



General Property Overview



NOKOM-505000250

\$61,100



2026 Roll Year

2025 Roll Year

Overview

Civic Address
112 Main St

Legal Land Description
Lot 10,39 Block 1 Plan O5032 Sup

Title Acres
NA

Municipality
NOKOM - NOKOMIS

Roll Status
2026 - Maintenance

Last Published
Mon Mar 23 2026

Report Year
2026

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

Reviewed Date
July 10, 2022



Land

Urban

0.076 Acres



Commercial Buildings

M&S Sec. 13 - Stores & Commercials

TRA Area of Main Building
1,600 SQ FT

Year Built of Main Building
1912

Other Commercial Buildings
No



Values

Improvement

Assessed Value

\$41,300

Taxable Value

\$35,105

Exempt Value

\$0

Tax Class

Comm & Industrial Other

Percentage of Value

85%

Tax Status

Taxable

Improvement

Assessed Value

\$18,300

Taxable Value

\$14,640

Exempt Value

\$0

Tax Class

Residential

Percentage of Value

80%

Tax Status

Taxable

Non-Agricultural

Assessed Value

\$700

Taxable Value
\$560

Exempt Value
\$0

Tax Class
Residential

Percentage of Value
80%

Tax Status
Taxable

Non-Agricultural

Assessed Value
\$800

Taxable Value
\$680

Exempt Value
\$0

Tax Class
Comm & Industrial Other

Percentage of Value
85%

Tax Status
Taxable

 **Totals**

\$61,100

Assessed Values

\$50,985
Taxable Values

\$0
Exempt Values

Need more information?
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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

 1 Credit

Municipality Name: TOWN OF NOKOMIS

Assessment ID Number : NOKOM-505000250

PID: 4409108



Civic Address: 112 Main St
Legal Location: Lot 10,39 Block 1 Plan O5032 Sup
Supplementary: LOT 39 BLK 1 PLAN 101792729

Title Acres:
School Division: 205
Neighbourhood: NOKOM-100
Overall PUSE: 0112
Call Back Year:

Reviewed: 10-Jul-2022
Change Reason: Reinspection
Year / Frozen ID: 2026/-32560
Predom Code: MS459 Mix Retail & Res
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
10 / 1	Commercial Land	Rectangular Width(ft) 18.00 Side 1 (ft) 132.00 Side 2 (ft) Area/Units 2,376.00	Prime Rate: \$0.35 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 11,326.00 Land Size Multiplier: 179 Adjustment reason:	1	CO	Taxable
10 / 2	Residential Land	Rectangular Width(ft) 7.00 Side 1 (ft) 132.00 Side 2 (ft) Area/Units 924.00	Prime Rate: \$0.72 Urban - Square Foot	Std.Parcel Size: 30,750.00 Land Size Multiplier: 177 Adjustment reason:	1	R	Taxable

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	Liability ST
459 - Mixed Retail / Residential Units Basement - Storage Finish	D (Wood Frame) Dimensions: 18.0 x 22.0	B	137144	0	1912	0.7	396	396			56		25	CO	1	Taxable
459 - Mixed Retail / Residential Units Occupancy - Base Rate	D (Wood Frame) Dimensions: 50.0 x 25.0	C	137145	0	1912	0.7	1250	1250			56		25	R	1	Taxable
459 - Mixed Retail / Residential Units Occupancy - Base Rate	D (Wood Frame) Dimensions: 64.0 x 25.0	B	137146	0	1912	0.6	1600	1600			48		25	CO	1	Taxable

COMMERCIAL IMPROVEMENT DETAILS

Property Report

Municipality Name: TOWN OF NOKOMIS		Assessment ID Number : NOKOM-505000250	PID: 4409108
Sub Model: 459 - Mixed Retail / Residential Units	Type: Basement - Storage Finish	Building ID & Seq: 137144/0	Section Area/Vol: 396 Perimeter: 80
Act. Year Built: 1912			

Description:	Occupancy Type: Basement - Storage Finish	Construction Class : D (Wood Frame)
Construction Quality: B - Average	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 : 7
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 01 Storey	Dock Leveler Type :
Dock Leveler Size:	Dock Leveler Number:	Physical Condition : 0.7

Sub Model: 459 - Mixed Retail / Residential Units	Type: Occupancy - Base Rate	Building ID & Seq: 137145/0	Section Area/Vol: 1250 Perimeter: 125
Act. Year Built: 1912			

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood 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% - No Air Conditioning
Air Conditioning Type 2:	Sprinklers 1: 100% - No Sprinklers	Sprinklers 2 :
Elevators: No Elevators	Dock Height Area:	Storey Height : 8
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 02 Storeys	Dock Leveler Type :
Dock Leveler Size:	Dock Leveler Number:	Physical Condition : 0.7

Sub Model: 459 - Mixed Retail / Residential Units	Type: Occupancy - Base Rate	Building ID & Seq: 137146/0	Section Area/Vol: 1600 Perimeter: 146
Act. Year Built: 1912			

Description:	Occupancy Type: Occupancy - Base Rate	Construction Class : D (Wood Frame)
Construction Quality: B - Average	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:	Storey Height : 10
Total # of Storeys: Section: 01 Storey	Total # of Storeys: Building: 02 Storeys	Dock Leveler Type :
Dock Leveler Size:	Dock Leveler Number:	Physical Condition : 0.6

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	\$18,300		1	Residential	80%	\$14,640				Taxable
Improvement	\$41,300		1	Comm & Industrial Other	85%	\$35,105				Taxable
Non-Agricultural	\$700		1	Residential	80%	\$560				Taxable

Property Report

Print Date: 25-Mar-2026

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Municipality Name: TOWN OF NOKOMIS	Assessment ID Number : NOKOM-505000250	PID: 4409108
Non-Agricultural	1	Comm & Industrial Other
\$800	85%	\$680
Total of Assessed Values:		Total of Taxable/Exempt Values:
\$61,100		\$50,985
		Taxable
