



## COMPARATIVE MARKET ANALYSIS

PREPARED BY:

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## Ownership

Owner Name:

THE CORPORATION OF HALDIMAND COUNTY

## Legal Description

RDAL BTN LT 12 AND LT 13 FIRST RANGE FROM GRAND RIVER MOULTON BTN PT 2 & 3 HC63268 AND PT 4 18R4194; HALDIMAND COUNTY

## Property Details

GeoWarehouse Address:

Not Available

PIN: 381240136

Land Registry Office: HALDIMAND (18)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold







Grand River  
Conservation Authority  
Date: Jan 25, 2021



Map Centre (UTM NAD83 z17): 616,273.81 4,750,380.50

This map is not to be used for navigation | 2015 Ortho (ON)

### Legend

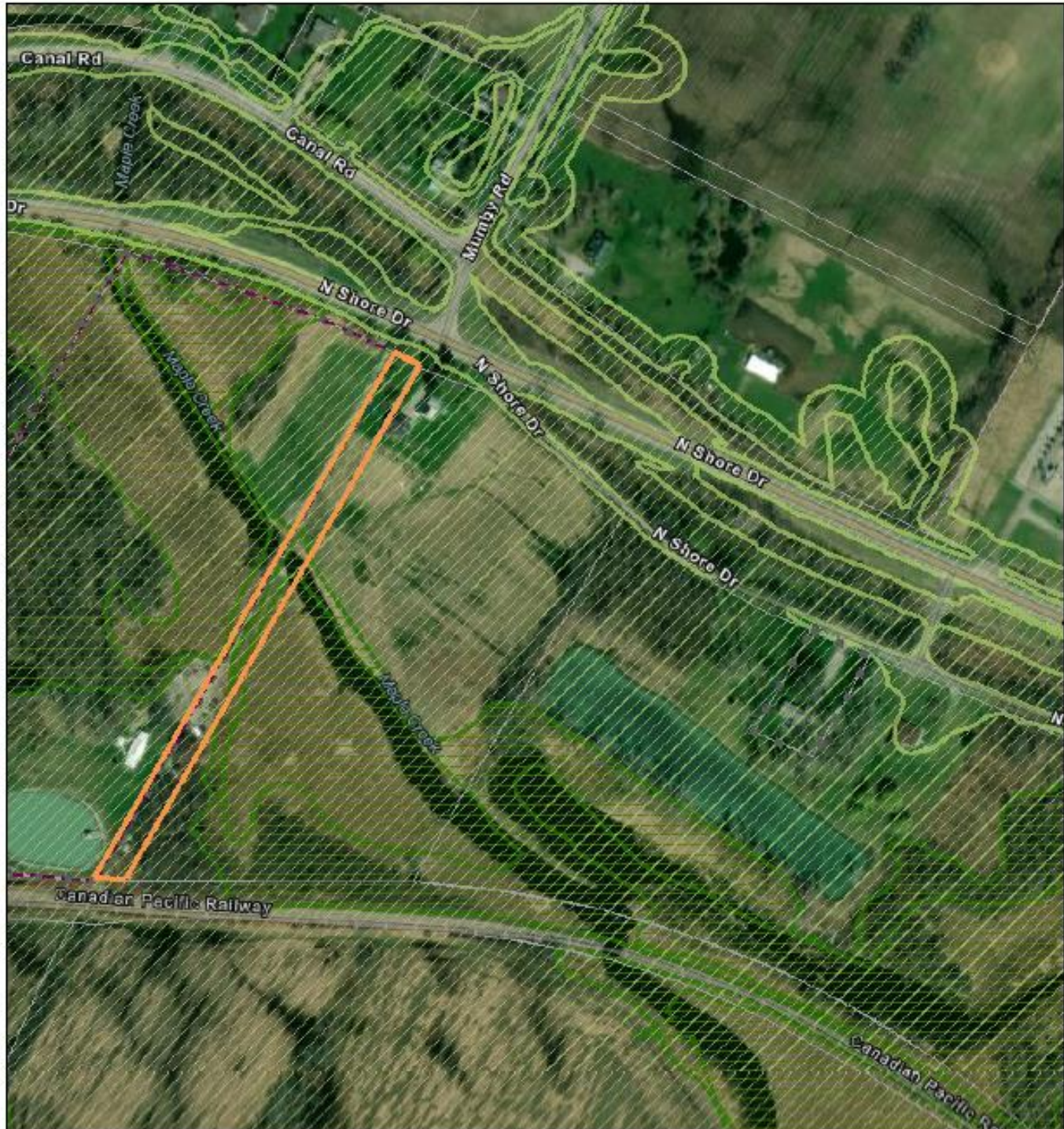
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Flood (GRCA)
- Regulated Watercourse (GRCA)
- Parcel - Assessment Public (MPAC/MNRF)
- Floodplain - Special Policy Area (GRCA)
- Floodplain (GRCA)**
  - Engineered
  - Estimated
  - Approximate
- Lake Erie Erosion (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Wetland (GRCA)
- Slope Valley (GRCA)**
  - Steep
  - Oversteep
- Slope Erosion (GRCA)**
  - Steep

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to <https://maps.grandriver.ca/Sources-and-Citations.pdf>



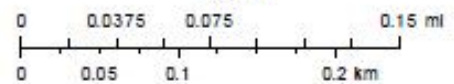


## Military Road





1/25/2021, 12:06:26 PM

1:4,514



- ■ ■ ■ ■ Bylaw Reference
- ■ ■ ■ ■ Special Provisions

Parcels

-  Hazard Lands Overlay: Natural Hazard
-  Hazard Lands Overlay: Natural Environment Area

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# COMPARATIVE MARKET ANALYSIS

**OWNER:** The Corporation of Haldimand County  
**ADDRESS:** North Shore Drive, DUNNVILLE (PIN – 381240136)  
**PROPERTY SIZE:** 45.15 FEET X IRREGULAR (1245.37'x49.88'x1263.05')  
**LEGAL DESCRIPTION:** RDAL BTN LT 12 & LT 13 FIRST RANGE FROM GRAND RIVER  
MOULTON BTN PT 2 & 3 HC63268 & PT 4 18R4194; HALDIMAND COUNTY

**LOCATION:** THE SUBJECT PROPERTY IS LOCATED A 2 KM'S SOUTH EAST OF DUNNVILLE ALONG NORTH SHORE DRIVE.

**DESCRIPTION:** THIS PROPERTY IS AN UNOPENED ROAD ALLOWANCE WITH 45 FEET OF FRONTAGE AND APPROXIMATE 1250 FEET DEPTH ENDING AT AN ACTIVE RAIL LINE.

PARTICULARS OF THE PARCEL INCLUDE A STREAM – MAPLE CREEK DIVIDING THE PROPERTY. EXTENSIVE AREAS OF SEASONAL WETNESS/FLOODING. THE ENTIRE PARCEL IS REGULATED THE GRCA AND IS IN THE FLOODPLAIN & WETLAND RESTRICTED AREA'S.

I AM UNABLE TO IDENTIFY ALTERNATIVE POSSIBLE USES FOR THE SUBJECT PROPERTY EXCEPT INCLUDING IT WITH THE LANDS OF AN ABUTTING PROPERTY OWNER.



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 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. This opinion of value does not include the costs or appearance in any court of hearing unless previous arrangements have been made thereto.

**As of January 25, 2021**

**\*\*Based on the very limited uses, environmental regulated designation and limited potential Buyers for the subject parcel it is my opinion the value is in the range of:**

**\$4,500**

**to**

**\$5,500**