

## Property Details

GeoWarehouse Address:

272 DEWITT RD  
STONEY CREEK  
L8E2R1

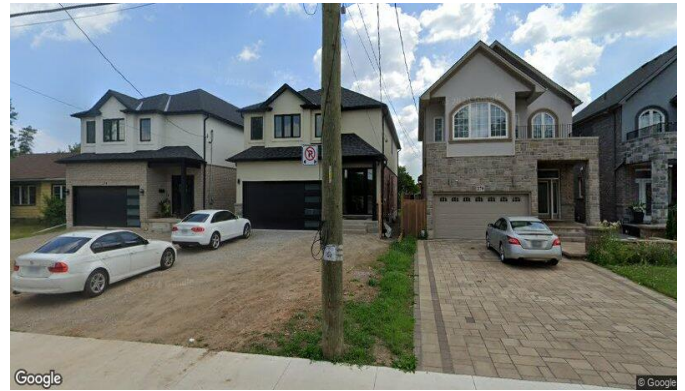
PIN: 173490550

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Ownership

Owner Name:

TYUPAEVA, EKATERINA;VOLFOVITCH, VIATCHESLAV

## Legal Description

PART OF LOT 15, PLAN 864, DESIGNATED AS PART 2 ON PLAN 62R-21085 SUBJECT TO AN EASEMENT IN GROSS AS IN WE1615470 CITY OF HAMILTON

## Lot Size

Area: 5694.1 sq.ft (0.131 ac)

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Perimeter: 390.42 ft.

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Measurements: 160.33ft. x 35.58ft. x 160.33ft. x 35.56ft.

**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**

251800324001600

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment
2022	\$166,000
2021	\$166,000

Frontage:	35.56 ft.	Description:	Vacant residential land not on water
Depth:	160.01 ft.	Property Code:	100
Based On:	January 1, 2016	Current Assessment:	\$166,000

### Enhanced Site & Structure

**Structures:**

<b>Assessment Roll Legal Description:</b>	PLAN 864 PT LOT 15 RP 62R21085 PART 2
<b>Property Address:</b>	272 DEWITT RD STONEY CREEK ON L8E2R1
<b>Zoning:</b>	R6
<b>Property Type:</b>	RESIDENTIAL
<b>Site Area:</b>	5690.52F
<b>Site Variance:</b>	Regular
<b>Driveway Type:</b>	Separate or Private Driveway
<b>Garage Type:</b>	N/A
<b>Garage Spaces:</b>	N/A
<b>Water Service Type:</b>	N/A
<b>Sanitation Type:</b>	N/A
<b>Pool:</b>	Indoor : N/A, Outdoor : N/A
<b>RRF AppealDate:</b>	2023-03-31
<b>Abut Details:</b>	TRAFFIC PATTERN - MEDIUM
<b>Onsite Details:</b>	OFFICIAL PLAN DESIGNATED - RESIDENTIAL
<b>Proximity Details:</b>	N/A
<b>Waterfront Details:</b>	N/A
<b>Last Property Assessment Notice</b>	2022-11-02
<b>Property Owner Name:</b>	N/A
<b>Property Owner Mail:</b>	N/A

#### Residential Property Tax Details

## Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jun 24, 2024	\$1,245,000	Transfer	TYUPAEVA, EKATERINA; VOLFOVITCH, VIATCHESLAV;	
Jun 17, 2020	\$585,000	Transfer	SHERWOOD, ROGER;	

## Property Details

GeoWarehouse Address:

272 DEWITT RD  
HAMILTON  
L8E2R1

PIN: 173490086

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Not Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold

## Ownership

Owner Name:

SHERWOOD, ROGER

Party To:

CANTALINI, MARIA TERESA; WILLIAMS, TONIA MARIE; RUBERTO, MATTHEW GEORGE

## Legal Description

LT 15, PL 864 ; STONEY CREEK CITY OF HAMILTON SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2 ON PLAN 62R-21085 AS IN WE1615470

## Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jun 24, 2022	\$1,150,000	Transfer	CANTALINI, MARIA TERESA; WILLIAMS, TONIA MARIE; RUBERTO, MATTHEW GEORGE;	See Notes 1
Jun 23, 2022	\$2	Transfer	CITY OF HAMILTON;	
Jun 17, 2020	\$585,000	Transfer	SHERWOOD, ROGER;	
Nov 10, 2017	\$420,000	Transfer	2522332 ONTARIO INC.;	
Dec 02, 2013	\$286,500	Transfer	DIONISIO, GABRIEL; DIONISIO, FRANCO;	
Jul 31, 2007	\$190,000	Transfer	KERR, SCOTT; KERR, ANDREA;	
Jun 30, 1997	\$125,000	Transfer	GERMANO, MARIO;	
Feb 21, 1978	\$2	Transfer	FISCHLER, ANNA;	
Nov 19, 1970	\$1	Transfer	FISCHLER, ANNA; FISCHLER, PETER;	

### Notes :

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

173490549

## Property Details

GeoWarehouse Address:

270 DEWITT  
STONEY CREEK

PIN: 173490540

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Ownership

Owner Name:

KASSAM, SHAHZMIN; BONI, MICHAEL

## Legal Description

PART OF LT 16, PL 864; BEING PART 4 ON 62R19644 SUBJECT TO AN EASEMENT IN GROSS OVER PT 4 62R19644 AS IN WE934806 CITY OF HAMILTON

## Lot Size

Area: 5694.1 sq.ft (0.131 ac)

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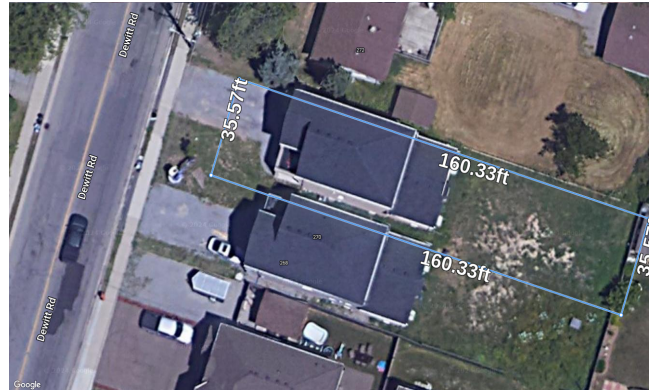
Perimeter: 390.42 ft.

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Measurements: 160.33ft. x 35.57ft. x 160.33ft. x 35.57ft.

**Lot Measurement Accuracy : LOW**

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## Assessment Information

**ARN**

251800324001400

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment
2022	\$525,000
2021	\$525,000

Frontage:	35.56 ft.	Description:	Single-family detached (not on water)
Depth:	160.01 ft.	Property Code:	301
Based On:	January 1, 2016	Current Assessment:	\$525,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	2014	3	2	1	2	No part storey	No Split	1

**Assessment Roll Legal Description:** PLAN 864 PT LOT 16 RP 62R19644 PART 4

**Property Address:** 270 DEWITT RD STONEY CREEK ON L8E2R1

**Zoning:** R6

**Property Type:** RESIDENTIAL

**Site Area:** 5690.52F

**Site Variance:** Regular

**Driveway Type:** Separate or Private Driveway

**Garage Type:** ATTACHED GARAGE

**Garage Spaces:** 2

**Water Service Type:** N/A

**Sanitation Type:** N/A

**Pool:** Indoor :N, Outdoor :N

**RRF AppealDate:** 2021-03-31

**Abut Details:** TRAFFIC PATTERN - MEDIUM

**Onsite Details:** OFFICIAL PLAN DESIGNATED - RESIDENTIAL, TOPOGRAPHY - SLIGHT SLOPE

**Proximity Details:** N/A

**Waterfront Details:** N/A

**Last Property Assessment Notice** 2020-11-11

**Property Owner Name:** N/A

**Property Owner Mail:** N/A

**Residential Property Tax Details**



## Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jul 16, 2020	\$812,500	Transfer	KASSAM, SHAHZMIN; BONI, MICHAEL;	
Sep 29, 2016	\$600,000	Transfer	SALCICCIOLI, MICHELLE JAYNE; SALCICCIOLI, PAUL ANGELO;	
Mar 01, 2013	\$260,000	Transfer	991908 ONTARIO INC.;	

## Property Details

GeoWarehouse Address:

270 DEWITT RD  
STONEY CREEK  
L8E2R1

PIN: 173490538

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Not Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold

## Ownership

Owner Name:

991908 ONTARIO INC.

Party To:

FIELD, LEE; 991908 ONTARIO INC.

## Legal Description

PART OF LT 16, PL 864; BEING PARTS 2,4 ON 62R19644; CITY OF HAMILTON

## Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Apr 22, 2014	\$1	Transfer	FIELD, LEE; 991908 ONTARIO INC.;	See Notes 1
Mar 01, 2013	\$260,000	Transfer	991908 ONTARIO INC.;	

Notes :

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

173490539

## Property Details

GeoWarehouse Address:

268 DEWITT ROAD  
STONEY CREEK

PIN: 173490539

Land Registry Office: HAMILTON WENTWORTH (62)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



## Ownership

Owner Name:

MAZZETTI, MARK;HYDE, ANDREA

## Legal Description

PART OF LT 16, PL 864; BEING PART 2 ON 62R19644; CITY OF HAMILTON SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 62R19644 AS IN WE934806

## Lot Size

Area: 5694.1 sq.ft (0.131 ac)

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Perimeter: 390.42 ft.

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Measurements: 160.33ft. x 35.57ft. x 160.33ft. x 35.57ft.

**Lot Measurement Accuracy : LOW**

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## Assessment Information

**ARN**

251800324001405

Taxation Year	Previous Assessment
2024	N/A
2023	Phased-In Assessment \$521,000
2022	\$521,000
2021	\$521,000

Frontage:	35.56 ft.	Description:	Single-family detached (not on water)
Depth:	160.01 ft.	Property Code:	301
Based On:	January 1, 2016	Current Assessment:	\$521,000

### Enhanced Site & Structure

**Structures:**

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	2015	3	2	1	2	No part storey	No Split	1

**Assessment Roll Legal Description:** PLAN 864 PT LOT 16 RP 62R19644 PART 2

**Property Address:** 268 DEWITT RD STONEY CREEK ON L8E2R1

**Zoning:** R6

**Property Type:** RESIDENTIAL

**Site Area:** 5690.52F

**Site Variance:** Regular

**Driveway Type:** Separate or Private Driveway

**Garage Type:** ATTACHED GARAGE

**Garage Spaces:** 2

**Water Service Type:** N/A

**Sanitation Type:** N/A

**Pool:** Indoor :N, Outdoor :N

**RRF AppealDate:** 2023-03-31

**Abut Details:** TRAFFIC PATTERN - MEDIUM

**Onsite Details:** TOPOGRAPHY - SLIGHT SLOPE, OFFICIAL PLAN DESIGNATED - RESIDENTIAL

**Proximity Details:** N/A

**Waterfront Details:** N/A

**Last Property Assessment Notice** 2022-11-02

**Property Owner Name:** N/A

**Property Owner Mail:** N/A

#### Residential Property Tax Details

## Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Nov 06, 2015	\$508,965	Transfer	MAZZETTI, MARK; HYDE, ANDREA;	
Apr 22, 2014	\$1	Transfer	FIELD, LEE; 991908 ONTARIO INC.;	