

## General Property Overview



**SHAUN-495057850**

**\$353,800**



2025 Roll Year

2024 Roll Year



## Overview

Civic Address

**775 5 Ave W**

Legal Land Description

**Lot 20 & 23 Block 68 Plan 81SC06153 Sup**

Title Acres

**2.17**

Municipality

**SHAUN - SHAUNAVON**

Roll Status  
**2025 - Roll Confirmed**

Last Published  
**Fri Jul 04 2025**

Report Year  
**2025**

Method of Valuation  
**C.A.M.A. - Cost**

Reviewed Date  
**August 30, 2024**



## Land

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**Urban**

**2.17 Acres**



## Residential Buildings

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### Outbuildings

Total Living Area  
**0 SQ FT**

Garage  
**Yes**

Deck  
**No**

Other Residential Buildings  
**No**

Finished Basement  
**NA**

Unfinished Allowance

**None**



## Commercial Buildings

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### M&S Sec. 12 - Dwellings, Multiples & Motels

TRA Area of Main Building

**10,068 SQ FT**

Year Built of Main Building

**1995**

Other Commercial Buildings

**Yes**



## Values

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### Improvement

Assessed Value

**\$290,000**

Taxable Value

**\$246,500**

Exempt Value

**\$0**

Tax Class

**Comm & Industrial Other**

Percentage of Value

**85%**

Tax Status

**Taxable**

## **Improvement**

Assessed Value  
**\$58,100**

Taxable Value  
**\$46,480**

Exempt Value  
**\$0**

Tax Class  
**Residential**

Percentage of Value  
**80%**

Tax Status  
**Taxable**

## **Non-Agricultural**

Assessed Value  
**\$800**

Taxable Value  
**\$640**

Exempt Value  
**\$0**

Tax Class  
**Residential**

Percentage of Value  
**80%**

Tax Status  
**Taxable**

## **Non-Agricultural**

Assessed Value

**\$4,900**

Taxable Value

**\$4,165**

Exempt Value

**\$0**

Tax Class

**Comm & Industrial Other**

Percentage of Value

**85%**

Tax Status

**Taxable**



## Totals

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**\$353,800**

Assessed Values

**\$297,785**

Taxable Values

**\$0**

Exempt Values

**Need more information?**

Purchase additional reports below



**Property Report**

Print Date: 04-Dec-2025

Page 1 of 3

**Municipality Name:** TOWN OF SHAUNAVON

**Assessment ID Number :** SHAUN-495057850

**PID:** 4425971



**Civic Address:** 775 5 Ave W

**Legal Location:** Lot 20 & 23 Block 68 Plan 81SC06153 Sup

**Supplementary:** LOT 23 BLOCK 68 PLAN 101796464  
ISC #143449443 & 151125410

**Title Acres:** 2.17

**School Division:** 211

**Neighbourhood:** SHAUN-350

**Overall PUSE:** 0100

**Call Back Year:**

**Reviewed:** 30-Aug-2024

**Change Reason:** Reinspection

**Year / Frozen ID:** 2025/-32560

**Predom Code:** MS343 Motel

**Method in Use:** C.A.M.A. - Cost



**URBAN LAND**

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
20 / 1	Commercial Land	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 1.85	Prime Rate: \$2,721.00 Urban - Acreage Lump Sum: 0.00	Std.Parcel Size: 2.11 Land Size Multiplier: 168 Adjustment reason:	1	CO	Taxable
23 / 1	Commercial Land	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 0.32	Prime Rate: \$2,721.00 Urban - Acreage Lump Sum: 0.00	Std.Parcel Size: 2.11 Land Size Multiplier: 168 Adjustment reason:	1	R	Taxable

**RESIDENTIAL IMPROVEMENTS SUMMARY**

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4152984 0	3 - Fair	1.0	31	0	0.46	1	R	Taxable
<b>Area Code(s):</b>			<b>Base Area (sq.ft)</b>	<b>Year Built</b>	<b>Unfin%</b>	<b>Dimensions</b>		
Detached Garage			624	1994		26.0 X 24.0		
Shed			160	1985		10 X 16		

**RESIDENTIAL IMPROVEMENTS Details**

<b>Section:</b> Detached Garage	<b>Building ID:</b> 4152984.0	<b>Section Area:</b> 624
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**Quality:** 3 - Fair

**Detached Garage Rate:** Detached Garage

**Garage Finish Rate :** Interior Lining

**Property Report**

**Municipality Name: TOWN OF SHAUNAVON**

**Assessment ID Number : SHAUN-495057850**

**PID: 4425971**

Garage Wall Height Adjustment: 08

Garage Floor Adj:

Incomplete Adjustment :

Section: Shed

Building ID: 4152984.0

Section Area: 160

Quality: 3 - Fair

Shed Rate: Shed

**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
343 - Motel Occupancy - Base Rate	D (Wood Frame)	B/C	137419	0	1981	0.7	8885	10068	00 %	00 %	56	0	46	CO	1	Taxable
544 - Office - Apartments Occupancy - Base Rate	D (Wood Frame)	B	137419	1	1981	0.7	1015	10068	00 %	00 %	56	0	46	R	1	Taxable
544 - Office - Apartments Occupancy - Base Rate	D (Wood Frame)	B	137419	2	1995	0.7	168	10068	00 %	00 %	45	0	46	R	1	Taxable

**COMMERCIAL IMPROVEMENT DETAILS**

<b>Sub Model:</b> 343 - Motel <b>Act. Year Built:</b> 1981	<b>Type:</b> Occupancy - Base Rate	<b>Building ID &amp; Seq:</b> 137419/0	<b>Section Area/Vol:</b> 8885	<b>Perimeter:</b> 494
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**Description:** **Occupancy Type:** Occupancy - Base Rate **Construction Class :** D (Wood Frame)  
**Construction Quality:** B/C - Fair **Heating Type 1:** 100% - Hot Water **Heating Type 2 :**  
**Ventilation 1:** 100% - No Ventilation **Ventilation 2:** **Air Conditioning Type 1 :** 100% - Window/Wall Unit  
**Air Conditioning Type 2:** **Sprinklers 1:** 100% - Wet System 10K - 100K Sqf **Sprinklers 2 :**  
**Elevators:** No Elevators **Number of Units:** 25 **Storey Height :** 8  
**Total # of Storeys: Section:** 01 Storey **Total # of Storeys: Building:** 01 Storey **Physical Condition :** 0.7

<b>Sub Model:</b> 544 - Office - Apartments <b>Act. Year Built:</b> 1981	<b>Type:</b> Occupancy - Base Rate	<b>Building ID &amp; Seq:</b> 137419/1	<b>Section Area/Vol:</b> 1015	<b>Perimeter:</b> 494
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**Description:** **Occupancy Type:** Occupancy - Base Rate **Construction Class :** D (Wood Frame)  
**Construction Quality:** B - Average **Heating Type 1:** 100% - Hot Water **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 :**  
**Elevators:** No Elevators **Number of Units:** 25 **Storey Height :** 8  
**Total # of Storeys: Section:** 01 Storey **Total # of Storeys: Building:** 01 Storey **Physical Condition :** 0.7

<b>Sub Model:</b> 544 - Office - Apartments <b>Act. Year Built:</b> 1995	<b>Type:</b> Occupancy - Base Rate	<b>Building ID &amp; Seq:</b> 137419/2	<b>Section Area/Vol:</b> 168	<b>Perimeter:</b> 494
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**Description:** **Occupancy Type:** Occupancy - Base Rate **Construction Class :** D (Wood Frame)  
**Construction Quality:** B - Average **Heating Type 1:** 100% - Hot Water **Heating Type 2 :**  
**Ventilation 1:** 100% - No Ventilation **Ventilation 2:** **Air Conditioning Type 1 :** 100% - No Air Conditioning

**Property Report**

**Municipality Name:** TOWN OF SHAUNAVON **Assessment ID Number :** SHAUN-495057850 **PID:** 4425971

**Air Conditioning Type 2:** Sprinklers 1: 100% - No Sprinklers **Sprinklers 2 :**  
**Elevators:** No Elevators **Number of Units:** 25 **Storey Height :** 8  
**Total # of Storeys: Section:** 01 Storey **Total # of Storeys: Building:** 01 Storey **Physical Condition :** 0.7

**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
Improvement	\$58,100		1	Residential	80%	\$46,480				Taxable
Improvement	\$290,000		1	Comm & Industrial Other	85%	\$246,500				Taxable
Non-Agricultural	\$800		1	Residential	80%	\$640				Taxable
Non-Agricultural	\$4,900		1	Comm & Industrial Other	85%	\$4,165				Taxable
<b>Total of Assessed Values:</b>	<b>\$353,800</b>					<b>Total of Taxable/Exempt Values:</b>				<b>\$297,785</b>