

Property Report

Print Date: 30-Apr-2024

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Municipality Name:	ELDON (RM)	Assessment ID Number:	471-000402400	PID:	201023058
Civic Address:		Title Acres:	156.25	Reviewed:	14-Mar-2017
Legal Location:	Qtr SW Sec 02 Tp 48 Rg 23 W 3 Sup	School Division:	203	Change Reason:	Maintenance
Supplementary		Neighbourhood:	471-100	Year / Frozen ID:	2024/-2
:		Puse Code:	0360	Predom Code:	SR002 Single Family Dwell
		Call Back Year:		Method in Use:	C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
30.00	K - [CULTIVATED]	Soil association 1	ME - [MEOTA]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,177.87
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	43.85
		Soil texture 2	LS - [LOAMY SAND]	Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard	WSB: Waste Slough Bush Rate: 0.96		
		Soil association 2	ME - [MEOTA]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
40.00	K - [CULTIVATED]	Soil association 1	ME - [MEOTA]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,432.55
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	53.33
		Soil texture 2		Phy. Factor 1	10% reduction due to SD2 - [90 : Sand Pockets - Moderate]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	ME - [MEOTA]				
		Soil texture 3					
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6				
63.00	K - [CULTIVATED]	Soil association 1	HM - [HAMLIN]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,781.09
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final	66.31
		Soil texture 2	FL - [FINE SANDY LOAM]	Phy. Factor 1	5% reduction due to SD1 - [95 : Sand Pockets - Slight]		
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				

AGRICULTURAL WASTE LAND

Acres	Waste Type
20	WASTE SLOUGH BUSH

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
/ 1	Country Residential	Acreage	Prime Rate:	\$3,600.00	Std.Parcel Size:	10.00	1	R	Taxable
		Width(ft)	Urban - Acreage		Land Size Multiplier:	127			
		Side 1 (ft)			Adjustment reason:				
		Side 2 (ft)							
		Area/Units	3.00						

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID	& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4077474	0	3 - Fair	(0.8) - Good	64	0	2.72	1	R	Taxable
		Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
		SFR - 1 1/2 Storey	576	1941		24.0 X 24.0			
		SFR - 1 Storey	200	1941		16.0 X 14.5 - 8.0 X 4.0			
		Basement	576	1941		24.0 X 24.0			
		Attached Garage	1088	1960		32.0 X 34.0			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 4077474.0	Section Area: 200	
Quality : 3 - Fair		Res Effective Rate : Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment : Heating Only		Res Hillside Adj :	Res Incomplete Adj :	
Plumbing Fixture Default : Fair (6 Fixtures)		Plumbing Fixture Adj : +1	Number of Fireplaces : 1	
Basement Rate : Basement		Basement Height : 08 ft	Basement Room Rate : Basement Rooms	
Percent of Basement Area : 40% - Approx 1/2 Finished		Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining	
Garage Wall Height Adjustment : 14		Garage Floor Adj :	Incomplete Adjustment :	
Detached Garage Rate :		Garage Finish Rate :	Garage Wall Height Adjustment :	
Garage Floor Adj :		Incomplete Adjustment :	Shed Rate :	
Porch/Closed Ver Rate :		Deck Rate :		
Section: SFR - 1 1/2 Storey		Building ID: 4077474.0	Section Area: 576	
Quality : 3 - Fair		Res Effective Rate : Structure Rate	Res Wall Height : 08 ft	
Heating / Cooling Adjustment : Heating Only		Res Hillside Adj :	Res Incomplete Adj :	
Plumbing Fixture Default : Fair (6 Fixtures)		Plumbing Fixture Adj : +1	Number of Fireplaces : 1	
Basement Rate : Basement		Basement Height : 08 ft	Basement Room Rate : Basement Rooms	
Percent of Basement Area : 40% - Approx 1/2 Finished		Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining	
Garage Wall Height Adjustment : 14		Garage Floor Adj :	Incomplete Adjustment :	
Detached Garage Rate :		Garage Finish Rate :	Garage Wall Height Adjustment :	
Garage Floor Adj :		Incomplete Adjustment :	Shed Rate :	
Porch/Closed Ver Rate :		Deck Rate :		
Section: Basement		Building ID: 4077474.0	Section Area: 576	
Basement Rate : Basement		Basement Height : 08 ft	Basement Garage :	
Basement Walkout Adj :		Basement Room Rate : Basement Rooms	Percent of Basement Area : 40% - Approx 1/2 Finished	
Section: Attached Garage		Building ID: 4077474.0	Section Area: 1088	
Att/B-In Garage Rate : Attached Garage		Garage Finish Rate : Interior Lining	Garage Wall Height Adjustment : 14	
Garage Floor Adj :		Incomplete Adjustment :		

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$205,000		1	Other Agricultural	55%	\$112,750				Taxable
Improvement	\$197,300		1	Residential	80%	\$0	Z	\$157,840	Z	Taxable
Non-Agricultural	\$10,800		1	Residential	80%	\$8,640				Taxable
Total of Assessed Values:	\$413,100			Total of Taxable/Exempt Values:		\$121,390		\$157,840		