



Property Report

Print Date: 17-Apr-2024

Municipality Name:	FRENCHMAN BUTTE (RM)	Assessment ID Number:	501-000934400	PID:	200073997
Civic Address:		Title Acres:	151.92	Reviewed:	17-Mar-2023
Legal Location:	Qtr SW Sec 34 Tp 52 Rg 24 W 3 Sup 00	School Division:	203	Change Reason:	Maintenance
Supplementary	EXCEPT: SUBD PL#70B08571 AND RD.	Neighbourhood:	501-101	Year / Frozen ID:	2024/-5
:		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	
60.00	K - [CULTIVATED]	Soil association 1 WH - [WHITEWOOD] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DG10 - [DG CHERNOZEM 9-12]	Topography T3 - Moderate Slopes Stones (qualities) S2 - Slight	\$/ACRE	1,668.19
			Natural hazard DW: Shallow Draw Rate: 0.98 Man made hazard RD: Road Rate: 0.96	Final	62.11
25.00	K - [CULTIVATED]	Soil association 2 WH - [WHITEWOOD] Soil texture 3 Soil texture 4 Soil profile 2 DG10 - [DG CHERNOZEM 9-12] Top soil depth 4-6	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight	\$/ACRE	1,874.76
		Soil association 1 WH - [WHITEWOOD] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 L - [LOAM] Soil profile 1 DG12 - [DG CHERNOZEM 12+]	Man made hazard RD: Road Rate: 0.96	Final	69.80
		Soil association 2 WH - [WHITEWOOD] Soil texture 3 Soil texture 4 Soil profile 2 DG10 - [DG CHERNOZEM 9-12] Top soil depth 4-6			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
64.00	ASP - [ASPEN PASTURE]	Soil association 1	WH - [WHITEWOOD]	Range site	L: LOAMY	\$/ACRE	397.86
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]		
		Soil texture 2	L - [LOAM]	Pasture Topography	T2: Gentle 3-5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	31.92		

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/	Country Residential	Acreage	Prime Rate: \$5,000.00	Std.Parcel Size: 11.97	1	R	Taxable
		Width(ft)	Urban - Acreage	Land Size Multiplier: 136			
		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
4232063	0	4 - Average	(1.0) - Average	38	0	1.46	1	R	Taxable
		Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
		SFR - 1 Storey	1020	1982		1020.0 square feet			
		Basement	1020	1982		1020.0 square feet			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4232063.0	Section Area: 1020
Quality : 4 - Average	Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating Only	Res Hillside Adj :	Res Incomplete Adj :
Plumbing Fixture Default : Average (8 Fixtures)	Plumbing Fixture Adj : +2	Number of Fireplaces :
Basement Rate : Basement	Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 60% - Approx 3/4 Finished	Att/B-In Garage Rate :	Garage Finish Rate :
Garage Wall Height Adjustment :	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: 4232063.0	Section Area: 1020
Basement Rate : Basement	Basement Height : 08 ft	Basement Garage :
Basement Walkout Adj :	Basement Room Rate : Basement Rooms	Percent of Basement Area : 60% - Approx 3/4 Finished

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	\$172,400		1	Other Agricultural	55%	\$94,820				Taxable
Improvement	\$190,500		1	Residential	80%	\$152,400				Taxable
Non-Agricultural	\$15,000		1	Residential	80%	\$12,000				Taxable
Total of Assessed Values:	\$377,900					\$259,220				