

# Lewis Farms Rezoning

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VALUE DIMINUTION

# Paired Sales Analysis

Comparison Analysis

Control Subject vs. Test Indices

Value Impact Isolation

Difference in Unit Value

Estimate of value diminution

# Data Analysis

Eight Paired Data Sets

Value diminution range from 2% to 14%

Five Neighbourhoods Analyzed

York 1 & 2: 8%

Northmount 1 & 2: 12.5%

Carlisle: 2% (Total Buffer 90-meters)

Grandin: 8%

Kenilworth 1 & 2: 10.5%

# Conclusions

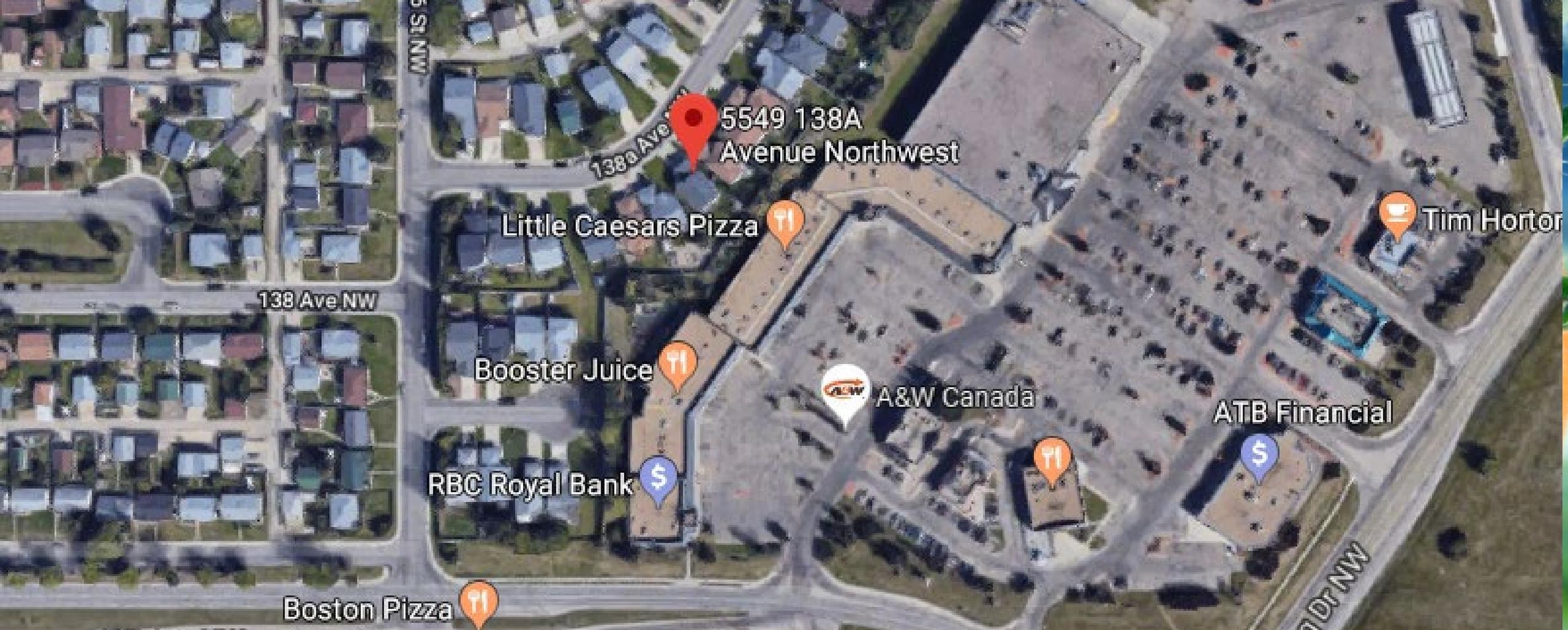
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York 1 & 2, and Kenilworth 1 are the most reliable and conclusive

Commercial/Retail: 8%

Commercial/Industrial: 11%

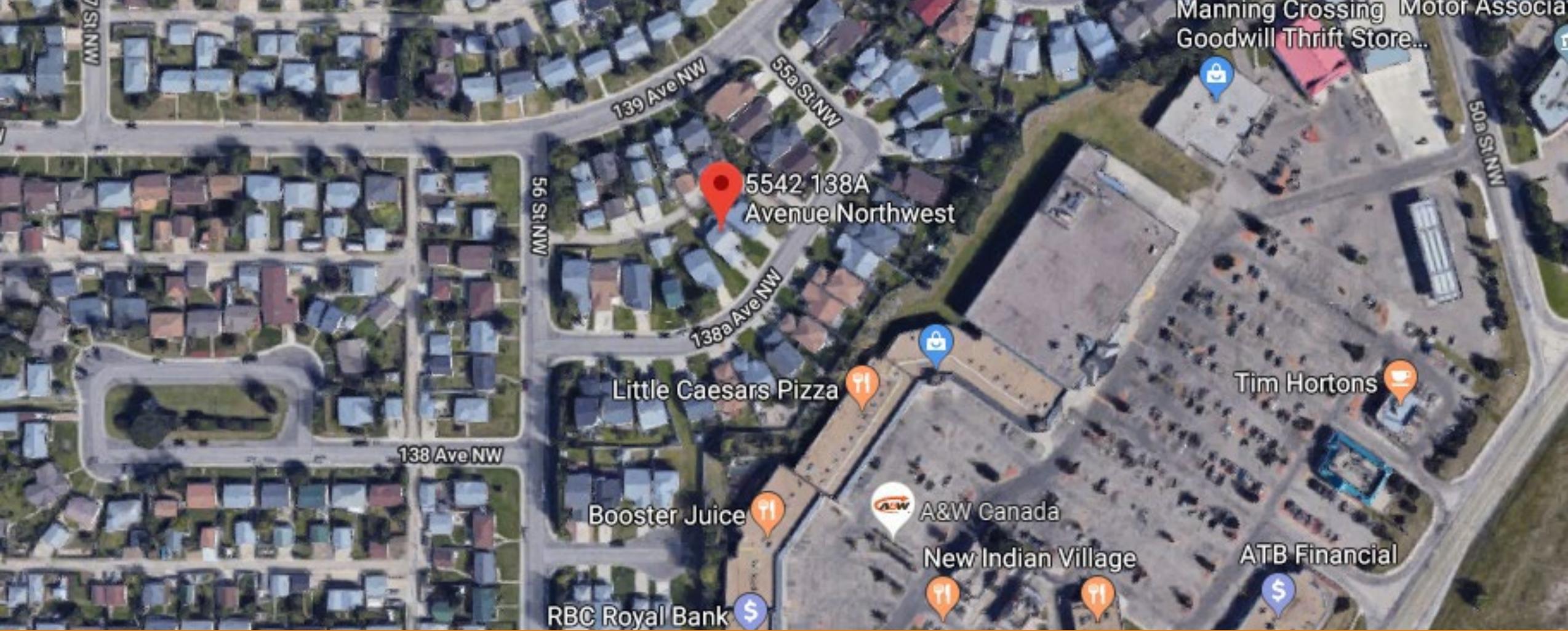
Well supported analysis and conclusions



Control Subject No. 1  
York 1



Test Index No. 1  
York 1



Test Index 2  
York 1

# Comparable Chart York 1

York	Control 1		
Comparable Adjustments		Test No. 1	Test No. 2
Unit Price	\$302	\$339	\$321
Property Rights Conveyed			
Financing Terms			
Conditions of Sale			
Expenditures made immediately after purchase			
Market Conditions		0%	0%
Adjusted unit price		\$339	\$321
Location		0%	0%
Adjusted unit price		\$339	\$321
Transactional Adjusted Unit Price		\$339	\$321
Physical Characteristics			
Site Coverage Ratio			
Building Type			
Design Style			
Age/Condition			
Finishes			
Basement		-2%	-2%
Site Improvements			
Economic Characteristics			
DOM			
Use			
Non-realty components of value			
Total adjustments		-2%	-2%
Non -adjustment values		\$339	\$321
Adjustment values	\$302	\$332	\$315