

Municipality Name: CORMAN PARK (RM) **Assessment ID Number:** 344-000915200 **PID:** 203329552

Civic Address: 373 306260 Twp Rd
Legal Location: Qtr NW Sec 15 Tp 37 Rg 06 W 3 Sup 00
Supplementary EXCEPT: PCL A IN LSD 14
 :

Title Acres: 135.37 **Reviewed:** 12-Feb-2021
School Division: 206 **Change Reason:** Maintenance
Neighbourhood: 344-140 **Year / Frozen ID:** 2022/-8
Puse Code: 0210 **Predom Code:** SR002 Single Family Dwell
Call Back Year: 2023 **Method in Use:** C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
131.00	K - [CULTIVATED]	Soil association 1 TU - [TUXFORD] Soil texture 1 C - [CLAY] Soil texture 2 Soil profile 1 Z-SL - [CHERN SOLONETZ SL] Soil association 2 TU - [TUXFORD] Soil texture 3 Soil texture 4 Soil profile 2 Z-M - [CHERN SOLONETZ MOD] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 5% reduction due to PSA1 - [95 : Poor Drain/Sal. - Slight]	\$/ACRE	1,818.85
				Final	67.72

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
1 / 1	Country Residential	Acreage	Prime Rate: \$17,729.00	Std.Parcel Size: 5.00	1	R	Taxable
		Width(ft)	Urban - Acreage	Land Size Multiplier: 198			
		Side 1 (ft)		Adjustment reason:			
		Side 2 (ft)	Lump Sum: 0.00				
		Area/Units 3.00					
1 / 2	Country Commercial	Acreage	Prime Rate: \$17,729.00	Std.Parcel Size: 5.00	2	CO	Taxable
		Width(ft)	Urban - Acreage	Land Size Multiplier: 198			
		Side 1 (ft)		Adjustment reason:			
		Side 2 (ft)					
		Area/Units 1.00					

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4192674 0	5 - Good	(1.0) - Average	16	0	1.04	1	R	Taxable
	Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
	SFR - 1 Storey	1378	1999	10	APEX drawing exists. 31.0 X 48.0 - 4.0 X 34.0 - 1.0 X 2.0 + 2.0 X 8.0 + 1.0 X 12.0			
	Basement	1350	1999		APEX drawing exists. 31.0 x 48.0 - 4.0 x 34.0 - 1.0 x 2.0			
	Attached Garage	720	1999		APEX drawing exists. 24.0 x 30.0			
	Detached Garage	826	2019		APEX drawing exists. 28x29.5			
	Porch or Closed Veranda	338	2019		Red building behind house. Closer to kennel APEX drawing exists. 338 SF			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4192674.0	Section Area: 1378
Quality : 5 - Good	Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating Only	Res Hillside Adj :	Res Incomplete Adj : 10% Incomplete
Plumbing Fixture Default : Good (11 Fixtures)	Plumbing Fixture Adj : -3	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 : Attached Garage	Garage Finish Rate :
Garage Wall Height Adjustment : 08	Garage Floor Adj :	Incomplete Adjustment :
Detached Garage Rate : Detached Garage	Garage Finish Rate : Interior Lining	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate : Porch/Closed Ver	Deck Rate : Deck	
Section: Basement	Building ID: 4192674.0	Section Area: 1350
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
Section: Attached Garage	Building ID: 4192674.0	Section Area: 720
Att/B-In Garage Rate : Attached Garage	Garage Finish Rate :	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	
Section: Detached Garage	Building ID: 4192674.0	Section Area: 826
Detached Garage Rate : Detached Garage	Garage Finish Rate : Interior Lining	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	
Section: Porch or Closed Veranda	Building ID: 4192674.0	Section Area: 338
Porch/Closed Ver Rate : Porch/Closed Ver		

COMMERCIAL IMPROVEMENT SUMMARY

Sub Model & Occupancy Type	Const Class	Quality	Bldg ID	Bldg Seq	Eff. Yr Built	Cond	SEC Area/Vol	TRA Area	Func OBS	Econ OBS	Phys DEP	UNF	MAF	Tax Class	Liability Sub	ST
490 - Kennel Occupancy - Base Rate	D (Wood Frame)	B	4010308	0	2015	1.0 - Average	3500	3500			5		81	CO	2	Taxable
S803 - Canopy Occupancy - Base Rate	D (Wood Frame)	C	4010346	0	2015	1.0 - Average	320	320			14		81	CO	2	Taxable

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 490 - Kennel	Type: Occupancy - Base Rate	Building ID & Seq: 4010308/0	Section Area/Vol: 3500	Perimeter: 270
Act. Year Built: 2015				

Description :	Occupancy Type : Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality : B - Average	Heating Type 1 : 100% - Hot Water Radiant	Heating Type 2 : % -
Ventilation 1 : 100% - Yes	Ventilation 2 : % -	Air Conditioning Type 1 : 100% - No Air Conditioning
Air Conditioning Type 2 : % -	Sprinklers 1 : 100% - No Sprinklers	Sprinklers 2 : % -
Elevators : No Elevators	Storey Height : 8	Total # of Storeys: Section : 01 Storey
Total # of Storeys: Building : 01 Storey	Physical Condition : 1.0 - Average	CAF Adjustment : 100

Sub Model: S803 - Canopy	Type: Occupancy - Base Rate	Building ID & Seq: 4010346/0	Section Area/Vol: 320	Perimeter:
Act. Year Built: 2015				

Description :	Occupancy Type : Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality : C - Low Cost	Storey Height : 10	Physical Condition : 1.0 - Average

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	\$238,300		1	Other Agricultural	55%	\$131,065				Taxable
Improvement	\$378,800		1	Residential	80%	\$171,975	Z	\$131,065	Z	Taxable
Non-Agricultural	\$53,200		1	Residential	80%	\$42,560				Taxable
Improvement	\$430,900		2	Comm & Industrial Other	85%	\$366,265				Taxable
Non-Agricultural	\$17,700		2	Comm & Industrial Other	85%	\$15,045				Taxable
Total of Assessed Values:	\$1,118,900					\$726,910		\$131,065		
					Total of Taxable/Exempt Values:					