

General Property Overview



KAMSA-404100850

\$59,600



2023 Roll Year

2022 Roll Year



Overview

Civic Address

358 Queen Elizabeth Blvd

Legal Land Description

Lot 23 Block 01 Plan AF745 Sup

Title Acres

NA

Municipality

KAMSA - KAMSACK

Roll Status

2023 - Maintenance

Last Published

Fri Mar 10 2023

Report Year

2023

Method of Valuation

C.A.M.A. - Cost

Reviewed Date

November 16, 2022



Land

Urban

0.638 Acres



Residential Buildings

Outbuildings

Total Living Area

0 SQ FT

Garage

No

Deck

No

Other Residential Buildings

No

Finished Basement

NA

Unfinished Allowance

None



Commercial Buildings

M&S Sec. 13 - Stores & Commercials

TRA Area of Main Building

1,280 SQ FT

Year Built of Main Building

1974

Other Commercial Buildings

No

\$ Values

Improvement

Assessed Value

\$53,400

Taxable Value

\$45,390

Exempt Value

\$0

Tax Class

Comm & Industrial Other

Percentage of Value

85%

Tax Status

Taxable

Non-Agricultural

Assessed Value

\$6,200

Taxable Value

\$5,270

Exempt Value

\$0

Tax Class

Comm & Industrial Other

Percentage of Value

85%

Tax Status

Taxable



Totals

\$59,600

Assessed Values

\$50,660

Taxable Values

\$0

Exempt Values

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Property Report

Lists property attributes used to determine the property's value

Uses common English terms



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Municipality Name:	KAMSACK	Assessment ID Number:	KAMSA-404100850	PID:	2699130
Civic Address:	358 Queen Elizabeth Blvd	Title Acres:		Reviewed:	16-Nov-2022
Legal Location:	Lot 23 Block 01 Plan AF745 Sup	School Division:	204	Change Reason:	Maintenance
Supplementary		Neighbourhood:	KAMSA-140	Year / Frozen ID:	2023/-5
:		Puse Code:	3520	Predom Code:	MS350 Restaurant
		Call Back Year:		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
23 / 1	Commercial Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$0.75 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 6,641.00 Land Size Multiplier: 185 Adjustment reason:	1	CO	Taxable
		27,780.00					

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4087876 0	3 - Fair	(0.9) - Above Average	72	0	0.45	1	CO	Taxable
	Area Code(s): Shed	Base Area (sq.ft) 240	Year Built 1950	Unfin%	Dimensions 12.0 X 20.0			

RESIDENTIAL IMPROVEMENTS Details

Section: Shed	Building ID: 4087876.0	Section Area: 240
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
349 - Fast Food Restaurants Occupancy - Base Rate	D (Wood Frame)	C	115450	0	1974	0.6 - Superior	1280	1280			48		45	CO	1	Taxable

Dimensions:

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 349 - Fast Food Restaurants	Type: Occupancy - Base Rate	Building ID & Seq: 115450/0	Section Area/Vol: 1280	Perimeter: 144
Act. Year Built: 1974				
Description :	Occupancy Type : Occupancy - Base Rate	Construction Class : D (Wood Frame)		
Construction Quality : C - Low Cost	Heating Type 1 : 100% - Forced Hot Air	Heating Type 2 : % -		
Ventilation 1 : 10% - Yes	Ventilation 2 : 90% - No Ventilation	Air Conditioning Type 1 : 100% - Central Unit - Packaged		
Air Conditioning Type 2 : % -	Sprinklers 1 : 100% - No Sprinklers	Sprinklers 2 : % -		
Elevators : No Elevators	Dock Height Area :	Storey Height : 10		
Total # of Storeys: Section : 01 Storey	Total # of Storeys: Building : 01 Storey	Dock Leveler Type :		
Dock Leveler Size :	Dock Leveler Number :	Physical Condition : 0.6 - Superior		

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	\$53,400		1	Comm & Industrial Other	85%	\$45,390				Taxable
Non-Agricultural	\$6,200		1	Comm & Industrial Other	85%	\$5,270				Taxable
Total of Assessed Values:	\$59,600					Total of Taxable/Exempt Values:				\$50,660