

January 6, 2023

**ATTENTION: MRS. BARBARA NICHOLS**

To Whom it May Concern:

**OPINION OF VALUE  
CLOSED PORTIONS OF HILL STREET & SNOW STREET  
WARD 2, CAYUGA, ONTARIO. N0A 1E0**

**PROPERTY SIZES: HILL STREET - 18.70 FEET X 103.79 FEET X 0.47 ACRES +/-  
SNOW STREET - 20.12 FEET X 120.31 FEET X 0.60 ACRES +/-**

Further to your request, I have reviewed the above-mentioned parcels to determine their fair market value for Haldimand County to consider selling the surplus land.

The 2 parcels include closed portions of Hill Street and Snow Street that surround the North and West sides adjacent to the residential property located at 61 Monture Street North in Cayuga.

Since neither parcel is buildable due to being low lying and are virtually wetlands (due to surrounding properties draining to those areas), the fair market value would be in the range of \$5,000 to \$10,000 per acre with an average fair market value of \$7,500 per acre.

The breakdown is as follows:

Hill Street = 0.47 acres x \$7,500 = \$3,525

Snow Street = 0.60 acres x \$7500 = \$4,500

Therefore, it is my opinion that the 2 parcels including closed portions of Hill Street and Snow Street have a fair market value of:

**EIGHT THOUSAND AND TWENTY-FIVE DOLLARS  
(\$8,025.00)**

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