

Municipality Name: RM OF THE RIVERS (RM)

Assessment ID Number : 072-000518200

PID: 1385400



**Civic Address:**  
**Legal Location:** Qtr NW Sec 18 Tp 08 Rg 29 W 2 Sup  
**Supplementary:**

**Title Acres:** 160.00  
**School Division:** 210  
**Neighbourhood:** 072-200  
**Overall PUSE:** 0360  
**Call Back Year:**

**Reviewed:** 26-Jan-2022  
**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	
147.00	K-A - [K-OCCUPIED YARD]	Soil association 1 VA - [VALOR] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] 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 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few	\$/ACRE Final	2,284.58 60.76
7.00	K - [CULTIVATED]	Soil association 1 VA - [VALOR] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil texture 2 Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )] 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 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Phy. Factor 1 35% reduction due to F4 - [ 65 : Flooding - Very Strong]	\$/ACRE Final	1,484.97 39.49
3.00	A - [OCCUPIED YARD SITE]	Soil association 1 VA - [VALOR] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+ )]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few	\$/ACRE Final	2,284.58 60.76

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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 3-5

**AGRICULTURAL WASTE LAND**

Acres	Waste Type
3	WASTE SLOUGH

**RESIDENTIAL IMPROVEMENTS SUMMARY**

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5095531 0	4 - Average	0.9	65		0.97	1	R	Taxable
<b>Area Code(s):</b>			<b>Base Area (sq.ft)</b>	<b>Year Built</b>	<b>Unfin%</b>	<b>Dimensions</b>		
SFR - 1 Storey			1500	1961		1500 sqft		
Basement			1500	1961		1500 sqft		
Solarium			280	1961		14.0 x 20.0		

**RESIDENTIAL IMPROVEMENTS Details**

<b>Section:</b> SFR - 1 Storey	<b>Building ID:</b> 5095531.0	<b>Section Area:</b> 1500
<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 and Cooling	<b>Res Hillside Adj:</b>	<b>Res Incomplete Adj :</b>
<b>Plumbing Fixture Default:</b> Average (8 Fixtures)	<b>Plumbing Fixture Adj:</b>	<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> 80% - Full 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>	<b>Garage Finish Rate:</b>	<b>Garage Wall Height Adjustment :</b>
<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> 5095531.0	<b>Section Area:</b> 1500
<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> 80% - Full Finished
<b>Section:</b> Solarium	<b>Building ID:</b> 5095531.0	<b>Section Area:</b> 280
<b>Solarium Rate:</b> Solarium		

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**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
555 - Archrib / Quonset Occupancy - Base Rate	D (Wood Frame)	C	103729	1	1984	1.0	1600	1600	00 %	00 %	80	0	97	A	1	Exempt
<b>Dimensions: 40.0 X 40.0W</b>																
555 - Archrib / Quonset Occupancy - Base Rate	D (Wood Frame)	C	2890150	0	1995	1.0	1080	1080			64		97	A	1	Exempt
<b>Dimensions: 27.0 X 40.0</b>																

**COMMERCIAL IMPROVEMENT DETAILS**

<b>Sub Model:</b> 555 - Archrib / Quonset	<b>Type:</b> Occupancy - Base Rate	<b>Building ID &amp; Seq:</b> 103729/1	<b>Section Area/Vol:</b> 1600	<b>Perimeter:</b> 214
<b>Act. Year Built:</b> 1984				

<b>Description:</b>	<b>Occupancy Type:</b> Occupancy - Base Rate	<b>Construction Class :</b> D (Wood Frame)
<b>Construction Quality:</b> C - Low Cost	<b>Missing Floor Area:</b>	<b>Heating Type 1 :</b> 100% - Unit Heater
<b>Heating Type 2:</b>	<b>Ventilation 1:</b> 100% - No Ventilation	<b>Ventilation 2 :</b>
<b>Air Conditioning Type 1:</b> 100% - No Air Conditioning	<b>Air Conditioning Type 2:</b>	<b>Sprinklers 1 :</b> 100% - No Sprinklers
<b>Sprinklers 2:</b>	<b>Storey Height:</b> 15	<b>Total # of Storeys: Section :</b> 01 Storey
<b>Total # of Storeys: Building:</b> 01 Storey	<b>No. of Identical Units:</b>	<b>Physical Depreciation :</b> Physical Depreciation
<b>Physical Condition:</b> 1.0	<b>CAF Adjustment:</b> 100	

<b>Sub Model:</b> 555 - Archrib / Quonset	<b>Type:</b> Occupancy - Base Rate	<b>Building ID &amp; Seq:</b> 2890150/0	<b>Section Area/Vol:</b> 1080	<b>Perimeter:</b> 214
<b>Act. Year Built:</b> 1995				

<b>Description:</b>	<b>Occupancy Type:</b> Occupancy - Base Rate	<b>Construction Class :</b> D (Wood Frame)
<b>Construction Quality:</b> C - Low Cost	<b>Missing Floor Area:</b>	<b>Heating Type 1 :</b> 100% - Unit Heater
<b>Heating Type 2:</b>	<b>Ventilation 1:</b> 100% - No Ventilation	<b>Ventilation 2 :</b>
<b>Air Conditioning Type 1:</b> 100% - No Air Conditioning	<b>Air Conditioning Type 2:</b>	<b>Sprinklers 1 :</b> 100% - No Sprinklers
<b>Sprinklers 2:</b>	<b>Storey Height:</b> 12	<b>Total # of Storeys: Section :</b> 01 Storey
<b>Total # of Storeys: Building:</b> 01 Storey	<b>No. of Identical Units:</b> 1	<b>Physical Depreciation :</b> Physical Depreciation
<b>Physical Condition:</b> 1.0	<b>CAF Adjustment:</b> 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	\$6,800		1	Residential	80%	\$5,440				Taxable
Agricultural	\$346,200		1	Other Agricultural	55%	\$190,410				Taxable
Improvement	\$31,600		1	Other Agricultural	55%	\$0		\$17,380		Exempt

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Improvement	\$139,500	1	Residential	80%	\$0	Z	\$111,600	Z Taxable
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Total of Assessed Values:	\$524,100			Total of Taxable/Exempt Values:	\$195,850		\$128,980	