

# CAMP PROPERTY DATA

## SUMMARY OF MARKET VALUE OPINION: Tekahionwake

<b>Acreage</b>	14.7
<b>Make up of Property</b>	Primarily woodland with small creeks running through the east end
<b>Municipality</b>	Brant County
<b>Municipal Zoning</b>	<b>Open Space Recreational (OSR):</b> recreational parks, campground, golf course & recreational establishment <b>Environmental Protection (EP):</b> existing agricultural use, boat dock, boat ramp, conservation use, public or private park, public use, wildlife management and works of a conservation authority
<b>Best Use</b>	As currently being used
<b>Issues</b>	<i>Negative:</i> OS/EP zoning <i>Positive:</i> location, updated water & sewage systems
<b>Market Valuation</b>	\$390,000
<b>Land Tax (*)</b> Currently exempt, approx value at residential mill rate	\$4,130

[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