

## Land Sale Parameters

	Very Inferior (\$2.00/sq.ft.)	<input checked="" type="checkbox"/>	Inferior (\$3.00/sq.ft.)	<input checked="" type="checkbox"/>	Normal (\$4.00/sq.ft.)	<input checked="" type="checkbox"/>	Superior (\$5.00/sq.ft.)	<input checked="" type="checkbox"/>	Very Superior (\$6.00/sq.ft.)	<input checked="" type="checkbox"/>
<b>Location</b>	Rural		Corner lot (frontage on two roadways),  dated neighbourhood		Mid-block location, modern well-planned neighbourhood		Mid-block location, modern well-planned neighbourhood abutting green space and/or high quality construction and architecture		Frontage on river or lake	
<b>Topography</b>	Very irregular		Irregular		50 Ft. Frontage Square/rectangular		50 Ft. Frontage Square/rectangular		50 Ft. Frontage Square/rectangular	
<b>Level of Service</b>	Low-lying requiring site fill to develop		Sloping		Level or somewhat raised/adequate drainage		Level or somewhat raised/adequate drainage		Level or somewhat raised/adequate drainage	
<b>Zoning</b>	RR/R1		RR/R1		RR/R1/R2		R-MD		R-HD	
<b>Size, Shape and Frontage</b>	No site servicing, would require significant investment and development to service, gravel roadways		Limited site servicing (no water and sewer) gravel roadways		All services available, including paved roads, sidewalks & street lighting		All services available, including paved roads, sidewalks & street lighting		All services available, including paved roads, sidewalks & street lighting	
<b>TOTALS (\$)</b>		\$		\$		\$		\$		\$
<b>ASKING RATE (Sum of all columns divided by 5)</b>				\$						

Table 1: Residential Land Valuation Tool

## Land Sale Parameters

	Very Inferior (\$2.00/sq.ft.)	<input checked="" type="checkbox"/>	Inferior (\$4.00/sq.ft.)	<input checked="" type="checkbox"/>	Normal (\$6.00/sq.ft.)	<input checked="" type="checkbox"/>	Superior (\$8.00/sq.ft.)	<input checked="" type="checkbox"/>	Very Superior (\$10.00/sq.ft.)	<input checked="" type="checkbox"/>
<b>Location</b>	End of street location, very little traffic flow		Mid-block location, very little traffic flow		Mid-block location, average traffic flow		Corner or full block location with average to high traffic flows		Corner or full block location with high traffic flows or presence of other major retailers (fast food, grocery chain, banks etc.)	
<b>Topography</b>	Low lying, requiring site fill to develop		Sloping		Level or somewhat raised/adequate drainage		Level or somewhat raised/adequate drainage		Level or somewhat raised/adequate drainage	
<b>Level of Service</b>	No site servicing, would require significant investment and development to service		Limited site servicing (no water and sewer)		All services available		All services available		All services available	
<b>Zoning</b>	C-MU, C-DT1, C-DT2 & C-DTR		C-MU, C-DT1, C-DT2 & C-DTR		C-MU, C-DT1, C-DT2 & C-DTR		C-LF		C-LF	
<b>Size, Shape and Frontage</b>	Very Irregular		Irregular		100 Ft. Frontage Square/rectangular		Over 200 Ft. Frontage Square/rectangular		Over 400 Ft. Frontage Square/rectangular	
<b>TOTALS (\$)</b>		\$		\$		\$		\$		\$
<b>ASKING RATE (Sum of all columns divided by 5)</b>				\$						

Table 2: Commercial Land Valuation Tool

## Land Sale Parameters

	Very Inferior (\$2.00/sq.ft.)	<input checked="" type="checkbox"/>	Inferior (\$3.00/sq.ft.)	<input checked="" type="checkbox"/>	Normal (\$4.00/sq.ft.)	<input checked="" type="checkbox"/>	Superior (\$5.00/sq.ft.)	<input checked="" type="checkbox"/>	Very Superior (\$6.00/sq.ft.)	<input checked="" type="checkbox"/>
<b>Location</b>	End of street location, very little traffic flow		Mid-block location, very little traffic flow		Mid-block location, average traffic flow, and short distance to trucking routes		Corner or full block location, average to high traffic flows, and short distance to trucking routes		Corner or full block location, high traffic flows, located on a major trucking route	
<b>Topography</b>	Very irregular		Irregular		100 Ft. Frontage Square/rectangular		Over 200 Ft. Frontage Square/rectangular		Over 400 Ft. Frontage Square/rectangular	
<b>Level of Service</b>	Low-lying requiring site fill to develop		Sloping		Level or somewhat raised/adequate drainage		Level or somewhat raised/adequate drainage		Level or somewhat raised/adequate drainage	
<b>Zoning</b>	IL & IH		IL & IH		IL & IH		IL & IH		IL & IH	
<b>Size, Shape and Frontage</b>	No site servicing, would require significant investment and development to service  End of street location, very little traffic flow		Limited site servicing (no water and sewer)  Mid-block location, very little traffic flow		All services available, including paved roads  Mid-block location, average traffic flow, and short distance to trucking routes		All services available, including paved roads  Corner or full block location, average to high traffic flows, and short distance to trucking routes		All services available, including paved roads  Corner or full block location, high traffic flows, located on a major trucking route	
<b>TOTALS (\$)</b>		\$		\$		\$		\$		\$
<b>ASKING RATE (Sum of all columns divided by 5)</b>				\$						

Table 3: Industrial Land Valuation Tool

## Land Sale Parameters

Table 1: The following Table is a ranking tool where the base property type is considered normal and described as located mid-block in a modern well-planned neighbourhood, square or rectangular in shape with adequate frontage, level with adequate drainage, zoned RR, R1, or R2, and all services are available to the site.

Table 2: The following Table is a ranking tool where the base property type is considered normal and described as being located mid-block, with average traffic flows, square in shape with adequate frontage, level with adequate drainage, zoned either C-MU, C-DT1, C-DT2 or C-DT3 and all services available to the site.

Table 3: The following Table is a ranking tool where the base property type is considered normal and described as being located mid-block, with close access to trucking routes, square in shape with adequate frontage, level with adequate drainage, zoned IL or IH and all services available to the site.