



MARKET ANALYSIS

For Boundary Adjustment
729 Cross Street West
Dunnville, ON

PREPARED FOR

Dacota and Jodie Deamude

PREPARED BY

Tammy Carpenter

SALES REPRESENTATIVE

RE/MAX

RE/MAX Real Estate Centre Inc., Brokerage
#42A - 1070 Stone Church Rd E.,
Hamilton, ON L8W 3K8

Off: 905-772-3995

Cell: 905-961-9911

Email: tammysellshouses@gmail.com





January 21, 2022

Dacota and Jodie Deamude
729 Cross Street West
Dunnville, ON

RE: BOUNDARY ADJUSTMENT – ADJOINING 729 CROSS STREET WEST - DUNNVILLE

Dear Mr. & Mrs. Deamude,

Pursuant to your request, I have researched the above property location for the purpose of establishing an opinion of approximate market value of approximately 1.31 acres of land for a boundary adjustment to add to 729 Cross Street West in Dunnville.

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

The piece of land being evaluated is approximately 1.31 acres (give or take), with minimal road frontage on Cross Street West and partially under the wetland and Grand River Conservation Area flood plain (map/photo attached). The new boundary would wrap partially behind the helicopter pad with whatever setbacks are required and continue north to the treed area and include a small existing pond. There is a drainage ditch along the entire east side of the proposed parcel.

My opinion would be that this property has a value in the range of \$12,000. - \$15,000. The land is wet and low and would have very little value to anyone other than the adjoining property to continue its use as wetland and conservation.

Please do not hesitate to contact me regarding this report or with any questions you may have. This evaluation report does not include the cost of any court appearances unless written notice is given.

Sincerely,

Tammy Carpenter, Sales Representative
Remax Real Estate Centre Inc.



Tammy Carpenter

SALES REPRESENTATIVE

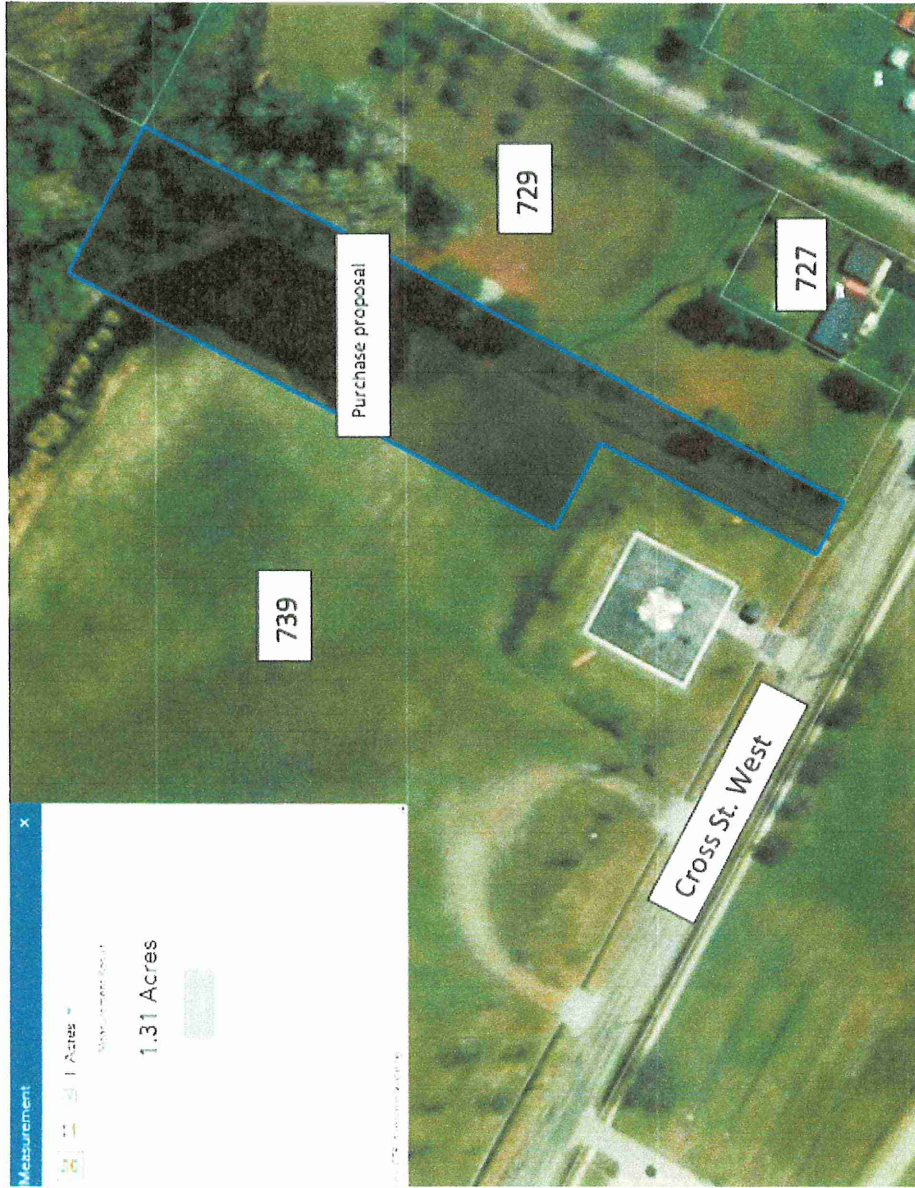
RE/MAX

RE/MAX Real Estate Centre Inc., Brokerage
#42A - 1070 Stone Church Rd E.,
Hamilton, ON L8W 3K8

Off: 905-772-3995

Cell: 905-961-9911

Email: tammysellshouses@gmail.com



Measurement

1.31 Acres

1.31 Acres



January 21, 2022

Dacota and Jodie Deamude
729 Cross Street West
Dunnville, ON

RE: BOUNDARY ADJUSTMENT – ADJOINING 729 CROSS STREET WEST - DUNNVILLE

Dear Mr. & Mrs. Deamude,

Pursuant to your request, I have researched the above property location for the purpose of establishing an opinion of approximate market value of approximately 1.11 acres of land for a boundary adjustment to add to 729 Cross Street West in Dunnville.

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

The piece of land being evaluated is approximately 1.11 acres (give or take), with minimal road frontage on Cross Street West and partially under the wetland and Grand River Conservation Area flood plain (map/photo attached). The new boundary would be rectangular in shape and continue north to the treed area and include a small existing pond. There is a drainage ditch along the entire east side of the proposed parcel.

My opinion would be that this property has a value in the range of \$10,000. - \$12,000. The land is wet and low and would have very little value to anyone other than the adjoining property to continue its use as wetland and conservation.

Please do not hesitate to contact me regarding this report or with any questions you may have. This evaluation report does not include the cost of any court appearances unless written notice is given.

Sincerely,

Tammy Carpenter, Sales Representative
Remax Real Estate Centre Inc.



Tammy Carpenter

SALES REPRESENTATIVE

RE/MAX

RE/MAX Real Estate Centre Inc., Brokerage
#42A - 1070 Stone Church Rd E.,
Hamilton, ON L8W 3K8

Off: 905-772-3995

Cell: 905-961-9911

Email: tammysellshouses@gmail.com



| Acres ▼

Measurement Result

1.11 Acres

Clear

Press Ctrl+L to enable snapping





January 21, 2022

Dacota and Jodie Deamude
729 Cross Street West
Dunnville, ON

RE: **BOUNDARY ADJUSTMENT – ADJOINING 729 CROSS STREET WEST - DUNNVILLE**

Dear Mr. & Mrs. Deamude,

Pursuant to your request, I have researched the above property location for the purpose of establishing an opinion of approximate market value of approximately .62 acres of land for a boundary adjustment to add to 729 Cross Street West in Dunnville.

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

The piece of land being evaluated is approximately .62 acres (give or take), with minimal road frontage on Cross Street West and partially under the Grand River Conservation Area flood plain (map/photo attached). The new boundary would be rectangular in shape to include a drainage ditch along the entire east side of the proposed parcel.

My opinion would be that this property has a value in the range of \$4,000. - \$7,000. The land is wet and low and would have very little value to anyone other than the adjoining property to continue its use as wetland and conservation and maintain drainage from the bush behind.

Please do not hesitate to contact me regarding this report or with any questions you may have. This evaluation report does not include the cost of any court appearances unless written notice is given.

Sincerely,

Tammy Carpenter, Sales Representative
Remax Real Estate Centre Inc.



Tammy Carpenter

SALES REPRESENTATIVE

RE/MAX

RE/MAX Real Estate Centre Inc., Brokerage
#42A - 1070 Stone Church Rd E.,
Hamilton, ON L8W 3K8

Off: 905-772-3995

Cell: 905-961-9911

Email: tammysellshouses@gmail.com



ratio actuelle en place



Measurement

Acres

Measurement Result

0.62 Acres

Clear

Press **ESC** to enable undoing

x

SOLDS



Listing Information Sheet

H4060200
SOLD

Pt Lt 19 Lighthouse Drive, Dunnville

\$18,000
Sale

Listing Information

Type:
Style:
Region: **Haldimand County**
Municipality: **Dunnville (60)**
Neighborhood: **Dunn (602)**
Cross Street: **Lighthouse**
Location: **Rural**
Age / Year: **/**
Zoning

Fronting On: **East**
Lot Front/Depth: **105.32 Feet / 425.29 Feet**
Acres/Range: **150 - 199.99**

Legal Desc

Sold Price: **\$18,000**
DOM: **6**
Prop Type: **Land**
Sub Type: **Other**
Rooms:
Bedrooms: **(+)**
Bathrooms: **(+)**
2 pc Baths:
3 pc Baths:
4 pc Baths:
5+ pc Baths:

Sq Ft / Src: **/**
Lot Shape: **Rectangular**
Lot Irregs:

PT LT 19 CON 5 S OF DOVER RD DUNN AS IN HC183624; T/W HC183624; HALDIMAND COUNTY

Room Details

Property Details

Foundation:
Exterior Finish:
Roof Type/
Shingles rplcd: **/**
Basement: **()**
Basement Devel:
Parking (spaces):
Garage (spaces):
Garage/Parking:
Other Structures:
Air Conditioning:

Heat Src/Type: **/**
Fireplace:
Water Src/Supply: **/**
Water Meter:
Sewer:
UFFI:
Energy Cert Lvl:
Amps/Volts: **/**

Soil Type:
Waterfront:
Pool:

Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

Seller to confirm tax amount. Buyer to do own due diligence to future use of the lot.

Financial / Additional Listing Information

Commence Date: **07/31/2019**
Selling Date: **08/03/2019**
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **1.00/2018**
Assessment: **13,600/2016**
HST Applicable: **Yes**
Addl Mthly Fees:

Possession: **Immediate**
Possession Date:
SPIS: **No**
Survey: **None**

Listing Brokerage: [Royal LePage Nrc Realty Inc., Brokerage](#)

Courtesy of: **Tammy Carpenter, Salesperson**
Phone: **(905) 385-9200** Email: tammysellshouses@gmail.com

H4058225
SOLD

Pt Lot 11 Con 1 , Canborough

\$25,000
Sale



Listing Information

Type:		Sold Price:	\$22,000
Style:		DOM:	5
Region:	Haldimand County	Prop Type:	Land
Municipality:	Dunnville (60)	Sub Type:	Other
Neighbrhd:	Canboro (600)	Rooms:	
Cross Street:	Smithville Rd	Bedrooms:	(+)
Location:		Bathrooms:	(+)
Age / Year:	/	2 pc Baths:	
Zoning:		3 pc Baths:	
		4 pc Baths:	
		5+ pc Baths:	
Fronting On:		Sq Ft / Src:	/
Lot Front/Depth:	.00 Feet / 1,032.17 Feet	Lot Shape:	
Acres/Range:		Lot Irregs:	
Legal Desc:	PT LT 11 CON 1 CANBOROUGH AS IN HC202534; HALDIMAND COUNTY		

Room Details

Property Details

Foundation:	Heat Src/Type: /	Soil Type:
Exterior Finish:	Fireplace:	Waterfront:
Roof Type/		
Shingles rplcd: /	Water Src/Supply /	Pool:
Basement: ()	Water Meter:	
Basement Devel:	Sewer:	Visitable:
Parking (spaces):	UFFI:	Elevator/Escalator:
Garage (spaces):	Energy Cert Lvl:	Retirement Com:
Garage/Parking:	Amps/Volts: /	Recreational Use:
Other Structures:		
Air Conditioning:		

Public Remarks

17 Acres of forested land in Canborough area, between Smithville Rd and Canborough Rd. Isolated with no Road Frontage. Access to be determined by crossing adjoining farm land from Smithville Rd. Forested land ideal for hunting and other recreation. Lots of oak, maple and other types of trees. Potential for logging in the future.

Financial / Additional Listing Information

Commence Date: 07/08/2019	Taxes/Year: 157.06/2019	Possession: Immediate
Selling Date: 07/12/2019	Assessment: 13,528/2019	Possession Date:
Ownership Type:	HST Applicable: Call LBO	SPIS: No
Condo Corp#:		
Condo Fee:	Add Mthly Fees:	Survey: None
Included in Fees:		
Virtual Tour 1:		
Virtual Tour 2:		
Schools:		
Area Features:		
Feat/Amenities:		
Inclusions:		
Exclusions:		

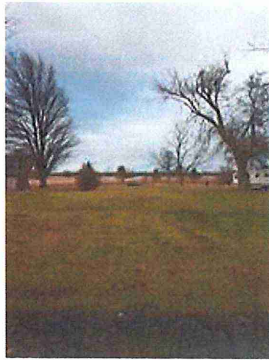
Listing Brokerage: [Coldwell Banker K. Miller Realty, Brokerage](#)

Courtesy of: **Tammy Carpenter, Salesperson**
Phone: (905) 385-9200 Email: tammysellshouses@gmail.com

H4075582
SOLD

Lot 22 Main Street E, Dunnville

\$55,000
Sale



Listing Information

Type:		Sold Price:	\$45,000
Style:		DOM:	70
Region:		Prop Type:	Land
Municipality:	Haldimand County	Sub Type:	Commercial
Neighbrhd:	Dunnville (60)	Rooms:	
Cross Street:	Dunnville Municipal (61)	Bedrooms:	(+)
Location:	Hwy 3/Niagara St	Bathrooms:	(+)
Age / Year:	/	2 pc Baths:	
Zoning:	CM	3 pc Baths:	
Fronting On:		4 pc Baths:	
Lot Front/Depth:	66.00 Feet / 132.00 Feet	5+ pc Baths:	
Acres/Range:		Sq Ft / Src:	/
Legal Desc:	Lot 22;S/S Main Street East, Plan 69, County of Haldimand, Haldimand County, together with any registered easements that benefit the land.		

Room Details

Property Details

Foundation:
Exterior Finish:
Roof Type/
Shingles rplcd: /
Basement: ()
Basement Devel:
Parking (spaces):
Garage (spaces):
Garage/Parking:
Other Structures:
Air Conditioning:

Heat Src/Type: /
Fireplace:
Water Src/Supply /
Water Meter:
Sewer:
UFFI:
Energy Cert Lvl:
Amps/Volts: /

Soil Type:
Waterfront:
Pool:
Visitable:
Elevator/Escalator:
Retirement Com:
Recreational Use:

Public Remarks

VACANT LAND LOCATED IN PRIME DUNNVILLE LOCATION. CURRENTLY CM ZONING (MARINE COMMERCIAL ZONE) WITH POTENTIAL TO BE CONVERTED (BUYER TO DO OWN DUE DILIGENCE) SELLER MAKES NO REPRESENTATION OR WARRANTIES.

Financial / Additional Listing Information

Commence Date: **03/25/2020**
Billing Date: **06/03/2020**
Ownership Type:
Condo Corp#:
Condo Fee:
Included in Fees:
Virtual Tour 1:
Virtual Tour 2:
Schools:
Area Features:
Feat/Amenities:
Inclusions:
Exclusions:

Taxes/Year: **0.00/2020**
Assessment: **0/2016**
HST Applicable: **Yes**
Addl Mthly Fees:

Possession: **Immediate**
Possession Date:
SPIS: **No**
Survey: **No**

Listing Brokerage: [Re/Max Escarpment Realty Inc., Brokerage](#)

Courtesy of: **Tammy Carpenter, Salesperson**
Phone: **(905) 385-9200** Email: tammysellshouses@gmail.com