

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Bryerswood

Acreage	25.3
Make up of Property	Mostly developed with some wooded areas, trails and a pond
Municipality	Amherstburg
Municipal Zoning	Recreation (RE): campgrounds including trailer camps, golf courses and driving ranges, public & private parks, youth camps and public recreational centres
Best Use	As currently zoned
Issues	<i>Negative:</i> general age of structures and systems <i>Positive:</i> location proximity to larger market, municipal water, sewage lagoon treatment system
Market Valuation	\$800,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$10,200

[FULL MARKET VALUE REPORT](#)

(*) Based on an Ontario Municipal Board ruling in the early 2000's all seasonal residential youth camps in Ontario are now assessed "Residential" due to their youth educational component even though zoning may vary from Resort Commercial to Open Space/ Environmental