

Property Report

Print Date: 05-Jun-2024

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Municipality Name: RM OF MANITOU LAKE (RM)

Assessment ID Number : 442-001407400

PID: 201227170



Civic Address: 326077 471 TWP-RD
Legal Location: Qtr SW Sec 07 Tp 47 Rg 25 W 3 Sup
Supplementary:

Title Acres: 158.11 Reviewed: 11-Apr-2018
School Division: 203 Change Reason: Maintenance
Neighbourhood: 442-100 Year / Frozen ID: 2024/-32560
Overall PUSE: 0360 Predom Code: SR002 Single Family Dwell
Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
85.11	K - [CULTIVATED]	Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	1,867.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	69.54
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	RV: Ravine Rate: 0.98		
3.00	A - [OCCUPIED YARD SITE]	Top soil depth	4-6				
		Soil association 1	WA - [WASECA]	Topography	T2 - Gentle Slopes	\$/ACRE	1,867.95
		Soil texture 1	L - [LOAM]	Stones (qualities)	S2 - Slight	Final	69.54
		Soil profile 1	Z-SL - [CHERN SOLONETZ SL]				
				Natural hazard	RV: Ravine Rate: 0.98		
		Top soil depth	4-6				

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
23.00	NG - [NATIVE GRASS]	Soil association 1	WA - [WASECA]	Range site	L: LOAMY	\$/ACRE	837.60
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T3: Moderate 6-9% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.00		
				Aum/Quarter	0.00		
		Soil association 2	OX - [OXBOW]				
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
42.00	ASP - [ASPEN PASTURE]	Soil association 1	WA - [WASECA]	Range site	TH: THIN	\$/ACRE	230.34
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T6: Severe 21-30% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		

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			Aum/Acre	0.00	
			Aum/Quarter	0.00	
Soil association 2			OX - [OXBOW]		
Soil texture 3			L - [LOAM]		
Soil texture 4					

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH1

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence		Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5034765	0	6 - Very Good	(1.0) - Average	8	0	1.06	1	R	Taxable
		Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
		SFR - 1 Storey		2596	2006		30.0 X 26.0) OFD(1816) ADD(RU11.1;7.9) TXT(OFD -> 36.0 X 44.0 + 6.0 X 30.0 + 52.0)		
		Basement		2596	2006		30 X 26 + 36 X 44 + 6 X 30 + 52		
		Attached Garage		1174	2006		28.0 X 41.0 + 2.0 X 13.0		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey		Building ID: 5034765.0		Section Area: 2596	
Quality: 6 - Very Good		Res Effective Rate: Structure Rate		Res Wall Height : 08 ft	
Heating / Cooling Adjustment: Heating Only		Res Hillside Adj:		Res Incomplete Adj :	
Plumbing Fixture Default: Very Good (14 Fixtures)		Plumbing Fixture Adj: -6		Number of Fireplaces : 1	
Basement Rate: Basement		Basement Height: 08 ft		Basement Room Rate :	
Percent of Basement Area:		Att/B-In Garage Rate: Attached Garage		Garage Finish Rate : Interior Lining	
Garage Wall Height Adjustment: 10		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: 5034765.0		Section Area: 2596	
Basement Rate: Basement		Basement Height: 08 ft		Basement Garage :	
Basement Walkout Adj:		Basement Room Rate:		Percent of Basement Area :	
Section: Attached Garage		Building ID: 5034765.0		Section Area: 1174	

Att/B-In Garage Rate: Attached GarageGarage Finish Rate: Interior LiningGarage Wall Height Adjustment : 10

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	\$5,600		1	Residential	80%	\$4,480				Taxable
Agricultural	\$188,000		1	Other Agricultural	55%	\$103,400				Taxable
Improvement	\$648,300		1	Residential	80%	\$279,620	Z	\$239,020	Z	Taxable
Total of Assessed Values:	\$841,900				Total of Taxable/Exempt Values:	\$387,500		\$239,020		