


General Property Overview


No image available

032-000504101

\$124,700



2024 Roll Year

2023 Roll Year



Overview

Civic Address

-

Legal Land Description

Parcel C Block Plan 102121276 Sup

Title Acres

8.52

Municipality

032 - RECIPROCITY (RM)

Roll Status

2024 - Maintenance

Last Published

Tue Apr 16 2024

Report Year

2024

Method of Valuation

C.A.M.A. - Cost

Reviewed Date
October 17, 2018



Land

Agriculture Arable Land

8.52 Acres



Residential Buildings

Mixed Story Height

Total Living Area
1,240 SQ FT

Garage
No

Deck
Yes

Other Residential Buildings
No

Finished Basement
NA

Unfinished Allowance
None



Values

Agricultural

Assessed Value
\$8,700

Taxable Value

\$4,785

Exempt Value

\$0

Tax Class

Other Agricultural

Percentage of Value

55%

Tax Status

Taxable

Agricultural

Assessed Value

\$4,700

Taxable Value

\$3,760

Exempt Value

\$0

Tax Class

Residential

Percentage of Value

80%

Tax Status

Taxable

Improvement

Assessed Value

\$111,300

Taxable Value

\$0

Exempt Value
\$89,040

Tax Class
Residential

Percentage of Value
80%

Tax Status
Exempt



Totals

\$124,700
Assessed Values

\$8,545
Taxable Values

\$89,040
Exempt Values

Need more information?
Purchase additional reports below



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

 1 Credit

Detailed Property Profile

Municipality Name: RM OF RECIPROCITY (RM)

Assessment ID Number : 032-000504101

PID: 400048690



Civic Address:

Legal Location: Parcel C Block Plan 102121276 Sup

Supplementary: SUBD IN LSD 15 INCLUDES 0.23 AC IN LSD 14 In Qtr NE - 4 - 5 - 33 - W1 ISC # 202781044 of Parcel D.

South

Title Acres: 8.52

School Division: 209

Neighbourhood: 032-200

Overall PUSE: 0360

Call Back Year:

Reviewed: 17-Oct-2018

Change Reason: Roll Correction

Year / Frozen ID: 2024/-32560

Predom Code: SR002 Single Family Dwell

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

ARABLE LAND: Soil Associations/Textures/Profiles

LandID	USE	AS1	TXT1	TXT2	PROF1	AS2	TXT3	TXT4	PROF2	MR	"A" - Depth		Phys Factors and Ratings	PR	Economic Factors and Rates								
											1	2			TOPOG	STON	N-H	M-H	TRE	Freight Adj	FR		
Acres	C	OM	RATE	RATE	RATE	C	OM	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE
755967	A	OX	L	LL	OR8	OX	L	LL	OR10	67.82	4-6	4-6	SA0	66.46	T1	S3					0.96	58.70	
3.00		27.00	5.00	21.50		12.53	27.00	5.00	21.50		16.11		100.00	98	1.00	0.92							\$1,576.70
3713519	K	OX	L	LL	OR8	OX	L	LL	OR10	67.82	4-6	4-6	SA0	66.46	T1	S3					0.96	58.70	
5.52		27.00	5.00	21.50		12.53	27.00	5.00	21.50		16.11		100.00	98	1.00	0.92							\$1,576.70

Miles-to-Market Adjustment: 1.00

RESIDENTIAL SUMMARY

Model	Sub Model	BLDG ID	Bldg SEC	Qual	Condition	Bmt Rm %	MAF %	MRA ID	Func Obs	Depr	Liability Sub ST	Tax Class	Total Bldg Value
MS-SFR	SFR	4049517	0	3 - Fair	(0.7) - Very Good		153		0	55	1 E	R	111,320
		Area Code(s):		Year Built	Eff Year	Base Area	Dimensions		Unfin%				
		SFR1_5		1946	1951	720	24.0 X 30.0						
		SFR1		1982	1951	160	10.0 X 16.0						
		BMT		1946	1951	720	24.0 X 30.0						
		DECK		1982	1951	252	12.0 X 21.0						

RESIDENTIAL DETAILS

Section: MS-SFR	Eff Year Built: 1951	Building ID/SEQ: 4049517/0	Phys Depr: 55	Func Obsc: 0	Condition: (0.7) - Very Good
MAF: 153	Notes:				
Area Code: SFR1	Area Year Built: 1982	Base Area: 160			
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft			
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :			
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: +1	Number of Fireplaces :			
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate :			

Detailed Property Profile

Municipality Name: RM OF RECIPROCITY (RM)			Assessment ID Number : 032-000504101		PID: 400048690
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :			
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :			
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :			
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :			
Porch/Closed Ver Rate:	Deck Rate: Deck				
Area Code: SFR1_5	Area Year Built: 1946	Base Area: 720			
Quality: 3 - Fair	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft			
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj:	Res Incomplete Adj :			
Plumbing Fixture Default: Fair (6 Fixtures)	Plumbing Fixture Adj: +1	Number of Fireplaces :			
Basement Rate: Basement	Basement Height: 07 ft	Basement Room Rate :			
Percent of Basement Area:	Att/B-In Garage Rate:	Garage Finish Rate :			
Garage Wall Height Adjustment:	Garage Floor Adj:	Incomplete Adjustment :			
Detached Garage Rate:	Garage Finish Rate:	Garage Wall Height Adjustment :			
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :			
Porch/Closed Ver Rate:	Deck Rate: Deck				
Area Code: BMT	Area Year Built: 1946	Base Area: 720			
Basement Rate: Basement	Basement Height: 07 ft	Basement Garage :			
Basement Walkout Adj:	Basement Room Rate:	Percent of Basement Area :			
Area Code: DECK	Area Year Built: 1982	Base Area: 252			
Deck Rate: Deck					

Value Change Comments: RC23: RESIDENTIAL IMPROVEMENT EXEMPT AS PER ROLL
 17MN: 293 EXEMPTION.
 Agricultural Land: 2001 - NEW ASSESSMENT
 Improvements: 2002 - AFO
 2014 MN - updated acres and LLD.

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	\$4,700		1	Residential	80%	\$3,760				Taxable
Agricultural	\$8,700		1	Other Agricultural	55%	\$4,785				Taxable
Improvement	\$111,300		1	Residential	80%	\$0		\$89,040		Exempt
Total of Assessed Values:	\$124,700					Total of Taxable/Exempt Values:		\$89,040		