



Property Report

Print Date: 26-Aug-2019

Municipality Name:	PORCUPINE (RM)	Assessment ID Number:	395-000510200	PID:	201857455
Civic Address:		Title Acres:	101.03	Inspected:	10-Apr-2002
Legal Location:	Qtr PT NW Sec 10 Tp 40 Rg 09 W 2 Sup 00	School Division:	200	Change Reason:	
Supplementary:	EXCEPT:MOST WESTERLY 1005'	Neighbourhood:	395-200	Year / Frozen ID:	2019/-3
		Overall PUSE:	2100	Predom Code:	
				Method in Use:	C.A.M.A. - Cost
		Call Back Year:			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
101.00	ASP - [ASPEN PASTURE]	Soil association 1	KE1 - [KELVINGTON (OG)]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE 331.55
		Soil texture 1	C - [CLAY]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T2: Gentle 3-5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	ASP - [ASPEN]	
				Aum/Acre	0.20	
				Aum/Quarter	32.00	
		Soil association 2	WV1 - [WAITVILLE (OG)]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				

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	\$33,500		1	Non-Arable (Range)	45%	\$15,075				Taxable
Total of Assessed Values:	\$33,500									
					Total of Taxable/Exempt Values:	\$15,075				



Property Report

Print Date: 26-Aug-2019

Municipality Name:	PORCUPINE (RM)	Assessment ID Number:	395-000510201	PID:	400115648
Civic Address:		Title Acres:	59.97	Inspected:	05-Mar-2013
Legal Location:	Qtr PT NW Sec 10 Tp 40 Rg 09 W 2 Sup 01	School Division:	200	Change Reason:	Maintenance
Supplementary:	MOST WESTERLY 1005'. EXCEPT: ROAD.	Neighbourhood:	395-200	Year / Frozen ID:	2019/-3
		Overall PUSE:	0350	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
10.00	KG-A - [KG-OCCUPIED YARD]	Soil association 1	KE1 - [KELVINGTON (OG)]	Topography	T1 - Level / Nearly Level	\$/ACRE 806.45
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final 37.53
		Soil texture 2		Phy. Factor 1	25% reduction due to PDT3 - [75 : Poor Drain/Peat - Strong]	
		Soil profile 1	MC-STR - [CHERN-MASS CLAY STR]			
		Soil association 2	WV1 - [WAITVILLE (OG)]	Natural hazard	WS: Waste Slough Rate: 0.96	
		Soil texture 3				
		Soil texture 4				
		Soil profile 2	GW - [GRAY WOODDED]			
		Top soil depth	2/4			
3.00	KG-A - [KG-OCCUPIED YARD]	Soil association 1	KE1 - [KELVINGTON (OG)]	Topography	T1 - Level / Nearly Level	\$/ACRE 806.45
		Soil texture 1	C - [CLAY]	Stones (qualities)	S2 - Slight	Final 37.53
		Soil texture 2		Phy. Factor 1	25% reduction due to PDT3 - [75 : Poor Drain/Peat - Strong]	
		Soil profile 1	MC-STR - [CHERN-MASS CLAY STR]			
		Soil association 2	WV1 - [WAITVILLE (OG)]	Natural hazard	WS: Waste Slough Rate: 0.96	
		Soil texture 3				
		Soil texture 4				
		Soil profile 2	GW - [GRAY WOODDED]			
		Top soil depth	2/4			

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rating
47.00	ASP - [ASPEN PASTURE]	Soil association 1	KE1 - [KELVINGTON (OG)]	Range site	C/L: CLAYEY/LOAMY	\$/ACRE 331.55
		Soil texture 1	C - [CLAY]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T2: Gentle 3-5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	ASP - [ASPEN]	
				Aum/Acre	0.20	
				Aum/Quarter	32.00	
		Soil association 2	WV1 - [WAITVILLE (OG)]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4083816 0	3 - Fair	(1.0) - Average	34	0	1.35	1	S	Taxable
	Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
	SFR - 1 Storey		1478	1984		30.0 X 46.0 + 18.0 X 11.0 - 10.0 X 10.0		
	Basement		972	1984		30.0 X 46.0 - 17.0 X 24.0		
	Built-In Garage		336	1984		14.0 X 24.0		
	Porch or Closed Veranda		56	1984		8.0 X 7.0		
	Deck		724	1985		12.0 X 65.0 - 8.0 X 7.0		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 4083816.0	Section Area: 1478
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 : +4	Number of Fireplaces : 1
Basement Rate : Basement	Basement Height : 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 10% - Minimal Finish	Att/B-In Garage Rate : Built-In Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment : 08	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 : Porch/Closed Ver	Deck Rate : Deck	
Section: Basement	Building ID: 4083816.0	Section Area: 972
Basement Rate : Basement	Basement Height : 08 ft	Basement Garage :
Basement Walkout Adj :	Basement Room Rate : Basement Rooms	Percent of Basement Area : 10% - Minimal Finish
Section: Built-In Garage	Building ID: 4083816.0	Section Area: 336
Att/B-In Garage Rate : Built-In Garage	Garage Finish Rate : Interior Lining	Garage Wall Height Adjustment : 08
Garage Floor Adj :	Incomplete Adjustment :	
Section: Porch or Closed Veranda	Building ID: 4083816.0	Section Area: 56
Porch/Closed Ver Rate : Porch/Closed Ver		
Section: Deck	Building ID: 4083816.0	Section Area: 724
Deck Rate : Deck		

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	\$2,400		1	Residential	80%	\$1,920				Taxable
Agricultural	\$23,600		1	Non-Arable (Range)	45%	\$10,620				Taxable
Improvement	\$205,800		1	Seasonal Residential	80%	\$130,420	Z	\$34,220	Z	Taxable
Total of Assessed Values:	\$231,800					Total of Taxable/Exempt Values:		\$34,220		