

General Property Overview



Overview

Civic Address
409 Brooks Ave

Legal Land Description
Lot 17-20 Block 6 Plan G71 Sup

Title Acres
NA

Municipality
DENZI - DENZIL



Roll Status
2025 - Revaluation

Last Published
Mon Apr 14 2025

Report Year
2025

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

Reviewed Date
June 12, 2020



Land

Urban

0.264 Acres



Commercial Buildings

M&S Sec. 13 - Stores & Commercials

TRA Area of Main Building
3,040 SQ FT

Year Built of Main Building
1982

Other Commercial Buildings
Yes



Values



2025 Roll Year 2024 Roll Year

Taxable Value
\$54,400

Exempt Value
\$0

Tax Class
Comm & Industrial Other

Percentage of Value
85%

Tax Status
Taxable

Non-Agricultural

Assessed Value
\$2,400

Taxable Value
\$2,040

Exempt Value
\$0

Tax Class
Comm & Industrial Other

Percentage of Value
85%

Tax Status
Taxable

\$66,400
Assessed Values

\$56,440
Taxable Values

\$0
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



Property Report

Print Date: 06-Aug-2025

Page 1 of 3

Municipality Name: VILLAGE OF DENZIL

Assessment ID Number : DENZI-505004150

PID: 204333629



Civic Address: 409 Brooks Ave
Legal Location: Lot 17-20 Block 6 Plan G71 Sup
Supplementary:

Title Acres:
School Division: 202
Neighbourhood: DENZI-001
Overall PUSE: 3160
Call Back Year:
Reviewed: 12-Jun-2020
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code: MS353 Retail
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
18 / 1	Commercial Land	Rectangular Width(ft) 25.00 Side 1 (ft) 115.00 Side 2 (ft) Area/Units 2,875.00	Prime Rate: \$0.21 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 15,682.00 Land Size Multiplier: 147 Adjustment reason:	1	CO	Taxable
17 / 1	Commercial Land	Rectangular Width(ft) 25.00 Side 1 (ft) 115.00 Side 2 (ft) Area/Units 2,875.00	Prime Rate: \$0.21 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 15,682.00 Land Size Multiplier: 147 Adjustment reason:	1	CO	Taxable
19 / 1	Commercial Land	Rectangular Width(ft) 25.00 Side 1 (ft) 115.00 Side 2 (ft) Area/Units 2,875.00	Prime Rate: \$0.21 Urban - Square Foot	Std.Parcel Size: 15,682.00 Land Size Multiplier: 147 Adjustment reason:	1	CO	Taxable
20 / 1	Commercial Land	Rectangular Width(ft) 25.00 Side 1 (ft) 115.00 Side 2 (ft) Area/Units 2,875.00	Prime Rate: \$0.21 Urban - Square Foot	Std.Parcel Size: 15,682.00 Land Size Multiplier: 147 Adjustment reason:	1	CO	Taxable

Property Report

Municipality Name: VILLAGE OF DENZIL	Assessment ID Number : DENZI-505004150	PID: 204333629
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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
353 - Retail Store Basement - Storage Finish	C (Concrete Frame)	C	162456	0	1956	0.8	291	291	00 %	00 %	64	0	40	CO	1	Taxable
Dimensions: 16 x 16 + 5 x 7																
353 - Retail Store Occupancy - Base Rate	C (Concrete Frame)	C	162457	0	1956	0.8	2640	3040	00 %	00 %	64	0	40	CO	1	Taxable
Dimensions: 40 x 68 - 4 x 20																
353 - Retail Store Occupancy - Base Rate	D (Wood Frame)	C	162457	1	1982	0.8	400	3040			64		40	CO	1	Taxable
Dimensions: 20 x 20																

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 353 - Retail Store Act. Year Built: 1956	Type: Basement - Storage Finish	Building ID & Seq: 162456/0	Section Area/Vol: 291	Perimeter: 74
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Description:	Occupancy Type: Basement - Storage Finish	Construction Class : C (Concrete 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: 0	Storey Height : 7
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

Sub Model: 353 - Retail Store Act. Year Built: 1956	Type: Occupancy - Base Rate	Building ID & Seq: 162457/0	Section Area/Vol: 2640	Perimeter: 264
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Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : C (Concrete Frame)
Construction Quality: C - Low Cost	Heating Type 1: 100% - Forced Hot Air	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	Dock Height Area: 0	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 : 0.8

Sub Model: 353 - Retail Store Act. Year Built: 1982	Type: Occupancy - Base Rate	Building ID & Seq: 162457/1	Section Area/Vol: 400	Perimeter: 264
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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 :

Property Report

Municipality Name: VILLAGE OF DENZIL			Assessment ID Number : DENZI-505004150		PID: 204333629	
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 : 0.8	

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	\$64,000		1	Comm & Industrial Other	85%	\$54,400				Taxable
Non-Agricultural	\$2,400		1	Comm & Industrial Other	85%	\$2,040				Taxable
Total of Assessed Values:						\$56,440				



SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Civic Address: 409 Brooks Ave

Legal Location: Lot 17-20 Block 6 Plan G71 Sup

Supplementary:

Title Acres:

School Division: 202

Neighbourhood: DENZI-001

Overall PUSE: 3160

Call Back Year:

Reviewed: 12-Jun-2020

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code: MS353 Retail

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

Municipality Name: VILLAGE OF DENZIL

Assessment ID Number : DENZI-505004150

PID: 204333629

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	Tax Class ST	Total Value
1751032 1	18	CL	RECT	25.00	115.00		2,875.00	Urban - Square Foot	0.21	15,682.00		147	Y	G	R	M	N	Y	1 T	CO	\$600
Lump Sum: 0.00				Prime Rate \$0.21				LSM this land rec only: N													
1771847 1	17	CL	RECT	25.00	115.00		2,875.00	Urban - Square Foot	0.21	15,682.00		147	Y	G	R	M	N	Y	1 T	CO	\$600
Lump Sum: 0.00				Prime Rate \$0.21				LSM this land rec only: N													
3453721 1	19	CL	RECT	25.00	115.00		2,875.00	Urban - Square Foot	0.21	15,682.00		147	Y	G	R	M	N	Y	1 T	CO	\$600
				Prime Rate \$0.21				LSM this land rec only: N													
3554592 1	20	CL	RECT	25.00	115.00		2,875.00	Urban - Square Foot	0.21	15,682.00		147	Y	G	R	M	N	Y	1 T	CO	\$600
				Prime Rate \$0.21				LSM this land rec only: Y													
Total Square Feet: 11,500.00																					

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	Func OBS	Econ OBS	Phys DEP	UN	MAF	Liability Sub	Tax Class ST	Section Value
MC-13	MS-353	C	STORAGE	162456	0	1956	C	0.8	74	291	291	7	1	00 %	00 %	64	0	40	1 T	CO	4,320
Dimensions: 16 x 16 + 5 x 7																					
MC-13	MS-353	C	GEN	162457	0	1956	C	0.8	264	2640	3040	10	1	00 %	00 %	64	0	40	1 T	CO	53,610
Dimensions: 40 x 68 - 4 x 20																					
MC-13	MS-353	D	GEN	162457	1	1982	C	0.8	264	400	3040	10	1			64		40	1 T	CO	6,110
Dimensions: 20 x 20																					

COMMERCIAL DETAILS

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Data Source: SAMAVIEW

Detailed Property Profile

Print Date: 06-Aug-2025

Page 2 of 3

Municipality Name: VILLAGE OF DENZIL		Assessment ID Number : DENZI-505004150	PID: 204333629
Model: MC-13	Sub Model: 353 - Retail Store	Building ID& Seq: 162456/0	Section Area/Vol: 291
Act. Year Built: 1956	Eff. Year Built: 1956	Building Life Expectancy: 40 Year Life Expectancy	Perimeter: 74
Notes:			MAF: 40

Description:	Occupancy Type: Basement - Storage Finish	Construction Class : C (Concrete 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: 0	Storey Height : 7
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
Throughput Factor:		

Model: MC-13	Sub Model: 353 - Retail Store	Building ID& Seq: 162457/0	Section Area/Vol: 2640
Act. Year Built: 1956	Eff. Year Built: 1956	Building Life Expectancy: 40 Year Life Expectancy	Perimeter: 264
Notes:			MAF: 40

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : C (Concrete Frame)
Construction Quality: C - Low Cost	Heating Type 1: 100% - Forced Hot Air	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	Dock Height Area: 0	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 : 0.8
Throughput Factor:		

Model: MC-13	Sub Model: 353 - Retail Store	Building ID& Seq: 162457/1	Section Area/Vol: 400
Act. Year Built: 1982	Eff. Year Built: 1982	Building Life Expectancy: 40 Year Life Expectancy	Perimeter: 264
Notes:			MAF: 40

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 : 10
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Dock Leveler Type :
Dock Leveler Size:	Dock Leveler Number:	Physical Condition : 0.8
Throughput Factor:		

Value Change Comments: Reinspection 2021: Corrected occupancy code of storage warehouse to retail, storage area rates included in the retail occupancy. Updated condition to good, new shingles, assumed upgraded heating system. COVID-19 No onsite inspection.
Maintenance 2018- Commercial MAF correction as per Cluster 43 Comm MAF Grouping.
MN2012- ADDED LOT 20 FROM 505004250 AS PER ADMIN REQUEST.

MN08: LOT 19 ADDED FROM DENZI-505004250.

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	\$64,000		1	Comm & Industrial Other	85%	\$54,400				Taxable
Non-Agricultural	\$2,400		1	Comm & Industrial Other	85%	\$2,040				Taxable
Total of Assessed Values:	\$66,400				Total of Taxable/Exempt Values:	\$56,440				