

General Property Overview



MOOSE-495208800

\$1,047,700



2025 Roll Year

2024 Roll Year

Legal Land Description

Lot 19-26 Block 18 Plan S1896 Sup

Title Acres

NA

Municipality

MOOSE - MOOSE JAW



Roll Status
2025 - Revaluation

Last Published
Mon Mar 31 2025

Report Year
2025

Method of Valuation
Income (DIR)

Reviewed Date
June 28, 2011



Land

Urban

0.574 Acres



Commercial Buildings

M&S Sec. 14 - Garage, Industrials, Lofts, Warehouse

TRA Area of Main Building
7,000 SQ FT

Year Built of Main Building
1983

Other Commercial Buildings
No



Income

General Warehouse



Site Area
25,000 SQ FT

Effective Year Built
1982

Property Type
Commercial

Predom Building Code
MS471 Light Com Util Bdg

General Warehouse

Site Area
25,000 SQ FT

Effective Year Built
1982

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Values

Property

Assessed Value

\$1,047,700

Taxable Value

\$890,545

Exempt Value

\$0

Tax Class

Comm & Industrial Other

Percentage of Value

85%

Tax Status

Taxable

Totals

\$1,047,700

Assessed Values

\$890,545


Taxable Values

\$0

Exempt Values

Need more information?





Municipality Name: CITY OF MOOSE JAW

Civic Address: 530 Caribou St E

Legal Location: Lot 19-26 Block 18 Plan S1896 Sup

Supplementary: LOTS 19-26, BLK 18, PLAN S1896 HILLCREST

Assessment ID Number : MOOSE-495208800

Title Acres:

School Division: 210

Neighbourhood: MOOSE-80

Overall PUSE: 3720

Call Back Year:

PID: 516007650

Inspected: 28-Jun-2011

Change Reason: Maintenance

Year / Frozen ID: 2025/-32560

Predom Code: MS471 Light Com Util Bdg

Method in Use: Income (DIR)

The following Land and Buildings are used to determine your Assessed Value.

Income

| | | | | | |
|------------------|--------------------------|-----------------------|--------|------------------------|---------|
| Income ID: 29887 | | | | | |
| Property Type: | Commercial | Effective Year Built: | 1982 | Number of Stories: | 01 |
| Category Code: | General Warehouse | Building Footprint: | 15,680 | Weighted Wall Height: | 17.00 |
| Location: | Outside Central Bus Dist | Site Area: | 25000 | Paving: | None |
| Quality: | 3 - Average | Bldg/Land Ratio: | 0.63 | Parking: | On Site |
| Building Name: | | Elevators: | N | Security Fencing: | None |
| | | | | Income ID: | 29887 |
| | | | | Cluster Code: | 30 |
| | | | | Tax Class: | C |
| | | | | Liability Status: | T |
| | | | | Liability Subdivision: | 1 |

| | | | | | |
|---------------------------------------|--|----------------|------------------------------------|------------------------|-------------------|
| ID: 29887 | | | | | |
| Income Sub-Category | | Floor Location | Number of Units | Market Rent (per unit) | Total Market Rent |
| General Warehouse | | 1st Floor | 7000 | 6.80 | 47,600.00 |
| Total Number of Units: | | | 7000 | Gross Income: | 47,600.00 |
| | | | | | |
| Market Vacancy & Collection Loss (%): | | 5.00 | Income Value (\$): | | 547,787 |
| Market Effective Gross Income (\$): | | 45,220 | Income Adjustment (\$): | | 0 |
| Market Expense (Undistributed) (%): | | 2.00 | Adjusted Income Value (\$): | | 547,790 |
| Market Net Operating Income (\$): | | 44,316 | Miscellaneous Building Value (\$): | | 0 |
| Market Capitalization Rate (%): | | 8.09 | Miscellaneous Land Value (\$): | | 0 |

| | | | | | | | |
|----------------|--------------------------|-----------------------|--------|-----------------------|---------|------------------------|-------|
| Property Type: | Commercial | Effective Year Built: | 1982 | Number of Stories: | 01 | Income ID: | 41068 |
| Category Code: | General Warehouse | Building Footprint: | 15,680 | Weighted Wall Height: | 12.00 | Cluster Code: | 30 |
| Location: | Outside Central Bus Dist | Site Area: | 25000 | Paving: | None | Tax Class: | C |
| Quality: | 3 - Average | Bldg/Land Ratio: | 0.63 | Parking: | On Site | Liability Status: | T |
| Building Name: | | Elevators: | N | Security Fencing: | None | Liability Subdivision: | 1 |

| | | | | | |
|------------------------|--|----------------|-----------------|------------------------|-------------------|
| ID: 41068 | | | | | |
| Income Sub-Category | | Floor Location | Number of Units | Market Rent (per unit) | Total Market Rent |
| Cold Warehouse | | 1st Floor | 7960 | 4.67 | 37,173.20 |
| Total Number of Units: | | | 7960 | Gross Income: | 37,173.20 |

Municipality Name: CITY OF MOOSE JAW

Assessment ID Number : MOOSE-495208800

PID: 516007650

| | | | |
|---------------------------------------|--------|------------------------------------|---------|
| Market Vacancy & Collection Loss (%): | 5.00 | Income Value (\$): | 427,787 |
| Market Effective Gross Income (\$): | 35,314 | Income Adjustment (\$): | 0 |
| Market Expense (Undistributed) (%): | 2.00 | Adjusted Income Value (\$): | 427,790 |
| Market Net Operating Income (\$): | 34,608 | Miscellaneous Building Value (\$): | 0 |
| Market Capitalization Rate (%): | 8.09 | Miscellaneous Land Value (\$): | 0 |

| | | | | | | | |
|----------------|--------------------------|-----------------------|--------|-----------------------|---------|------------------------|-------|
| Property Type: | Commercial | Effective Year Built: | 1982 | Number of Stories: | 01 | Income ID: | 41069 |
| Category Code: | General Warehouse | Building Footprint: | 15,680 | Weighted Wall Height: | 8.00 | Cluster Code: | 30 |
| Location: | Outside Central Bus Dist | Site Area: | 25000 | Paving: | None | Tax Class: | C |
| Quality: | 3 - Average | Bldg/Land Ratio: | 0.63 | Parking: | On Site | Liability Status: | T |
| Building Name: | | Elevators: | N | Security Fencing: | None | Liability Subdivision: | 1 |

ID: 41069

| Income Sub-Category | Floor Location | Number of Units | Market Rent (per unit) | Total Market Rent |
|------------------------|----------------|-----------------|------------------------|-------------------|
| Office Low Rise | 1st Floor | 720 | 8.70 | 6,264.00 |
| Total Number of Units: | | 720 | Gross Income: | 6,264.00 |

| | | | |
|---------------------------------------|-------|------------------------------------|--------|
| Market Vacancy & Collection Loss (%): | 5.00 | Income Value (\$): | 72,089 |
| Market Effective Gross Income (\$): | 5,951 | Income Adjustment (\$): | 0 |
| Market Expense (Undistributed) (%): | 2.00 | Adjusted Income Value (\$): | 72,090 |
| Market Net Operating Income (\$): | 5,832 | Miscellaneous Building Value (\$): | 0 |
| Market Capitalization Rate (%): | 8.09 | Miscellaneous Land Value (\$): | 0 |

The information below is not used to determine the assessed value and is provided for information purposes only, subject to SAMAView terms of use.

NON AGLAND

| LandID | Lot | Plot USE | Shape | Frontage | Plot Side 1 | Plot Side 2 | Units | Rate Schedule | S | S | W | C | S |
|---------|-----|----------|-------|----------|-------------|-------------|-----------|---------------------|---|---|---|---|---|
| Plot | No. | | | | | | | | T | E | A | U | I |
| 4962469 | | CL | IRR | | | | 25,000.00 | Urban - Square Foot | P | R | M | Y | Y |

COMMERCIAL SUMMARY

| Model | Sub Model | Const Class | Occup. Type | Bldg ID | Bldg Seq | Eff. Yr BLT | Qual | Cond | Perim | SEC Area/Vol | TRA Area | Sty HT | Sty NO |
|----------------------------------|-----------|-------------|-------------|---------|----------|-------------|------|------|-------|--------------|----------|--------|--------|
| MC-14 | MS-406 | D | GEN | 3725439 | 0 | 1972 | C | 0.7 | 478 | 7960 | 7960 | 12 | 1 |
| Dimensions: | | | | | | | | | | | | | |
| MC-18b | MS-599 | D | GEN | 3740017 | 1 | 2007 | C | 1.0 | 144 | 720 | 720 | 8 | 1 |
| Dimensions: APEX drawing exists. | | | | | | | | | | | | | |
| MC-14 | MS-406 | S | GEN | 3740104 | 0 | 1983 | B | 0.8 | 340 | 7000 | 7000 | 17 | 1 |

Municipality Name: CITY OF MOOSE JAW**Assessment ID Number : MOOSE-495208800****PID: 516007650**

Dimensions: APEX drawing exists.

| | | | | |
|---|---|---|-------------------------------|-----------------------|
| Model: MC-14 | Sub Model: 406 - Storage Warehouse | Building ID& Seq: 3725439/0 | Section Area/Vol: 7960 | Perimeter: 478 |
| Act. Year Built: 1972 | Eff. Year Built: 1972 | | | |
| Notes: | | | | |
| Description: | Occupancy Type: Occupancy - Base Rate | Construction Class : D (Wood Frame) | | |
| Construction Quality: C - Low Cost | Heating Type 1: 100% - No Heating | 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 | Dock Height Area: | Storey Height : 12 | | |
| Total # of Storeys: Section: 01 Storey | Total # of Storeys: Building: 01 Storey | Dock Leveler Type : | | |
| Dock Leveler Size: | Dock Leveler Number: | Physical Condition : 0.7 | | |
| Model: MC-18b | Sub Model: 599 - Relocatable Office | Building ID& Seq: 3740017/1 | Section Area/Vol: 720 | Perimeter: 144 |
| Act. Year Built: 2007 | Eff. Year Built: 2007 | | | |
| Notes: | | | | |
| Description: | Occupancy Type: Occupancy - Base Rate | Construction Class : D (Wood 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% - No Air Conditioning | | |
| Air Conditioning Type 2: | Elevators: No Elevators | Storey Height : 8 | | |
| Total # of Storeys: Section: 01 Storey | Total # of Storeys: Building: 01 Storey | No. of Identical Units : | | |
| Physical Condition: 1.0 | | | | |
| Model: MC-14 | Sub Model: 406 - Storage Warehouse | Building ID& Seq: 3740104/0 | Section Area/Vol: 7000 | Perimeter: 340 |
| Act. Year Built: 1983 | Eff. Year Built: 1983 | | | |
| Notes: | | | | |
| Description: | Occupancy Type: Occupancy - Base Rate | Construction Class : S (Steel Frame) | | |
| Construction Quality: B - Average | Heating Type 1: 100%-Radiant Natural Gas | 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 | Dock Height Area: | Storey Height : 17 | | |
| Total # of Storeys: Section: 01 Storey | Total # of Storeys: Building: 01 Storey | Dock Leveler Type : | | |
| Dock Leveler Size: | Dock Leveler Number: | Physical Condition : 0.8 | | |

Value Change Comments: 23MN: GEN COMM CAP RATE MODEL CHANGE
22MN CAP RATE CHANGE DUE TO WAREHOUSE REANALYSIS
22MN MAF CHANGE DUE TO REANALYSIS
2011 BOR - HF - APPELLANT APPEALED 2010 ROLL IN 2011, REFUSED BY BOR SEC, NO FURTHER ACTION REQUIRED:
2011.Mn mix up of heated and unheated areas corrected & unheated moved to quaity 2 because of flooding
2010 DEP INSPECTION: DRIVE BY . REVISED MS-471 TO MS-406 & CONDITION RATINGS
2010MN corrected income record to income cold stge & atco office
MN 08: LOTS 27-28 BLK 17 PLAN S1896 REMOVED FROM HERE AND MOVED TO NEW TAX MAP MOOSE-495208810. CIVIC ADDRESS CHANGED FROM 831 5TH AVE
NE; 09 MN - HF - REVISED LAND SIZE AS PER ISC

Municipality Name: CITY OF MOOSE JAW Assessment ID Number : MOOSE-495208800 PID: 516007650

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 |
|---------------------------|------------------|---------------|-----------------------|-------------------------|---------------------------------|-----------|---------------|--------|---------------|------------|
| Property | \$1,047,700 | | 1 | Comm & Industrial Other | 85% | \$890,545 | | | | Taxable |
| Total of Assessed Values: | \$1,047,700 | | | | Total of Taxable/Exempt Values: | \$890,545 | | | | |