

## General Property Overview

No image available

**411-000926300**

**\$498,100**



2025 Roll Year

2024 Roll Year

### Overview

Civic Address

-

Legal Land Description

**Qtr SE Sec 26 Tp 42 Rg 25 W 3 Sup**

Title Acres

**156.21**

Municipality

**411 - SENLAC (RM)**

Roll Status

**2025 - Roll Confirmed**

Last Published

**Thu Aug 07 2025**

Report Year

**2025**

Method of Valuation

**C.A.M.A. - Cost**

Reviewed Date  
**March 29, 2021**

## **Land**

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### **Agriculture Arable Land**

**102 Acres**

### **Waste Land**

**54 Acres**

## **Residential Buildings**

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### **Mixed Story Height**

Total Living Area

**1,560 SQ FT**

Garage

**Yes**

Deck

**Yes**

Other Residential Buildings

**No**

Finished Basement

**NA**

Unfinished Allowance

**None**

## **Values**

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### **Agricultural**

Assessed Value  
**\$166,100**

Taxable Value  
**\$91,355**

Exempt Value  
**\$0**

Tax Class  
**Other Agricultural**

Percentage of Value  
**55%**

Tax Status  
**Taxable**

### **Agricultural**

Assessed Value  
**\$5,600**

Taxable Value  
**\$4,480**

Exempt Value  
**\$0**

Tax Class  
**Residential**

Percentage of Value  
**80%**

Tax Status  
**Taxable**

### **Improvement**

Assessed Value  
**\$326,400**

Taxable Value

**\$169,765**

Exempt Value

**\$91,355**

Tax Class

**Residential**

Percentage of Value

**80%**

Tax Status

**Taxable**



## Totals

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**\$498,100**

Assessed Values

**\$265,600**

Taxable Values

**\$91,355**

Exempt Values

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**Property Report**

Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996



Civic Address:

Legal Location: Qtr SE Sec 26 Tp 42 Rg 25 W 3 Sup

Supplementary:

Title Acres: 156.21

School Division: 202

Neighbourhood: 411-100

Overall PUSE: 0360

Reviewed: 29-Mar-2021

Change Reason: Maintenance

Year / Frozen ID: 2025-32560

Predom Code: SR002 Single Family Dwell

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

Call Back Year:

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating
16.00	K - [CULTIVATED]	Soil association 1	EW - [ELSTOW]	Topography	T3 - Moderate Slopes	\$/ACRE
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S1 - None to Few	Final
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9 )]			53.68
		Soil association 2	EW - [ELSTOW]	Natural hazard	NH: Natural Hazard Rate: 0.88	
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	ER10			
11.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T3 - Moderate Slopes	\$/ACRE
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S2 - Slight	Final
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]			46.85
		Soil association 2	WR - [WEYBURN]	Natural hazard	NH: Natural Hazard Rate: 0.94	
		Soil texture 3	LL - [LIGHT LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	ER10			
42.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T2 - Gentle Slopes	\$/ACRE
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]			49.93
		Soil association 2	BR - [BRADWELL]	Natural hazard	NH: Natural Hazard Rate: 0.94	
		Soil texture 3	LL - [LIGHT LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	ER10			
10.00	K - [CULTIVATED]	Soil association 1	BR - [BRADWELL]	Topography	T2 - Gentle Slopes	\$/ACRE
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S1 - None to Few	Final
		Soil texture 2		Phy. Factor 1	25% reduction due to SD3 - [ 75 : Sand Pockets - Strong]	37.44

Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996

10.00	K - [CULTIVATED]	Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard		NH: Natural Hazard Rate: 0.94	
		Soil association 2	BR - [BRADWELL]				
		Soil texture 3	LL - [LIGHT LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				
		Soil association 1	BR - [BRADWELL]	Topography	T1 - Level / Nearly Level	\$/ACRE	
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S2 - Slight	Final	
		Soil texture 2		Phy. Factor 1	70% reduction due to SA6 - [ 30 : Salinity - Excessive]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
10.00	K - [CULTIVATED]	Soil association 2	WR - [WEYBURN]	Natural hazard		NH: Natural Hazard Rate: 0.94	
		Soil texture 3	LL - [LIGHT LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				
		Soil association 1	BR - [BRADWELL]	Topography	T4 - Strg Slopes	\$/ACRE	
		Soil texture 1	LL - [LIGHT LOAM]	Stones (qualities)	S2 - Slight	Final	
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	WR - [WEYBURN]	Natural hazard		NH: Natural Hazard Rate: 0.94	
		Soil texture 3	LL - [LIGHT LOAM]				
3.00	A - [OCCUPIED YARD SITE]	Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10	Topography	T2 - Gentle Slopes	\$/ACRE	
		Soil association 1	BR - [BRADWELL]	Stones (qualities)	S1 - None to Few	Final	
		Soil texture 1	LL - [LIGHT LOAM]				
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil association 2	BR - [BRADWELL]	Natural hazard		NH: Natural Hazard Rate: 0.94	
		Soil texture 3	LL - [LIGHT LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	ER10				

AGRICULTURAL WASTE LAND

Acres	Waste Type
54	WS & DRAW

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
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Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996

4149301	0	4 - Average	1.0	7	0	0.91	1	R	Taxable
<b>Area Code(s):</b> Base Area (sq.ft) Year Built Unfin% Dimensions									
SFR - 1 1/2 Storey	720	2014		24 X 30					
SFR - 1 Storey	480	2014		16 X 30					
Basement	1200	2014		30 X 40					
Detached Garage	900	2014		30 X 30					
Deck	360	2014		12 X 30					
Breezeway	300	2014		10 X 30					

**RESIDENTIAL IMPROVEMENTS Details**

Section: SFR - 1 Storey	Building ID: 4149301.0	Section Area: 480
Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj: Hillside Adjustment	Res Incomplete Adj :
Plumbing Fixture Default: Average (8 Fixtures)	Plumbing Fixture Adj:	Number of Fireplaces : 1
Basement Rate: Basement	Basement Height: 08 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: Detached Garage	Garage Finish Rate:	Garage Wall Height Adjustment : 10
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :
Porch/Closed Ver Rate:	Deck Rate: Deck	
Section: SFR - 1 1/2 Storey	Building ID: 4149301.0	Section Area: 720
Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment: Heating Only	Res Hillside Adj: Hillside Adjustment	Res Incomplete Adj :
Plumbing Fixture Default: Average (8 Fixtures)	Plumbing Fixture Adj:	Number of Fireplaces : 1
Basement Rate: Basement	Basement Height: 08 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: Detached Garage	Garage Finish Rate:	Garage Wall Height Adjustment : 10
Garage Floor Adj:	Incomplete Adjustment:	Shed Rate :
Porch/Closed Ver Rate:	Deck Rate: Deck	
Section: Basement	Building ID: 4149301.0	Section Area: 1200
Basement Rate: Basement	Basement Height: 08 ft	Basement Garage :

Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996

Basement Walkout Adj: Walkout Basement

Basement Room Rate:

Percent of Basement Area :

Section: Detached Garage

Building ID: 4149301.0

Section Area: 900

Detached Garage Rate: Detached Garage

Garage Finish Rate:

Garage Wall Height Adjustment : 10

Garage Floor Adj:

Incomplete Adjustment:

Section: Deck

Building ID: 4149301.0

Section Area: 360

Deck Rate: Deck

Section: Breezeway

Building ID: 4149301.0

Section Area: 300

Breezeway Rate: Breezeway

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	\$5,600	1		Residential	80%	\$4,480				Taxable
Agricultural	\$166,100	1		Other Agricultural	55%	\$91,355				Taxable
Improvement	\$326,400	1		Residential	80%	\$169,765	Z	\$91,355	Z	Taxable
Total of Assessed Values:	\$498,100				Total of Taxable/Exempt Values:	\$265,600				\$91,355

Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996



Civic Address:

Legal Location: Qtr SE Sec 26 Tp 42 Rg 25 W 3 Sup

Supplementary:

Title Acres: 156.21

School Division: 202

Neighbourhood: 411-100

Overall PUSE: 0360

Reviewed: 29-Mar-2021

Change Reason: Maintenance

Year / Frozen ID: 2025-32560

Predom Code: SR002 Single Family Dwell

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

Call Back Year:

ARABLE LAND: Soil Associations/Textures/Profiles

LandID	USE	AS1		TXT1	TXT2	PROF1		AS2		TXT3	TXT4	PROF2		MR	"A" - Depth		Economic Factors and Rates							
		Acres	C	OM	RATE	RATE	RATE	C	OM	RATE	C	OM	RATE	1	2	Phys Factors and Ratings	PR	TOPOG	STON	N-H	M-H	TRE	Freight	FR
																	RATE	RATE	RATE	RATE	RATE	RTE	Adj	FVR
683162	K	EW		CL		CAL8		EW		CL		OR10	69.00	ER10	ER10		65.55	T3	S1	NH		0.99	53.68	
16.00		25.00	4.00	26.00		10.00	25.00	4.00	26.00		18.00		95.00					0.94	1.00	0.88			\$2,018.40	
683163	K	BR		LL		OR10	WR		LL		OR10	58.72	ER10	ER10		55.78	T3	S2	NH		0.99	46.85		
11.00		25.00	2.00	17.00		14.22	25.00	3.00	17.00		14.22		95.00				0.94	0.96	0.94			\$1,761.41		
683164	K	BR		LL		OR10	BR		LL		OR10	58.22	ER10	ER10		55.31	T2	S1	NH		0.99	49.93		
42.00		25.00	2.00	17.00		14.22	25.00	2.00	17.00		14.22		95.00				0.97	1.00	0.94			\$1,877.23		
683165	K	BR		LL		OR10	BR		LL		OR10	58.22	ER10	ER10	SD3	41.48	T2	S1	NH		0.99	37.44		
10.00		25.00	2.00	17.00		14.22	25.00	2.00	17.00		14.22		95.00	75			0.97	1.00	0.94			\$1,407.93		
683166	K	BR		LL		OR10	WR		LL		OR10	58.72	3-5	3-5	SA6	17.62	T1	S2	NH		0.99	15.74		
10.00		25.00	2.00	17.00		14.22	25.00	3.00	17.00		14.22		100.00	30			1.00	0.96	0.94			\$591.74		
683167	K	BR		LL		OR10	WR		LL		OR10	58.72	ER10	ER25		52.85	T4	S2	NH		0.99	40.13		
10.00		25.00	2.00	17.00		14.22	25.00	3.00	17.00		14.22		90.00				0.85	0.96	0.94			\$1,508.93		
5301135	A	BR		LL		OR10	BR		LL		OR10	58.22	ER10	ER10		55.31	T2	S1	NH		0.99	49.93		
3.00		25.00	2.00	17.00		14.22	25.00	2.00	17.00		14.22		95.00				0.97	1.00	0.94			\$1,877.23		

Miles-to-Market Adjustment: 1.00

WASTE LAND

LandID      Acres      Land Type      Rate

Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996

1097765 54.00 WS-DW \$10.00

## 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	4149301	0	4 - Average	1.0		91		0	7	1	T	326,410
		Area Code(s):		Year Built	Eff Year	Base Area	Dimensions						Unfin%
		SFR1		2014	2014	480	16 X 30						
		SFR1_5		2014	2014	720	24 X 30						
		BMT		2014	2014	1200	30 X 40						
		DET_GAR		2014	2014	900	30 X 30						
		DECK		2014	2014	360	12 X 30						
		BZwy		2014	2014	300	10 X 30						

## RESIDENTIAL DETAILS

Section: MS-SFR	Eff Year Built: 2014	Building ID/SEQ: 4149301/0	Phys Depr: 7	Func Obs: 0	Condition: 1.0
MAF: 91	Notes:				

Area Code: SFR1 Area Year Built: 2014 Base Area: 480

Quality: 4 - Average

Heating / Cooling Adjustment: Heating Only

Plumbing Fixture Default: Average (8 Fixtures)

Basement Rate: Basement

Percent of Basement Area:

Garage Wall Height Adjustment:

Detached Garage Rate: Detached Garage

Garage Floor Adj:

Porch/Closed Ver Rate:

Res Effective Rate: Structure Rate

Res Hillside Adj: Hillside Adjustment

Plumbing Fixture Adj:

Basement Height: 08 ft

Att/B-In Garage Rate:

Garage Floor Adj:

Garage Finish Rate:

Incomplete Adjustment:

Deck Rate: Deck

Res Wall Height: 08 ft

Res Incomplete Adj:

Number of Fireplaces: 1

Basement Room Rate:

Garage Finish Rate:

Incomplete Adjustment:

Garage Wall Height Adjustment: 10

Shed Rate:

Area Code: SFR1\_5 Area Year Built: 2014 Base Area: 720

Quality: 4 - Average

Heating / Cooling Adjustment: Heating Only

Plumbing Fixture Default: Average (8 Fixtures)

Basement Rate: Basement

Percent of Basement Area:

Garage Wall Height Adjustment:

Detached Garage Rate: Detached Garage

Garage Floor Adj:

Porch/Closed Ver Rate:

Res Effective Rate: Structure Rate

Res Hillside Adj: Hillside Adjustment

Plumbing Fixture Adj:

Basement Height: 08 ft

Att/B-In Garage Rate:

Garage Floor Adj:

Garage Finish Rate:

Incomplete Adjustment:

Deck Rate: Deck

Res Wall Height: 08 ft

Res Incomplete Adj:

Number of Fireplaces: 1

Basement Room Rate:

Garage Finish Rate:

Incomplete Adjustment:

Garage Wall Height Adjustment: 10

Shed Rate:

Area Code: BMT Area Year Built: 2014 Base Area: 1200

Basement Rate: Basement

Basement Walkout Adj: Walkout Basement

Basement Height: 08 ft

Basement Room Rate:

Basement Garage:

Percent of Basement Area:

Area Code: DET\_GAR Area Year Built: 2014 Base Area: 900

Municipality Name: RM OF SENLAC (RM)

Assessment ID Number : 411-000926300

PID: 202497996

Detached Garage Rate: Detached Garage

Garage Finish Rate:

Garage Wall Height Adjustment : 10

Garage Floor Adj:

Incomplete Adjustment:

Area Code: DECK      Area Year Built: 2014      Base Area: 360

Deck Rate: Deck

Area Code: BZwy      Area Year Built: 2014      Base Area: 300

Breezeway Rate: Breezeway

Value Change Comments: Maintenance 2021: Section 293 exemption applied.

MN2015- NEW HOUSE ADDED.

MN01/02 - 2.57 ACRES REMOVED FOR ROAD CONSTR.

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	\$5,600	1		Residential	80%	\$4,480				Taxable
Agricultural	\$166,100	1		Other Agricultural	55%	\$91,355				Taxable
Improvement	\$326,400	1		Residential	80%	\$169,765	Z	\$91,355	Z	Taxable
Total of Assessed Values:				Total of Taxable/Exempt Values:			\$265,600	\$91,355		