



**Property Report**

Print Date: 18-Jun-2022

<b>Municipality Name:</b>	<b>ELCAPO (RM)</b>	<b>Assessment ID Number:</b>	<b>154-000713300</b>	<b>PID:</b>	<b>2783793</b>
<b>Civic Address:</b>		<b>Title Acres:</b>	158.57	<b>Reviewed:</b>	14-Jul-2015
<b>Legal Location:</b>	Qtr SE Sec 13 Tp 17 Rg 06 W 2 Sup 00	<b>School Division:</b>	208	<b>Change Reason:</b>	Roll Correction
<b>Supplementary</b>	EXCEPT: RD	<b>Neighbourhood:</b>	154-200	<b>Year / Frozen ID:</b>	2022/-5
:		<b>Puse Code:</b>	0360	<b>Predom Code:</b>	SR002 Single Family Dwell
		<b>Call Back Year:</b>		<b>Method in Use:</b>	C.A.M.A. - Cost

**AGRICULTURAL ARABLE LAND**

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
3.00	A - [OCCUPIED YARD SITE]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]	Topography T2 - Gentle Slopes Stones (qualities) S3 - Moderate  Natural hazard WS: Waste Slough Rate: 0.96	\$/ACRE Final	1,656.80 61.68
10.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 CAL10 - [CHERN-CAL (CA 9-12)]  Soil association 2 OX - [OXBOW] Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+ )] Top soil depth 4-6	Topography T2 - Gentle Slopes Stones (qualities) S3 - Moderate Phy. Factor 1 50% reduction due to SA5 - [ 50 : Salinity - Severe]  Natural hazard WS: Waste Slough Rate: 0.96	\$/ACRE Final	828.40 30.84
72.00	K - [CULTIVATED]	Soil association 1 OX - [OXBOW] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]	Topography T2 - Gentle Slopes Stones (qualities) S3 - Moderate Phy. Factor 1 2% reduction due to SA0 - [ 98 : Salinity - Very Slight]  Natural hazard WS: Waste Slough Rate: 0.96	\$/ACRE Final	1,623.66 60.45

Soil association 2 OX - [OXBOW]  
 Soil texture 3  
 Soil texture 4  
 Soil profile 2 CAL10 - [CHERN-CAL (CA 9-12)]  
 Top soil depth 4-6

**AGRICULTURAL PASTURE LAND**

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
40.00	NG - [NATIVE GRASS]	Soil association 1	OX - [OXBOW]	Range site	L/SA: LOAMY/SALINE UPLAND	\$/ACRE 732.90
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.43	
				Aum/Quarter	68.00	
		Soil association 2	CD - [CUDWORTH]			
		Soil texture 3	L - [LOAM]			
		Soil texture 4				

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
34	WASTE SLOUGH BUSH

**RESIDENTIAL IMPROVEMENTS SUMMARY**

Building ID	& Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4259833	0	4 - Average	(0.8) - Good	46	0	1.07	1	R	Taxable
		<b>Area Code(s):</b>	<b>Base Area</b> (sq.ft)	<b>Year Built</b>	<b>Unfin%</b>	<b>Dimensions</b>			
		SFR - 1 Storey	1100	1969		24.0 X 44.0 + 2.0 X 22.0			
		Basement	1100	1969		24.0 X 44.0 + 2.0 X 22.0			
		Detached Garage	672	2013		28X24			

**RESIDENTIAL IMPROVEMENTS Details**

<b>Section:</b> SFR - 1 Storey	<b>Building ID:</b> 4259833.0	<b>Section Area:</b> 1100
<b>Quality :</b> 4 - Average	<b>Res Effective Rate :</b> Structure Rate	<b>Res Wall Height :</b> 08 ft
<b>Heating / Cooling Adjustment :</b> Heating Only	<b>Res Hillside Adj :</b>	<b>Res Incomplete Adj :</b>
<b>Plumbing Fixture Default :</b> Average (8 Fixtures)	<b>Plumbing Fixture Adj :</b> -3	<b>Number of Fireplaces :</b>
<b>Basement Rate :</b> Basement	<b>Basement Height :</b> 08 ft	<b>Basement Room Rate :</b> Basement Rooms
<b>Percent of Basement Area :</b> 40% - Approx 1/2 Finished	<b>Att/B-In Garage Rate :</b>	<b>Garage Finish Rate :</b>
<b>Garage Wall Height Adjustment :</b>	<b>Garage Floor Adj :</b>	<b>Incomplete Adjustment :</b>
<b>Detached Garage Rate :</b> Detached Garage	<b>Garage Finish Rate :</b> Interior Lining	<b>Garage Wall Height Adjustment :</b> 08
<b>Garage Floor Adj :</b>	<b>Incomplete Adjustment :</b>	<b>Shed Rate :</b>
<b>Porch/Closed Ver Rate :</b>	<b>Deck Rate :</b>	
<b>Section:</b> Basement	<b>Building ID:</b> 4259833.0	<b>Section Area:</b> 1100
<b>Basement Rate :</b> Basement	<b>Basement Height :</b> 08 ft	<b>Basement Garage :</b>
<b>Basement Walkout Adj :</b>	<b>Basement Room Rate :</b> Basement Rooms	<b>Percent of Basement Area :</b> 40% - Approx 1/2 Finished
<b>Section:</b> Detached Garage	<b>Building ID:</b> 4259833.0	<b>Section Area:</b> 672
<b>Detached Garage Rate :</b> Detached Garage	<b>Garage Finish Rate :</b> Interior Lining	<b>Garage Wall Height Adjustment :</b> 08
<b>Garage Floor Adj :</b>	<b>Incomplete Adjustment :</b>	

**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	\$5,000		1	Residential	80%	\$4,000				Taxable
Agricultural	\$154,800		1	Other Agricultural	55%	\$85,140				Taxable
Improvement	\$137,900		1	Residential	80%	\$0	L	\$110,320	L	Taxable
<b>Total of Assessed Values:</b>	<b>\$297,700</b>							<b>\$110,320</b>		
					<b>Total of Taxable/Exempt Values:</b>	<b>\$89,140</b>				