



# Appraisal Report

99, Parkdale Ave,  
Pointe-Claire

Our file: 18-03492



## SUMMARY OF HIGHLIGHTS

- Property address: 99 Parkdale Ave, Pointe-Claire
- Type of construction: Single family residential dwelling
- Building style: Detached cottage
- Year built: 1949
- City assessment (building): \$169 700 (2017-19)
- Replacement cost (new): \$378 000 as per Marshall & Swift
- Physical depreciation (estimated at 51%): \$193 000 as per Marshall & Swift
- Depreciated cost: \$185 000 as per Marshall & Swift
- Cost estimate of complete renovation: ±\$250 000 as per industry standard

## SUMMARY OF HIGHLIGHTS

# INTRODUCTION

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## **PURPOSE OF THE APPRAISAL**

The purpose of the appraisal as requested by the client is to estimate the current physical value in accordance with the cost approach of residential building bearing civic address 99 Parkdale Avenue in the city of Pointe-Claire. This appraisal was requested for internal purposes following the application for a permit to demolish.

## **EFFECTIVE DATE OF THE APPRAISAL**

The final estimate of value represents our assessment of the building as of September 26, 2018, date of our visit.

## **General condition**

This building has an average-class age of 69 years old which, according to the report of Mr. Berthiaume T.P., is not affected by major physical impairments that would negatively impact the building's structure or that cannot be corrected.

The inspector noted uneven floors in some areas (probably caused by inadequate support (settling of posts or spread of floor joists)), slight traces of efflorescence at the base of the foundation walls in basement (watertight problem or poor drainage), spalling bricks (outside walls), mortar joints need to be improved or redone in some areas, corroded steel studs on top of windows, damaged front steel door, some windows need to be slightly repositioned (bad installation), a balcony/terrace is missing in front of a back patio door, missing gutters in some important areas, absence of retained valves, siphoning pipes and backflow devices for some plumbing apparels, catch basin in basement without an holding pond and the exhaust pipe is leaking, uncovered electric junction boxes, a few apparent cracks (gypsum walls), signs of water infiltration in two areas inside (unknown damage to internal components), no exhaust fans in bathrooms.

Some major repairs, upgrading and maintenance are necessary to preserve the useful life of the building. For further details, please refer to the annexed reconnaissance report of Mr. Berthiaume.

Given the original building's age (69 years old), upgrades carried out throughout the years (major extension) and its general condition (fair), overall, we estimate the apparent age of the property close to 38 years old.

According to the Marshall and Swift depreciation guide, standard life expectancy for this type of building is estimated to reach approximately 55 years.

Therefore, in our opinion, the remaining economic life is close to seventeen years.

## CONCLUSION AND CERTIFICATION

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Based on the assessment and the analysis presented herein, our estimation of the physical value of the building according to the cost approach as of September 26, 2018 is **ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$185 000,00)** based on a rounded physical depreciation of 51%.

**I certify that, to the best of my knowledge and beliefs:**

The statements of facts contained in this report are true and correct.

I have no present or prospective interest in the property that is the subject of the report and no personal interest with respect to the parties involved.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the achievement of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions, and conclusions were developed, and this report has been prepared, in keeping with the requirements of the Code of Professional Ethics recognized by the «Ordre des Évaluateurs Agréés du Québec».

The building has been inspected by François Picard, C. App., on September 26, 2018.

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**François Picard, É.A., B.A.A.**  
**Chartered Appraiser**