

Municipality Name: RM OF ELMSTHORPE (RM)

Assessment ID Number : 100-000310200

PID: 1311935



Civic Address:
Legal Location: Qtr NW Sec 10 Tp 10 Rg 24 W 2 Sup
Supplementary:

Title Acres: 160.00
School Division: 210
Neighbourhood: 100-201
Overall PUSE: 0360
Call Back Year:

Reviewed: 08-Dec-2021
Change Reason: Maintenance
Year / Frozen ID: 2025/-32560
Predom Code: SR002 Single Family Dwell
Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
5.00	KG - [CULTIVATED GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 CL - [CLAY LOAM] Soil texture 2 Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T1 - Level / Nearly Level Stones (qualities) S2 - Slight Phy. Factor 1 35% reduction due to F4 - [65 : Flooding - Very Strong]	\$/ACRE Final	1,272.18 33.83
		Soil association 2 AD - [ARDILL] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Natural hazard NH: Natural Hazard Rate: 0.92		
83.00	KG - [CULTIVATED GRASS]	Soil association 1 AM - [AMULET] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)]	Topography T3 - Moderate Slopes Stones (qualities) S3 - Moderate	\$/ACRE Final	1,401.96 37.29
		Soil association 2 AD - [ARDILL] Soil texture 3 CL - [CLAY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER25	Natural hazard NH: Natural Hazard Rate: 0.92		
5.00	KG - [CULTIVATED GRASS]	Soil association 1 EW - [ELSTOW] Soil texture 1 C - [CLAY] Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	1,893.86 50.37
			Natural hazard NH: Natural Hazard Rate: 0.92		

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	Soil association 2	AD - [ARDILL]				
	Soil texture 3	CL - [CLAY LOAM]				
	Soil texture 4					
	Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
	Top soil depth	ER10				
3.00	A - [OCCUPIED YARD SITE]	Soil association 1	AM - [AMULET]	Topography	T3 - Moderate Slopes	\$/ACRE 1,401.96
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S3 - Moderate	Final 37.29
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]			
				Natural hazard	NH: Natural Hazard Rate: 0.92	
		Soil association 2	AD - [ARDILL]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	ER25			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin
42.00	NG - [NATIVE GRASS]	Soil association 1	AM - [AMULET]	Range site	L: LOAMY	\$/ACRE 996.88
		Soil texture 1	CL - [CLAY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes	
				Grazing water source	WS: Slough	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.40	
				Aum/Quarter	64.00	
		Soil association 2	AD - [ARDILL]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				

AGRICULTURAL WASTE LAND

Acres	Waste Type
9	WASTE SLOUGH
13	WS & WN

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5083258 0	3 - Fair	0.8	54		1.04	1	R	Exempt
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 1/2 Storey		285	1959		15 x 19		
	SFR - 1 Storey		588	1980		24 x 24.5		
	Porch or Closed Veranda		392	1980		27 x 14.5		

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Deck	272	1980
		12 x 8 + 22 x 8

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey **Building ID: 5083258.0** **Section Area: 588**

Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating and Cooling	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: -1	Number of Fireplaces :
Basement Rate:	Basement Height:	Basement Room Rate :
Percent of Basement Area:	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: Porch/Closed Ver	Deck Rate: Deck	

Section: SFR - 1 1/2 Storey **Building ID: 5083258.0** **Section Area: 285**

Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating and Cooling	Res Hillside Adj:	Res Incomplete Adj :
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: -1	Number of Fireplaces :
Basement Rate:	Basement Height:	Basement Room Rate :
Percent of Basement Area:	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: Porch/Closed Ver	Deck Rate: Deck	

Section: Porch or Closed Veranda **Building ID: 5083258.0** **Section Area: 392**

Porch/Closed Ver Rate: Porch/Closed Ver

Section: Deck **Building ID: 5083258.0** **Section Area: 272**

Deck Rate: Deck

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
102 - Barn - General Occupancy - Base Rate	DP (Pole Frame)	B	5092976	0	1980	0.8	1040	1040			64		104	A	1	Exempt
Dimensions: 26 x 40																

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557 - Archrib (Farm Utility)	S (Steel Frame)	B	5093001 0	1965	0.9	1134	1134	72	104	A	1	Exempt
Occupancy - Base Rate		Dimensions: 28 x 40.5										

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 102 - Barn - General	Type: Occupancy - Base Rate	Building ID & Seq: 5092976/0	Section Area/Vol: 1040	Perimeter: 132
Act. Year Built: 1980				

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : DP (Pole Frame)
Construction Quality: B - Average	Missing Floor Area:	Heating Type 1 : 100% - No Heating
Heating Type 2:	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:	Dock Height Area:	Storey Height : 8
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Physical Condition : 0.8
CAF Adjustment: 100		

Sub Model: 557 - Archrib (Farm Utility)	Type: Occupancy - Base Rate	Building ID & Seq: 5093001/0	Section Area/Vol: 1134	Perimeter: 137
Act. Year Built: 1965				

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : S (Steel Frame)
Construction Quality: B - Average	Missing Floor Area:	Heating Type 1 : 100% - Radiant Natural Gas
Heating Type 2:	Ventilation 1: 100% - No Ventilation	Ventilation 2 :
Air Conditioning Type 1: 100% - No Air Conditioning	Air Conditioning Type 2:	Sprinklers 1 : 100% - No Sprinklers
Sprinklers 2:	Storey Height: 14	Total # of Storeys: Section : 01 Storey
Total # of Storeys: Building: 01 Storey	No. of Identical Units:	Physical Depreciation : Physical Depreciation
Physical Condition: 0.9		
CAF Adjustment: 100		

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	\$4,200		1	Residential	80%	\$3,360				Taxable
Agricultural	\$174,300		1	Other Agricultural	55%	\$95,865				Taxable
Improvement	\$91,000		1	Residential	80%	\$0		\$72,800		Exempt
Improvement	\$31,400		1	Other Agricultural	55%	\$0		\$17,270		Exempt
Total of Assessed Values:	\$300,900									
					Total of Taxable/Exempt Values:	\$99,225		\$90,070		