

General Property Overview



ITUNA-505014000

\$43,600



2025 Roll Year

2024 Roll Year



Overview

Civic Address

407 Main St N

Legal Land Description

Lot 13 & 29 Block 12 Plan AF1276 Sup 00

Title Acres

NA

Municipality

ITUNA - ITUNA

Roll Status
2025 - Revaluation

Last Published
Fri Apr 04 2025

Report Year
2025

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

Reviewed Date
November 25, 2013



Land

Urban

0.112 Acres



Commercial Buildings

M&S Sec. 16 - Churches, Theatres & Auditoriums

TRA Area of Main Building
3,040 SQ FT

Year Built of Main Building
1946

Other Commercial Buildings
Yes



Values

Improvement

Assessed Value

\$42,900

Taxable Value

\$36,465

Exempt Value

\$0

Tax Class

Comm & Industrial Other

Percentage of Value

85%

Tax Status

Taxable

Non-Agricultural

Assessed Value

\$700

Taxable Value

\$595

Exempt Value

\$0

Tax Class

Comm & Industrial Other

Percentage of Value

85%

Tax Status

Taxable



Totals

\$43,600
Assessed Values

\$37,060
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

 1 Credit



Detailed Property Report

Additional detail for agricultural land.

Individual land & building values

Uses codes

Property Report

Print Date: 15-Oct-2025

Page 1 of 2

Municipality Name: TOWN OF ITUNA			Assessment ID Number : ITUNA-505014000		PID: 3861515		
	Civic Address:	407 Main St N			Title Acres:	Reviewed:	25-Nov-2013
	Legal Location:	Lot 13 & 29 Block 12 Plan AF1276 Sup 00			School Division:	Change Reason:	Maintenance
	Supplementary:	FORMERLY ALL OF 13 AND S 12.5' OF 14 LOT 29 = PLAN 101265162			Neighbourhood:	Year / Frozen ID:	2025/-32560
					Overall PUSE:	Predom Code:	MS380 Theatre/Cinema
					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
29 / 1	Commercial Land	Rectangular		Prime Rate:	\$0.15	Std.Parcel Size:	16,250.00	1	CO	Taxable
		Width(ft)	12.50	Urban - Square Foot		Land Size Multiplier:	190			
		Side 1 (ft)	130.00			Adjustment reason:				
		Side 2 (ft)		Lump Sum:	0.00					
		Area/Units	1,625.00							
13 / 1	Commercial Land	Rectangular		Prime Rate:	\$0.15	Std.Parcel Size:	16,250.00	1	CO	Taxable
		Width(ft)	25.00	Urban - Square Foot		Land Size Multiplier:	190			
		Side 1 (ft)	130.00			Adjustment reason:				
		Side 2 (ft)		Lump Sum:	0.00					
		Area/Units	3,250.00							

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
380 - Theatre Cinema Occupancy - Base Rate	C (Concrete Frame)	C	126565	0	1946	0.8	2400	3040			64		23	CO	1	Taxable
	Dimensions: 32 X 76 - 2 X 16															
380 - Theatre Cinema Occupancy - Base Rate	C (Concrete Frame)	C	126565	1	1946	0.8	640	3040			64		23	CO	1	Taxable
	Dimensions: 32 X 20															
379 (16) - Theatres Mezzanine	D (Wood Frame)	C	126566	0	1946	0.8	330	330			64		23	CO	1	Taxable
	Dimensions: 11 X 30															

COMMERCIAL IMPROVEMENT DETAILS

Municipality Name: TOWN OF ITUNA		Assessment ID Number :	ITUNA-505014000	PID:	3861515
Sub Model: 380 - Theatre Cinema	Type: Occupancy - Base Rate	Building ID & Seq: 126565/0	Section Area/Vol: 2400	Perimeter:	256
Act. Year Built: 1946					

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : C (Concrete Frame)
Construction Quality: C - Low Cost	Heating Type 1: 100% - Wall Furnace	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% - No Sprinklers	Sprinklers 2 :
Elevators: No Elevators	Storey Height: 16	Total # of Storeys: Section : 01 Storey
Total # of Storeys: Building: 01 Storey	Physical Condition: 0.8	CAF Adjustment : 100

Sub Model: 380 - Theatre Cinema	Type: Occupancy - Base Rate	Building ID & Seq: 126565/1	Section Area/Vol: 640	Perimeter:	256
Act. Year Built: 1946					

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : C (Concrete Frame)
Construction Quality: C - Low Cost	Heating Type 1: 100% - Wall Furnace	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% - No Sprinklers	Sprinklers 2 :
Elevators: No Elevators	Storey Height: 14	Total # of Storeys: Section : 01 Storey
Total # of Storeys: Building: 01 Storey	Physical Condition: 0.8	CAF Adjustment : 100

Sub Model: 379 (16) - Theatres Mezzanine	Type:	Building ID & Seq: 126566/0	Section Area/Vol: 330	Perimeter:	
Act. Year Built: 1946					

Description:	Occupancy Type: Storage Mezzanine	Construction Class : D (Wood Frame)
Construction Quality: C - Low Cost	Physical Condition: 0.8	CAF Adjustment : 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
Improvement	\$42,900		1	Comm & Industrial Other	85%	\$36,465				Taxable
Non-Agricultural	\$700		1	Comm & Industrial Other	85%	\$595				Taxable
Total of Assessed Values:	\$43,600				Total of Taxable/Exempt Values:	\$37,060				

Municipality Name: TOWN OF ITUNA

Assessment ID Number : ITUNA-505014000

PID: 3861515



Civic Address: 407 Main St N

Legal Location: Lot 13 & 29 Block 12 Plan AF1276 Sup 00

Supplementary: FORMERLY ALL OF 13 AND S 12.5' OF 14 LOT 29 = PLAN 101265162

Title Acres:

School Division: 205

Neighbourhood: ITUNA-100

Overall PUSE: 3610

Call Back Year:

Reviewed: 25-Nov-2013

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code: MS380 Theatre/Cinema

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



NON AGLAND																					
LandID Plot	Lot No.	Plot USE	Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size	Depth	LSM	ADJ	S T	S E	W A	C U	S I	Liability Sub ST	Tax Class	Total Value
1649662 1	29	CL	RECT	12.50	130.00		1,625.00	Urban - Square Foot	0.15	16,250.00		190	Y	P	R	M	Y	Y	1 T	CO	\$240
Lump Sum: 0.00				Prime Rate \$0.15				LSM this land rec only: N													
1650579 1	13	CL	RECT	25.00	130.00		3,250.00	Urban - Square Foot	0.15	16,250.00		190	Y	P	R	M	Y	Y	1 T	CO	\$490
Lump Sum: 0.00				Prime Rate \$0.15				LSM this land rec only: N													
Total Square Feet:							4,875.00														

COMMERCIAL SUMMARY

	Sub	Const	Occup.	Bldg	Bldg	Eff. Yr				SEC	TRA	Sty	Sty	Func	Econ	Phys	Liability			Tax	Section	
Model	Model	Class	Type	ID	Seq	BLT	Qual	Cond	Perim	Area/Vol	Area	HT	NO	OBS	OBS	DEP	UN	MAF	Sub ST	Class	Value	
MC-16	MS-380	C	GEN	126565	0	1946	C	0.8	256	2400	3040	16	1			64		23	1	T	CO	31,390
	Dimensions: 32 X 76 - 2 X 16																					
MC-16	MS-380	C	GEN	126565	1	1946	C	0.8	256	640	3040	14	1			64		23	1	T	CO	7,910
	Dimensions: 32 X 20																					
MC-MISC	MEZ-379	D	STGEMEZ	126566	0	1946	C	0.8		330	330		0			64		23	1	T	CO	3,600
	Dimensions: 11 X 30																					

COMMERCIAL DETAILS

Model: MC-16	Sub Model: 380 - Theatre Cinema	Building ID& Seq: 126565/0	Section Area/Vol:2400	Perimeter: 256
Act. Year Built: 1946	Eff. Year Built: 1946	Building Life Expectancy: 35 Year Life Expectancy	MAF: 23	
Notes:				

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : C (Concrete Frame)
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Municipality Name: TOWN OF ITUNA			Assessment ID Number :	ITUNA-505014000	PID: 3861515
Construction Quality: C - Low Cost		Heating Type 1: 100% - Wall Furnace		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% - No Sprinklers		Sprinklers 2 :	
Elevators: No Elevators		Storey Height: 16		Total # of Storeys: Section : 01 Storey	
Total # of Storeys: Building: 01 Storey		Physical Condition: 0.8		CAF Adjustment : No CAF Adjustment	

Model: MC-16	Sub Model: 380 - Theatre Cinema	Building ID& Seq: 126565/1	Section Area/Vol:640	Perimeter: 256
Act. Year Built: 1946	Eff. Year Built: 1946	Building Life Expectancy: 35 Year Life Expectancy	MAF: 23	
Notes:				

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : C (Concrete Frame)
Construction Quality: C - Low Cost	Heating Type 1: 100% - Wall Furnace	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% - No Sprinklers	Sprinklers 2 :
Elevators: No Elevators	Storey Height: 14	Total # of Storeys: Section : 01 Storey
Total # of Storeys: Building: 01 Storey	Physical Condition: 0.8	CAF Adjustment : No CAF Adjustment

Model: MC-MISC	Sub Model: 379 (16) - Theatres Mezzanine	Building ID& Seq: 126566/0	Section Area/Vol:330	Perimeter:
Act. Year Built: 1946	Eff. Year Built: 1946	Building Life Expectancy: 35 Year Life Expectancy	MAF: 23	
Notes:				

Description:	Occupancy Type: Storage Mezzanine	Construction Class : D (Wood Frame)
Construction Quality: C - Low Cost	Physical Condition: 0.8	Throughput Factor :
CAF Adjustment: No CAF Adjustment		

Value Change Comments: MN 2014- CORRECTED LLD.
M&S RS MAY 2012- COND TO G FROM AA, CORRECTED PER & HEAT, ADDED A/C.

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	\$42,900		1	Comm & Industrial Other	85%	\$36,465				Taxable
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