

Municipality Name: SHERWOOD (RM) **Assessment ID Number:** 159-000714400 **PID:** 337634

Civic Address:		Title Acres:	155.08	Reviewed:	08-Sep-2017
Legal Location:	Qtr PT SW Sec 14 Tp 18 Rg 19 W 2 Sup 00	School Division:	208	Change Reason:	Reinspection
Supplementary	EXCEPT: 5 AC C OF T IN SW CORNER LSD 4 PROV. GOV'T	Neighbourhood:	159-101	Year / Frozen ID:	2022/-2
:	SUBD'N 1 ;FARM RES SUBD'N 2 ;TAXABLE RES	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	
10.00	K - [CULTIVATED]	Soil association 1 SU - [SUTHERLAND] Soil texture 1 HC - [HEAVY CLAY] Soil texture 2 C - [CLAY] Soil profile 1 VERT- [CHERN-VERT] Soil association 2 SU - [SUTHERLAND] Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 5+	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 50% reduction due to SA5 - [50 : Salinity - Severe]	\$/ACRE Final	1,098.65 40.90
77.00	K - [CULTIVATED]	Soil association 1 SU - [SUTHERLAND] Soil texture 1 HC - [HEAVY CLAY] Soil texture 2 C - [CLAY] Soil profile 1 VERT- [CHERN-VERT] Soil association 2 SU - [SUTHERLAND] Soil texture 3 Soil texture 4 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 5+	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	\$/ACRE Final	2,109.40 78.53
35.00	K - [CULTIVATED]	Soil association 1 SU - [SUTHERLAND] Soil texture 1 C - [CLAY] Soil texture 2	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Phy. Factor 1 10% reduction due to SA2 - [90 : Salinity - Moderate]	\$/ACRE Final	1,743.24 64.90

Soil profile 1 CAL8 - [CHERN-CAL (CA 7-9)]
 Soil association 2 ST - [SCOTT]
 Soil texture 3
 Soil texture 4
 Soil profile 2 OR12 - [CHERN-ORTH (CA 12+)]
 Top soil depth 5+

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating	
20.00	NG - [NATIVE GRASS]	Soil association 1	SU - [SUTHERLAND]	Range site	C/SA: CLAYEY/SALINE UPLAN	\$/ACRE	649.14
		Soil texture 1	C - [CLAY]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	CK: Creek		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.35		
				Aum/Quarter	56.00		
		Soil association 2	ST - [SCOTT]				
		Soil texture 3	C - [CLAY]				
		Soil texture 4					
10.00	NG - [NATIVE GRASS]	Soil association 1	EW - [ELSTOW]	Range site	L/SA: LOAMY/SALINE UPLAND	\$/ACRE	649.14
		Soil texture 1	L - [LOAM]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	CK: Creek		
				Pasture Tree Cover	NO - [NO]		
				Aum/Acre	0.35		
				Aum/Quarter	56.00		
		Soil association 2	BR - [BRADWELL]				
		Soil texture 3	LL - [LIGHT LOAM]				
		Soil texture 4					

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Country Residential	Acreage	Prime Rate: \$45,700.00	Std.Parcel Size: 3.51	1	R	Taxable
		Width(ft)	Urban - Acreage	Land Size Multiplier: 179			
		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
4019584 0	4 - Average	(0.8) - Good	55	0	1.16	1	R	Taxable
	Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
	SFR - 1 Storey	1092	1960		26.0 X 42.0			
	Basement	1092	1960		26.0 X 42.0			
	Detached Garage	440	1960		20 X 22			
	Detached Garage	624	1988		24.0 X 26.0			
	Porch or Closed Veranda	60	1960		6.0 X 10.0			
4019597 0	4 - Average	(1.0) - Average	18	0	1.16	2	R	Taxable
	Area Code(s):	Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
	SFR - 1 Storey	1350	1997		30.0 X 45.0			
	Basement	1350	1997		30.0 X 45.0			
	Attached Garage	528	1997		22.0 X 24.0			
	Deck	270	1997		6.0 X 45.0			

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4019584.0	Section Area: 1092
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 : -3	Number of Fireplaces :
Basement Rate : Basement	Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 20% - Approx 1/4 Finished	Att/B-In Garage Rate :	Garage Finish Rate :
Garage Wall Height Adjustment :	Garage Floor Adj :	Incomplete Adjustment :
Detached Garage Rate : Detached Garage	Garage Finish Rate :	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate : Porch/Closed Ver	Deck Rate :	
Section: Basement	Building ID: 4019584.0	Section Area: 1092
Basement Rate : Basement	Basement Height : 08 ft	Basement Garage :
Basement Walkout Adj :	Basement Room Rate : Basement Rooms	Percent of Basement Area : 20% - Approx 1/4 Finished
Section: Detached Garage	Building ID: 4019584.0	Section Area: 440
Detached Garage Rate : Detached Garage	Garage Finish Rate :	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	
Section: Detached Garage	Building ID: 4019584.0	Section Area: 624
Detached Garage Rate : Detached Garage	Garage Finish Rate :	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	
Section: Porch or Closed Veranda	Building ID: 4019584.0	Section Area: 60
Porch/Closed Ver Rate : Porch/Closed Ver		
Section: SFR - 1 Storey	Building ID: 4019597.0	Section Area: 1350
Quality : 4 - Average	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 : Average (8 Fixtures)	Plumbing Fixture Adj : +5	Number of Fireplaces : 1
Basement Rate : Basement	Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 80% - Full Finished	Att/B-In Garage Rate : Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment : 08	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 : Deck with Roof	
Section: Basement	Building ID: 4019597.0	Section Area: 1350
Basement Rate : Basement	Basement Height : 08 ft	Basement Garage :
Basement Walkout Adj :	Basement Room Rate : Basement Rooms	Percent of Basement Area : 80% - Full Finished
Section: Attached Garage	Building ID: 4019597.0	Section Area: 528

Att/B-In Garage Rate : Attached Garage

Garage Finish Rate : Interior Lining

Garage Wall Height Adjustment : 08

Garage Floor Adj :

Incomplete Adjustment :

Section: Deck Building ID: 4019597.0 Section Area: 270

Deck Rate : Deck with Roof

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	\$253,900		1	Other Agricultural	55%	\$139,645				Taxable
Improvement	\$126,800		1	Residential	80%	\$101,440				Taxable
Non-Agricultural	\$137,100		1	Residential	80%	\$109,680				Taxable
Improvement	\$309,300		2	Residential	80%	\$107,795	Z	\$139,645	Z	Taxable
Total of Assessed Values:	\$827,100					\$458,560		\$139,645		
					Total of Taxable/Exempt Values:					