CALAGOURE, LARRY; CALAGOURE, KATHLEEN;	See Notes 1
Oct 16, 1953	\$500	Transfer	CALAGOURE, KATHLEEN;	

Notes :

1. The following Pins were transferred together with the subject Property

045920019

Terms and Conditions

Reports Not the Official Record. Reports, other than the Parcel Register, obtained through Geowarehouse are not the official government record and will not necessarily reflect the current status of interests in land.

Currency of Information. Data contained in the Geowarehouse reports are not maintained real-time. Data contained in reports, other than the Parcel Register, may be out of date ten business days or more from data contained in POLARIS.

Coverage. Data, information and other products and services accessed through the Land Registry Information Services are limited to land registry offices in the areas identified on the coverage map.

Completeness of the Sales History Report. Some Sales History Reports may be incomplete due to the amount of data collected during POLARIS title automation. Subject properties may also show nominal consideration or sales price (e.g. \$2) in cases such as transfers between spouses or in tax exempt transfers.

Demographic Information. Demographic Information is obtained from Environics Analytics. Environics Analytics acquires and distributes Statistics Canada files in accordance with the Government of Canada's Open Data Policy. No information on any individual or household was made available to Environics Analytics by Statistics Canada. PRIZM and selected PRIZMC2 nicknames are registered trademarks of The Nielsen Company (U.S.) and are used with permission.

The Property Information Services, reports and information are provided "as is" and your use is subject to the applicable Legal Terms and Conditions. Some information obtained from the Land Registry Information Services is not the official government record and will not reflect the current status of interests in land. Use of personal information contained herein shall relate directly to the purpose for which the data appears in land registry records and is subject to all applicable privacy legislation in respect of personal information. Such information shall not be used for marketing to a named individual.

Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.