



LSS-01-2020, Attachment 3

## COMPARATIVE MARKET ANALYSIS

September 12, 2019

**OWNER:** MARK REYNOLDS

**ADDRESS:** George St, Dunnville

**LEGAL DESCRIPTION:** PT 2 & 3, LOT 4, PLAN 1407

**PROPERTY SIZE:** 102' X 200'

**DESCRIPTION:** The request is to value a piece of property that would be added to existing building lot.

The size of the strip of land would be approximately 20' in width and 200' in length. This strip would be added to the east side of Part 2 and Part 3 (see attachment).

I appreciate the opportunity to provide you with a Comparative Market Analysis for your property as of **September 12, 2019**.

Market Value is defined as the probable price which the subject property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with the knowledge of the uses to which it is adapted and for which it is capable of being used, assuming that neither party to the sale is acting out of stress.

Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with.

I trust this opinion of value fulfills your request.

## SUMMARY

It is my opinion that the land has a value of approximately **\$2,500**. Additional costs for the Buyer would entail severance applications, survey and legal. The added costs could add another **\$5,000** to the purchase price.

Please give me a call if you have any questions or would like any additional information.

I hereby certify that I have no interest, present or contemplated, in this property and that to the best of my knowledge and belief, the information used to determine the above valuation is true and correct.

Sincerely,.....

**Corey Schilstra, Sales Representative**  
RE/MAX Riverside Realty Inc., Brokerage  
310 Queen Street · Dunnville · ON · N1A 1H9

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*Committed to Results...*





PLAN 18R-5022

RECEIVED AND DEPOSITED

Feb 12 1998

DATE

M. Booker

Act  
or

LABS. REGISTRAR FOR  
THE REGISTRY DIVISION  
OF CALIFORNIA (MS-581)

NOTE: PARTS 3, 4, 5, 6 AND 7 SUBJECT TO AN EASEMENT  
IN FAVOR OF THE UNION OIL COMPANY OF CANADA LIMITED  
BY LWT NO 31167, ASSIGNED BY INST HG 35421

FEET : DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN  
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

PLAN OF SURVEY OF  
PART OF LOTS 4 & 5  
REGISTERED PLAN 1407  
In the

COUNTY OF HALDIMAND  
in the  
TOWN OF DUNNVILLE  
REGIONAL MUNICIPALITY  
OF HALDIMAND NORFOLK

0 100 200 300 400 500

SCALE 1" = 100'  
RASCH & CHAMBERS LTD.  
ONTARIO LAND SURVEYORS  
1997

# SURVEYOR'S CERTIFICATE

1. THIS BOOK AND FILM ARE CORRECT AND IN ACCORDANCE WITH THE CURRENT ACT, THE SERVITOR'S ACT AND THE RESISTANT ACT AND THE REGULATIONS MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON THE SIXTH  
DAY OF MARCH 1987.

APRIL 9, 1987  
DATE

*B. Raymond Burch*  
B. RAYMOND BURCH II  
AUTOMATICALLY RECORDED

### LEGEND

- [illegible]

RASCH & CHAMBERS LTD.  
ONTARIO LARD SUPPLYERS

111 MAIN ST. EAST DURVILLE, ILL. 774-1180 714-4050 (HAX)	41 CALIFORNIA ST. W CALROUSE, ILL. 783-1624 715-1624 (HAX)	74 JAWYIS ST. FORT ERLE, ILL. 871-5747 871-5748 (HAX)
P. BERNARD HARRIS SCALE 1" = 100'	W. E. DOWDY SURVEY - 37-014	SHANNON G. E. POWELL BY J. J. C. M.

H-3633