

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Carruthers

Acreage	8.24
Make up of Property	Mostly open & flat with some wooded areas along the shoreline trail
Municipality	Kingston
Municipal Zoning	Open Space(OS): single residential dwelling, a boat launching facility, an existing campground, a golf course, a park or private club for open air recreation
Best Use	As currently zoned
Issues	<i>Negative:</i> general age of structures and systems, Invista owns all access to the property, municipality letter on file indicating that Invista can no longer provide municipal water to camp <i>Positive:</i> location, municipal water service at the road, road access
Market Valuation	\$1,100,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$21,520

[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