



January 11, 2024

**Re: PART 10, Haldimand Road 17, Dunnville**

**Customer: Ken Zantingh**

**Legal description: PART 10 (PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 SOUTH OF TALBOT ROAD), PART OF 38238-0118 (LT)**

**Lot size: 8,137.81 SQ FT (0.19 AC) IRREGULAR**

Dear Ken,

In accordance with your request I submit an opinion of value regarding the subject property, as described above. Due consideration was given to all factors and forces that influence property value at the subject location.

I personally visited and viewed the property before providing this evaluation. The subject property is a road allowance currently registered to the Corporation of Haldimand County.

The purpose of this Letter of Opinion is to estimate the market value of the subject property as at January 11, 2024. Market Value is defined as the highest price a purchaser will pay for the property having reviewed similar properties that have sold recently and similar properties that are currently available for sale in the immediate area.

As a result of my investigations and analysis, it is my professional opinion that the market value estimate of the subject property is:

**THIRTY ONE THOUSAND SIX HUNDRED FIFTY SIX DOLLARS (\$31,656.00)**

This market value is derived by comparing the subject property with other similar properties (attached) in the same, general, geographical area and taking the average price per square foot and applying it to the square footage of the subject property:

- 1) PT LT 7, Concession 1 Sherbrook, Haldimand County. Sold December 4, 2023 for \$37,800. Lot area equals 4,844 sqft.

- 2) 4511 Haldimand Road 20, Dunnville. Sold November 17, 2023 for \$93,000. Lot area equals 27,814 sqft.
- 3) PT LT 6 Concession 4 South of Dover Road, Dunnville. Sold November 29, 2023 for \$37,000. Lot area equals 5,242 sqft.
- 4) PT LT 22 Kincardine Street, Caledonia. Currently listed for \$54,900 with an estimated sale price of \$44,000. Lot area equals 18,449 sqft.
- 5) PART 9 Haldimand Road 17, Dunnville. Sold November 30, 2023 for \$13,175. Lot area equals 1,485 sqft.

The average area square footage of the above five properties is 11,567 sqft and the average price is \$44,995. The average price per area square foot is \$3.89 applied to the area square footage of the subject property equals \$31,656.

Thank you for allowing me to provide this service to you. I look forward to helping you meet your real estate goals in the future.

Contact me at any time if you have questions regarding this evaluation.



Sincerely,  
Steven Schilstra, Broker  
RE/MAX Escarpment Realty Inc., Brokerage

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Attached are the following supporting documents:

- 1) Assumptions and limiting conditions
- 2) Aerial view of subject property
- 3) Service Ontario property index map
- 4) Plan of survey enlarged to highlight subject property
- 5) Plan of survey
- 6) Comparable sales