

# CAMP PROPERTY DATA

## SUMMARY OF MARKET VALUE OPINION: Conestogo

<b>Acreage</b>	43.8
<b>Make up of Property</b>	1/3 of site developed with a large section of wooded area and trails
<b>Municipality</b>	Mapleton
<b>Municipal Zoning</b>	<b>Open Space Zone 1 (OS1):</b> campgrounds, community centres, golf courses, parks, public recreational areas and cemeteries
<b>Best Use</b>	As currently zoned
<b>Issues</b>	<i>Negative:</i> age buildings and systems, current location, zoning <i>Positive:</i> privacy, condition of water and sewage treatment systems
<b>Market Valuation</b>	\$550,000
<b>Land Tax (*)</b> Currently exempt, approx value at residential mill rate	\$3,860

[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