File No. Woodland Ave

APPRAISAL OF

LOCATED AT:

Woodland Avenue
Buena Vista, SK S2V 1B4

FOR:

Village of Buena Vista

BORROWER:

N/A

AS OF:

June 20, 2026

BY:

Haleigh Clements

RESIDENTIAL LAND APPRAISAL REPORT

Client Reference: File # Woodland Ave

CLIENT

CLIENT: Village of Buena Vista
ATTENTION: Cate McConnell-Stevenson
ADDRESS: 1050 Grand Avenue, Buena Vista, SK, S2V 1A2
E-MAIL: admin@buenavista.ca
PHONE: (306) 729-4385

APPRAISER

AIC MEMBER: Haleigh Clements, P.App, AACI
COMPANY: B.R. Gaffney & Associates
ADDRESS: 200-2330 15th Ave, Regina, SK, S4P 1A2
E-MAIL: haleigh@brgaffney.ca
PHONE: 306-359-7852

SUBJECT

PROPERTY ADDRESS: Woodland Avenue CITY: Buena Vista PROVINCE: SK POSTAL CODE: S2V 1B4
LEGAL DESCRIPTION: St/L 23, Plan CI627 Ext 0
Source: ISC
MUNICIPALITY AND DISTRICT: Village of Buena Vista, SK
Property ID:
ASSESSMENT: N/A 2026 Taxes $ N/A Year 2026
EXISTING USE: Residential Single Family OTHER USES OCCUPIED BY: Vacant

ASSIGNMENT

NAME: Village of Buena Vista Name Type: Owner
PURPOSE: [X] To estimate market value [ ] To estimate market rent [ ]
AUTHORIZED USE: [X] Potential Sale [ ]
AUTHORIZED USERS (by name): Village of Buena Vista
REQUESTED BY: [X] Client above [ ] Other
VALUE: [X] Current [ ] Retrospective
[ ] Update of original report completed on With an effective date of File No.
PROPERTY RIGHTS / OWNERSHIP: [X] Fee Simple [ ] Leasehold [ ] Condo/Strata [ ] Other
MAINTENANCE FEE (if applicable): $ [ ] monthly [ ] annual Source
CONDO/STRATA NAME (if applicable):
APPROACHES USED: [X] DIRECT COMPARISON APPROACH [ ] COST APPROACH [ ] INCOME APPROACH
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS [ ] NO [X] YES
HYPOTHETICAL CONDITION: [X] NO [ ] YES

see Extraordinary Items page

NEIGHBOURHOOD

[X] Residential [ ] Commercial [ ] Industrial [ ] Agricultural [ ] First Nations/Indigenous Land
[ ] Urban [ ] Suburban [ ] Rural [X] Recreational/Resort [ ] Forestry/Public/Park
[ ] Improving [X] Stable [ ] Transitioning [ ] Deteriorating [ ]
BUILT UP: [X] Over 75% [ ] 25 - 75% [ ] Under 25%
SUBJECT TYPICAL FOR NBHD: [ ] Yes [ ] No (see comments)
[ ] Detrimental Conditions Observed

AGE RANGE(years):	125	New
PRICE RANGE:	25,000	1M+

MARKET OVERVIEW: Supply [ ] High [X] Average [ ] Low
Demand [ ] High [X] Average [ ] Low
PRICE TRENDS: [ ] Increasing [X] Stable [ ] Declining

COMMENTS:
There are no adverse influences apparent. The subject is located in the Resort Village of Buena Vista, which according to the 2021 census has a population of approximately 646. Value trends for residential properties have been stable.

SITE

SITE DIMENSIONS: Irregular
LOT SIZE: 13,504 Unit of Measurement Sq.Ft.
SOURCE: ISC
TOPOGRAPHY: Level
CONFIGURATION: Irregular
ZONING CODE/DESCRIPTION: Residential
ZONING SOURCE: Village of Buena Vista
OTHER LAND USE CONTROLS [ ] YES [X] NO
EXISTING LAND USE CONFORMS [X] YES [ ] NO
IN FLOODPLAIN/FLOOD ZONE [ ] YES [X] NO FLOOD MAP DATE:
EASEMENTS Assumed Typical

UTILITIES: [ ] Natural Gas [ ] Storm Sewer [ ] Sanitary Sewer [ ] Open Ditch [ ] Septic [ ] Holding Tank
WATER SUPPLY: [ ] Municipal [ ] Private Well [ ]
FEATURES: [X] Gravel Road [ ] Paved Road [ ] Lane [ ] Sidewalk [ ] Curbs [ ] Streetlights [ ]
ELECTRICAL: [ ] Overhead [ ] Underground [ ]
DRIVEWAY: [ ] Private [ ] Shared [X] None [ ] Single [ ] Double [ ] Underground [ ] Laneway [ ]
PARKING: [ ] Garage [ ] Carport [ ] Driveway [X] Street [ ]
LANDSCAPING: [ ] Good [ ] Average [ ] Fair [ ] Poor/Other

[ ] Detrimental Conditions Observed
The subject property was a Road Allowance until 1982, but is now considered a residential lot. The subject property is located between 197 Woodland Avenue and 201 Woodland Avenue in the Village of Buena Vista. According to the Village of Buena Vista, the subject property has access to services, including natural gas, at the property line and municipal water. The subject property does not have a SAMA assessment.

RESIDENTIAL LAND APPRAISAL REPORT

Client Reference: File # Woodland Ave

HIGHEST AND BEST USE

Highest and Best Use would be considered to Single Family Residential based on surrounding land uses on similar properties, existing zoning, and location.

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP)

DIRECT COMPARISON APPROACH

	SUBJECT	COMPARABLE NO. 1 Description	Adjustment	COMPARABLE NO. 2 Description	Adjustment	COMPARABLE NO. 3 Description	Adjustment
	Woodland Avenue Buena Vista, SK S2V 1B4	131 Hillside Place Buena Vista, SK S2V 1A5		1506 7th Avenue Regina Beach, SK S0G 4C0		454 7th Street E Regina Beach, SK S0G 4C0	
DATA SOURCE	MLS #	SK008739		SK008807		SK000155	
DATE OF SALE		08/15/2025		08/07/2025		09/10/2025	
SALE PRICE	$ N/A	$ 50,000		$ 29,500		$ 27,000	
DAYS ON MARKET		70		60		105	
LIST PRICE	$	$ 58,500		$ 34,900		$ 29,900	
APPROX KMs from SUBJECT		2.31 km SE		0.44 km NW		1.22 km NW	
LOCATION	Buena Vista	Similar		Similar		Similar	
SITE DIMENSIONS LOT SIZE	Irregular 13,504 Sq.Ft.	9,100 Sq.Ft.	15,000	6,970 Sq.Ft.	30,000	6,250 Sq.Ft.	30,000
ZONING	Residential	Similar		Similar		Similar	
TOPOGRAPHY	Level	Similar		Similar		Similar	
VIEW	Average	Average		Similar		Similar	
SERVICING/UTILITIES	Average	Similar		Superior	-10,000	Similar	
Improvements	None	None		Septic	-10,000	Septic	-10,000
Lakefront	No	No		No		No	
Demolition	No	No		Yes	10,000	No	
Natural Gas	Yes	Yes		No	10,000	No	10,000
ADJUSTMENTS (Gross %, Net $)		$ 30.0	15,000	$ 237.3	30,000	$ 185.2	30,000
ADJUSTED VALUES			65,000		59,500		57,000

ANALYSIS AND COMMENTS

The subject's market has been researched and all recent comparable sales data has been considered. There were limited sales in the subject property's community; therefore, a similar community was used. The market has remained stable since mid-2025; therefore, although the sales are dated they are considered good representations of value for the subject property.

ESTIMATED VALUE BY DIRECT COMPARISON APPROACH (rounded): $ 57,000 As Is

RESIDENTIAL LAND APPRAISAL REPORT

Client Reference: File # Woodland Ave

HISTORY

SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: ☐ YES ☒ NO DATE N/A SOURCE ISC

SALE TRANSFER HISTORY: (minimum of three years) SALE PRICE N/A

According to the title, the subject property does not appear to have transferred within the last three years.

SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: ☐ YES ☒ NO LAST LIST PRICE N/A UNDER CONTRACT/AGREEMENT OF PURCHASE AND SALE ☐ YES ☒ NO OBTAINED ☐ YES ☒ NO

SUBJECT CURRENTLY LISTED ☐ YES ☒ NO CURRENT LIST PRICE N/A CURRENT/PENDING PURCHASE PRICE N/A

AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) We are unaware of any listings or offers to purchase of the subject property within the last year.

EXPOSURE TIME

Exposure Time is the estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the Effective Date of the appraisal. (CUSPAP)

60 to 105 days.

RECONCILIATION AND FINAL VALUE

RECONCILIATION AND FINAL ESTIMATE OF VALUE

The subject's market has been researched and all recent comparable sales data has been considered. The three sales used are the most recent and the most similar available; therefore, the average of all three sales will be used.

UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST OF THE SUBJECT PROPERTY

AS AT June 20, 2026 (Effective Date of the Appraisal) **IS ESTIMATED AT $** 57,000

COMPLETED ON July 6, 2026 (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT

SCOPE

The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and authorized use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.

The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report. The specific tasks and items necessary to complete this assignment include a summary of the following:

1. assembly and summary of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal;
2. On-Site Inspection

   Source of interior information: Observed by AIC Member
3. assembly and summary of the pertinent economic and market data;
4. a summary of land use controls pertaining to the subject property;
5. a summary of "Highest and Best Use";
6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;
7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and
8. reconciliation of the collected data into an estimate of market value at the effective date of the appraisal.

DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeable, and for self-interest, and assuming that neither is under undue duress.
Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.
See Addenda.

See Attached Addendum

RESIDENTIAL LAND APPRAISAL REPORT

Client Reference: File # Woodland Ave

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA). Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the authorized client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report.This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. [X] No one has provided professional assistance to the members(s) signing this report;
   [ ] The following individual provided the following professional assistance:
9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
10. The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

PROPERTY IDENTIFICATION

ADDRESS: Woodland Avenue CITY: Buena Vista PROVINCE: SK POSTAL CODE: S2V 1B4

LEGAL DESCRIPTION: St/L 23, Plan CI627 Ext 0

BASED UPON THE DATA ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED.

AS AT June 20, 2026 (Effective Date of the appraisal) IS ESTIMATED AT $ 57,000 As Is

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

SIGNATURE: Haleigh Clements

NAME: Haleigh Clements

AIC DESIGNATION/STATUS: [ ] AIC Candidate Member [ ] P.App., CRA [X] P.App., AACI Membership #: 906462

DATE OF REPORT July 6, 2026 DATE OF INSPECTION: June 20, 2026

On-Site Inspection

AIC CO-SIGNER: (if applicable)

NAME:

AIC DESIGNATION/STATUS: [ ] P.App., CRA [ ] P.App., AACI Membership #:

DATE OF REPORT: DATE OF INSPECTION:

SOURCE OF DIGITAL SIGNATURE SECURITY: CRAL

For this appraisal to be valid, an original or a password protected digital signature is required.

ATTACHMENTS AND ADDENDA: [ ] ADDITIONAL SALES [X] EXTRAORDINARY ITEMS [ ] NARRATIVE [X] PHOTOGRAPHS [ ] MARKET RENT [ ]
[X] MAPS [X] SCOPE OF WORK [ ] [ ]

ADDENDUM

Borrower: N/A		File No.: Woodland Ave
Property Address: Woodland Avenue		Case No.:
City: Buena Vista	Province: SK	Postal Code: S2V 1B4
Lender: Village of Buena Vista		

Additional Scope of Appraisal Items

The subject market area has been researched and a minimum of three recent sales of properties have been selected that are the most similar and proximate to the subject property for consideration in the sales comparison analysis and dollar adjustments have been made where appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, a negative adjustment is made to reduce the adjusted sale price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, a positive adjustment is made to increase the adjusted sale price of the comparable.

ADDITIONAL ASSUMPTIONS AND LIMITING CONDITIONS:

When the current United States (US) President took office in early 2025; he announced his intention to change several US trade policies including a 25% tariff on most, if not all, imports from Canada. As of the date of this report, a range of tariffs have been introduced, including 10% on energy exports, 25% on steel and aluminum exports, and 25% on automobile exports. The implementation of these tariffs and the threat of further tariffs may create a negative effect on the Canadian and US economies. Given the current uncertainty, there is no way to accuratelyestimate the effect on the local market.

EXTRAORDINARY ITEMS ADDENDUM

Reference: File # Woodland Ave

EXTRAORDINARY ITEMS ADDENDUM

EXTRAORDINARY ASSUMPTIONS & EXTRAORDINARY LIMITING CONDITIONS

An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which if not true, could alter the appraiser's opinions and conclusions.

The Cost Approach is considered to provide a reliable estimate of value where the site is developed to its highest and best use. The subject property has no improvements; therefore, the Cost Approach will not be utilized.

The Income Approach has not been developed as the subject property is not typical of a property that would purchased for investment purposes.

The subject property was a Road Allowance until 1982, but is now considered a residential lot. The subject property is located between 197 Woodland Avenue and 201 Woodland Avenue in the Village of Buena Vista. According to the Village of Buena Vista, the subject property has access to services, including natural gas, at the property line and municipal water.

HYPOTHETICAL CONDITIONS

Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. FOr every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

By accepting this report, the authorized client or the authorized user accepts that:

1. The hypothetical condition and assumptions identified in this report have not been independently verified or are items that are assumed to be true as part of this assignment, and
2. This report may not be reasonably relied on as proof that any of the hypothetical conditions or assumptions are true and accurate or that they will be true and accurate at any point in the future, and
3. In the event that any hypothetical condition or assumption in this report is discovered not to be true and accurate, it may impact the estimate of market value provided in this report.

The author(s) disclaims any liability arising from any hypothetical condition or assumptions not being true and accurate as at the date of this report or in the future.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: Woodland Ave
Property Address: Woodland Avenue	Case No.:
City: Buena Vista Prov.: SK	P.C.: S2V 1B4
Lender: Village of Buena Vista	

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 20, 2026
Appraised Value: $ 57,000

REAR VIEW OF SUBJECT PROPERTY

STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: Woodland Ave	
Property Address: Woodland Avenue		Case No.:	
City: Buena Vista	Prov.: SK		P.C.: S2V 1B4
Lender: Village of Buena Vista			

COMPARABLE SALE #1

131 Hillside Place
Buena Vista, SK S2V 1A5
Sale Date: 08/15/2025
Sale Price: $ 50,000

COMPARABLE SALE #2

1506 7th Avenue
Regina Beach, SK S0G 4C0
Sale Date: 08/07/2025
Sale Price: $ 29,500

COMPARABLE SALE #3

454 7th Street E
Regina Beach, SK S0G 4C0
Sale Date: 09/10/2025
Sale Price: $ 27,000

LOCATION MAP

Borrower: N/A		File No.: Woodland Ave	
Property Address: Woodland Avenue		Case No.:	
City: Buena Vista	Prov.: SK		P.C.: S2V 1B4
Lender: Village of Buena Vista			

PLOT MAP

Borrower: N/A		File No.: Woodland Ave
Property Address: Woodland Avenue		Case No.:
City: Buena Vista	Prov.: SK	P.C.: S2V 1B4
Lender: Village of Buena Vista