

**Pat O'Rourke, Sales Rep.**

**401 MAIN STREET SOUTH, BOX 2401**

**EXETER, ONTARIO N0M 1S7**

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OPINION OF MARKET VALUE

REQUESTED BY: **ALEX WOLFE**

**MUNICIPALITY OF SOUTH HURON**

**322 MAIN ST., S., BOX 759**

**EXETER, ON N0M 1S6**

PROPERTY OWNED BY:

**MUNICIPALITY OF SOUTH HURON**

**(FORMER TOWNSHIP OF STEPHEN)**

**322 MAIN ST., S., BOX 759**

**EXETER, ON N0M 1S6**

**SUBJECT PROPERTY: Ann St., Plan 222 & Ann St., Plan 224 S/T Interest In R84430 & R209564 Municipality Of South Huron. Lot Size 60' X 264'. Property Fronts On Main St., Dashwood With The Rear Lot Line Abutting The Roland St. Road Allowance. An Adjacent Residence Encroaches Approximately 30 Ft. On To The Subject Lot. Municipal Water, Natural Gas, Hydro and Telephone Services Are Available At The Lot Line. THE SUBJECT PROPERTY IS THE UNTRAVELED ANN ST ROAD ALLOWANCE AND IS BEING EVALUATED AS A ROAD ALLOWANCE AND NOT A RESIDENTIAL LOT.**

You have acknowledged that I am not a certified appraiser and am offering the following opinion based solely on my experience as a licensed realtor. As per your request, I have personally made an inspection of the interior and exterior of the property and grounds.

In arriving at an estimate of it's market value, a comparison was made with similar properties that have sold in this area. Some of these comparable properties are:

- 1) [REDACTED] ZURICH, ON. LOT SIZE 66' X 199'. VILLAGE OF ZURICH, MUNICIPALITY OF BLUEWATER, COUNTY OF HURON. NICELY TREED FULLY SERVICED RESIDENTIAL BUILDING LOT WITH MUNICIPAL WATER AND SANITARY SEWERS. SOLD JULY 30, 2021 \$179,900.00

- 2) [REDACTED] CENTRALIA, ON. MUNICIPALITY OF SOUTH HURON, COUNTY OF HURON. LOT SIZE 111.78' X 147.12'. RESIDENTIAL BUILDING LOT WITH MUNICIPAL WATER AND SANITARY SEWERS. SEWER CONNECTION OF \$10,760.00 PAYABLE TO THE MUNICIPALITY IN ADDITION TO THE PURCHASE PRICE. SOLD MAY 31, 2021, \$135,000.00

In the appraisal process the sale price of each comparable was adjusted for the differences that existed between the comparable and the subject property to give an indication of the probable selling price or market value.


As a result of my analysis it is my opinion that this property in its existing condition as of **AUGUST 10, 2021** was:

**ONE HUNDRED THOUSAND DOLLARS ( \$100,000.00).**

"MARKET VALUE" for this valuation is defined as thus:

"Market value is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market allowing a reasonable time to find a Purchaser who buys with the knowledge of all uses to which the property is adapted and for which it is capable of being used."

I hereby certify that to the best of my knowledge and belief, the information used to formulate this opinion is true and correct, that I have personally inspected the property described and that I have no interest present or prospective therein. This is a matter of opinion and not a full appraisal. It has not been prepared for court purposes.

  
PAT O'ROURKE - SALES REP.,  
COLDWELL BANKER  
ALL POINTS-FESTIVAL CITY REALTY  
401 MAIN ST., EXETER, ONTARIO N0M 1S7

August 10, 2021  
DATE