

Property Report

Print Date: 28-Aug-2026

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Municipality Name: RM OF TORCH RIVER (RM)

Assessment ID Number : 488-003720400

PID: 248377



Civic Address:

Legal Location: Qtr SW Sec 20 Tp 53 Rg 16 W 2 Sup

Supplementary:

Title Acres: 159.79

School Division: 200

Neighbourhood: 488-200

Overall PUSE: 2100

Call Back Year:

Reviewed: 05-Dec-2022

Change Reason: Reinspection

Year / Frozen ID: 2026/-32560

Predom Code:

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

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
3.00	KG - [CULTIVATED GRASS]	Soil association 1	SB - [SHELLBROOK]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,386.69
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	36.88
		Soil texture 2	L - [LOAM]				
		Soil profile 1	DG12 - [DG CHERNOZEM 12+]				
		Soil association 2	SB - [SHELLBROOK]	Natural hazard	NH: Natural Hazard Rate: 0.60		
		Soil texture 3	VL - [VERY FINE SANDY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG10 - [DG CHERNOZEM 9-12]				
		Top soil depth	4-6				
29.00	KG - [CULTIVATED GRASS]	Soil association 1	LC1 - [LA CORNE (OG)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,247.10
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	33.17
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/8+	Man made hazard O: Other Rate: 0.90			
13.00	KG - [CULTIVATED GRASS]	Soil association 1	SY1 - [SYLVANIA (OG)]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,077.23
		Soil texture 1	SL - [SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	28.65
		Soil texture 2		Phy. Factor 1	5% reduction due to PDT1 - [95 : Poor Drain/Peat - Slight]		
		Soil profile 1	GW - [GRAY WOODED]				
		Top soil depth	2/8+	Man made hazard O: Other Rate: 0.90			
21.00	KG - [CULTIVATED GRASS]	Soil association 1	SB - [SHELLBROOK]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,976.03
		Soil texture 1	VL - [VERY FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	52.55
		Soil texture 2	L - [LOAM]	Phy. Factor 1	5% reduction due to PDT1 - [95 : Poor Drain/Peat - Slight]		
		Soil profile 1	DG10 - [DG CHERNOZEM 9-12]				
		Soil association 2	SB - [SHELLBROOK]	Man made hazard O: Other Rate: 0.90			
		Soil texture 3	VL - [VERY FINE SANDY LOAM]				
		Soil texture 4	L - [LOAM]				
		Soil profile 2	DG12 - [DG CHERNOZEM 12+]				

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Top soil depth ER10

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin	
45.00	ASP/C - [ASPEN/CONIFEROUS]	Soil association 1	SY1 - [SYLVANIA (OG)]	Range site	WET2: WETLAND 2	\$/ACRE	205.24
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T4: Strong 10-15% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	CF - [CONIFEROUS FOREST]		
				Aum/Acre	0.04		
				Aum/Quarter	6.08		
		Soil association 2	PN - [PINE]				
		Soil texture 3	S - [SAND]				
		Soil texture 4					
26.00	ASP/C - [ASPEN/CONIFEROUS]	Soil association 1	PN - [PINE]	Range site	SY/SD: SANDY/SANDS	\$/ACRE	557.08
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	ASP - [ASPEN]		
				Aum/Acre	0.20		
				Aum/Quarter	32.00		
		Soil association 2	LC1 - [LA CORNE (OG)]				
		Soil texture 3	S - [SAND]				
		Soil texture 4					
9.00	NG - [NATIVE GRASS]	Soil association 1	SY1 - [SYLVANIA (OG)]	Range site	SY: SANDY	\$/ACRE	557.08
		Soil texture 1	LS - [LOAMY SAND]	Pasture Type	N - [Native]		
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes		
				Grazing water source	WS: Slough		
				Pasture Tree Cover	SH - [SHRUB]		
				Aum/Acre	0.20		
				Aum/Quarter	32.00		
		Soil association 2					
		Soil texture 3	S - [SAND]				
		Soil texture 4					

AGRICULTURAL WASTE LAND

Acres	Waste Type
14	WS & DRAW

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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	\$124,700		1	Non-Arable (Range)	45%	\$56,115				Taxable
Total of Assessed Values:	\$124,700				Total of Taxable/Exempt Values:	\$56,115				