

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: TRHAC

Acreage	56.2
Make up of Property	Primarily fields and woodlands with a creek running through the property which is part of the New Lowell Conservation Authority
Municipality	Clearview
Municipal Zoning	Recreation Lands and Recreation Lands 1(REC and REC1): allows a variety of uses related to camps, campgrounds, recreational facilities, etc.
Best Use	As currently being used or as a private residential home/hobby farm
Issues	<i>Negative:</i> aging infrastructure <i>Positive:</i> location, closeness to markets, updated water & sewage systems
Market Valuation	\$650,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$5,780

[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