

# CAMP PROPERTY DATA

## SUMMARY OF MARKET VALUE OPINION: Kah Ne Do

<b>Acreage</b>	25
<b>Make up of Property</b>	Developed section is approx. 30% and rest is woodlot and small creeks and ponds
<b>Municipality</b>	North Middlesex
<b>Municipal Zoning</b>	<b>Parks &amp; Recreation (PR):</b> accessory use, agricultural use, campground, conservation use, Park or Parkette not associated with community rec facilities, Forestry, Golf Course, Rec trail, Sanctuary, single detached dwelling & trailer park
<b>Best Use</b>	Residential estate or hobby farm
<b>Issues</b>	<i>Negative:</i> PR zoning, aging buildings and systems <i>Positive:</i> location, year round Chalet that could be converted to a home, updated water & sewage systems
<b>Market Valuation</b>	\$400,000
<b>Land Tax (*)</b> Currently exempt, approx value at residential mill rate	\$2,370

[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