

Municipality Name:	CORMAN PARK (RM)	Assessment ID Number:	344-000409203	PID:	205048994
Civic Address:		Title Acres:	56.72	Inspected:	05-Jan-2021
Legal Location:	Parcel Y Block Plan 95S22480 Sup	School Division:	206	Change Reason:	Maintenance
Supplementary:	PT NW 9-36-4-W3 PRAIRIE PLANT SYSTEMS ISC #131812714	Neighbourhood:	344-435	Year / Frozen ID:	2021/-15
		Puse Code:	0320	Predom Code:	MS392 Ind Engineer R&D
		Call Back Year:		Method in Use:	C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
45.00	K - [CULTIVATED]	Soil association 1 EW - [ELSTOW] Soil texture 1 SICL - [SILTY CLAY LOAM] Soil texture 2 SIL - [SILT LOAM] Soil profile 1 OR12 - [CHERN-ORTH (CA 12+)] Top soil depth 3-5	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few	\$/ACRE 1,941.17 Final 72.27

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Commercial Land	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 12.00	Prime Rate: \$248,756.00 Urban - Acreage Lump Sum: 1,419,705.00	Std.Parcel Size: 2.21 Land Size Multiplier: 185 Adjustment reason: Site Development Cost	1	CO	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	ST
392 - Industrial Engineering Occupancy - Base Rate	S (Steel Frame)	A	2860472	0	2006	1.0 - Average	3565	9381		14 %	24	0	105	CO	1	Taxable
Dimensions:		APEX drawing exists. 79.5 X 118 - 5816 sqft														
392 - Industrial Engineering Occupancy - Base Rate	S (Steel Frame)	A	2860472	1	2006	1.0 - Average	5816	9381		14 %	24		105	CO	1	Exempt
Dimensions:		5816 sqft														
392 - Industrial Engineering Occupancy - Base Rate	C (Concrete Frame)	A	2860474	0	2008	1.0 - Average	2950	33797		14 %	20	0	105	CO	1	Taxable
Dimensions:		APEX drawing exists. 65 X 267 - 14405 sqft														
392 - Industrial Engineering Occupancy - Base Rate	C (Concrete Frame)	A	2860474	1	2010	1.0 - Average	2795	33797		14 %	18	0	105	CO	1	Taxable
Dimensions:		APEX drawing exists. 124 X 120 + 23.5 X 66.5 - 13647 sqft														
392 - Industrial Engineering Occupancy - Base Rate	C (Concrete Frame)	A	2860474	2	2008	1.0 - Average	14405	33797		14 %	20		105	CO	1	Exempt
Dimensions:		14405 sqft														
392 - Industrial Engineering Occupancy - Base Rate	C (Concrete Frame)	A	2860474	3	2010	1.0 - Average	13647	33797		14 %	18		105	CO	1	Exempt
Dimensions:		13647 sqft														
406 - Storage Warehouse Occupancy - Base Rate	D (Wood Frame)	B	2877017	0	2009	1.0 - Average	3000	3000		14 %	23	0	105	CO	1	Exempt
Dimensions:		APEX drawing exists. 50.0 X 60.0														
471 - Light Commercial Utility Building Occupancy - Base Rate	S (Steel Frame)	B	2905207	0	2011	1.0 - Average	5000	5000		14 %	21	0	105	CO	1	Taxable
Dimensions:		APEX drawing exists. 50.0 X 100.0														
392 - Industrial Engineering Occupancy - Base Rate	B (Reinforced Concrete Frame)	A	2977120	0	2013	1.0 - Average	19426	60960		14 %	16	0	105	CO	1	Taxable
Dimensions:		APEX drawing exists. 254.0 X 240.0 - 41534 sqft														
392 - Industrial Engineering Occupancy - Base Rate	B (Reinforced Concrete Frame)	A	2977120	1	2013	1.0 - Average	41534	60960		14 %	16		105	CO	1	Exempt
Dimensions:		41534 sqft														
599 - Relocatable Office Occupancy - Base Rate	D (Wood Frame)	B	5051152	0	2010	1.0 - Average	720	720		14 %	39		105	CO	1	Taxable
Dimensions:		60.0 X 12.0														
136 - Greenhouse Straight Wall Occupancy - Base Rate	S (Steel Frame)	B	5051156	0	2006	1.0 - Average	3300	3300		14 %	52		105	CO	1	Exempt
Dimensions:		132.0 x 25.0														
599 - Relocatable Office Occupancy - Base Rate	D (Wood Frame)	B	5051498	0	2015	1.0 - Average	720	720		14 %	24		105	CO	1	Taxable
Dimensions:		60.0 X 12.0														
557 - Archrib (Farm Utility) Occupancy - Base Rate	DH (Hoop Arch)	C	5066291	0	2005	1.0 - Average	2160	2160		14 %	80		105	CO	1	Taxable
Dimensions:		36.0 X 60.0														

COMMERCIAL IMPROVEMENT DETAILS

Sub Model: 392 - Industrial Engineering	Type: Occupancy - Base Rate	Building ID & Seq: 2860472/0	Section Area/Vol: 3565	Perimeter: 395
Act. Year Built: 2006				
Description : Admin Bldg	Occupancy Type : Occupancy - Base Rate		Construction Class : S (Steel Frame)	
Construction Quality : A - Good	Heating Type 1 : 100% - Heating, Ventilation & A/		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% - Wet System <10,000 Sqft		Sprinklers 2 : % -	
Elevators : No Elevators	Dock Height Area :		Storey Height : 12	
Total # of Storeys: Section : 02 Storeys	Total # of Storeys: Building : 02 Storeys		Dock Leveler Type :	
Dock Leveler Size :	Dock Leveler Number :		Physical Condition : 1.0 - Average	
CAF Adjustment : 100				

Sub Model: 392 - Industrial Engineering	Type: Occupancy - Base Rate	Building ID & Seq: 2860472/1	Section Area/Vol: 5816	Perimeter: 395
Act. Year Built: 2006				
Description :	Occupancy Type : Occupancy - Base Rate		Construction Class : S (Steel Frame)	
Construction Quality : A - Good	Heating Type 1 : 100% - Heating, Ventilation & A/		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% - Wet System <10,000 Sqft		Sprinklers 2 : % -	
Elevators : No Elevators	Dock Height Area :		Storey Height : 12	
Total # of Storeys: Section : 02 Storeys	Total # of Storeys: Building : 02 Storeys		Dock Leveler Type :	
Dock Leveler Size :	Dock Leveler Number :		Physical Condition : 1.0 - Average	
CAF Adjustment : 100				

Sub Model: 392 - Industrial Engineering	Type: Occupancy - Base Rate	Building ID & Seq: 2860474/0	Section Area/Vol: 2950	Perimeter: 1053
Act. Year Built: 2008				
Description : BCG Bldg	Occupancy Type : Occupancy - Base Rate		Construction Class : C (Concrete Frame)	
Construction Quality : A - Good	Heating Type 1 : 100% - Hot Water Radiant		Heating Type 2 : % -	
Ventilation 1 : 100% - Yes	Ventilation 2 : % -		Air Conditioning Type 1 : 100% - Controlled Atmosphere A/C	
Air Conditioning Type 2 : % -	Sprinklers 1 : 100% - Wet System 10K - 100K Sqf		Sprinklers 2 : % -	
Elevators : No Elevators	Dock Height Area :		Storey Height : 16	
Total # of Storeys: Section : 01 Storey	Total # of Storeys: Building : 01 Storey		Dock Leveler Type :	
Dock Leveler Size :	Dock Leveler Number :		Physical Condition : 1.0 - Average	
CAF Adjustment : 100				

Sub Model: 392 - Industrial Engineering	Type: Occupancy - Base Rate	Building ID & Seq: 2860474/1	Section Area/Vol: 2795	Perimeter: 1053
Act. Year Built: 2010				
Description : BCG Bldg	Occupancy Type : Occupancy - Base Rate		Construction Class : C (Concrete Frame)	
Construction Quality : A - Good	Heating Type 1 : 100% - Hot Water Radiant		Heating Type 2 : % -	
Ventilation 1 : 100% - Yes	Ventilation 2 : % -		Air Conditioning Type 1 : 100% - Controlled Atmosphere A/C	

Air Conditioning Type 2 : % -
 Elevators : No Elevators
 Total # of Storeys: Section : 01 Storey
 Dock Leveler Size :
 CAF Adjustment : 100

Sprinklers 1 : 100% - Wet System 10K - 100K Sqf
 Dock Height Area :
 Total # of Storeys: Building : 01 Storey
 Dock Leveler Number :

Sprinklers 2 : % -
 Storey Height : 16
 Dock Leveler Type :
 Physical Condition : 1.0 - Average

Sub Model: 392 - Industrial Engineering Type: Occupancy - Base Rate Building ID & Seq: 2860474/2 Section Area/Vol: 14405 Perimeter: 1053
 Act. Year Built: 2008

Description : Occupancy Type : Occupancy - Base Rate Construction Class : C (Concrete Frame)
 Construction Quality : A - Good Heating Type 1 : 100% - Hot Water Radiant Heating Type 2 : % -
 Ventilation 1 : 100% - Yes Ventilation 2 : % - Air Conditioning Type 1 : 100% - Controlled Atmosphere A/C
 Air Conditioning Type 2 : % - Sprinklers 1 : 100% - Wet System 10K - 100K Sqf Sprinklers 2 : % -
 Elevators : No Elevators Dock Height Area : Storey Height : 16
 Total # of Storeys: Section : 01 Storey Total # of Storeys: Building : 01 Storey Dock Leveler Type :
 Dock Leveler Size : Dock Leveler Number : Physical Condition : 1.0 - Average
 CAF Adjustment : 100

Sub Model: 392 - Industrial Engineering Type: Occupancy - Base Rate Building ID & Seq: 2860474/3 Section Area/Vol: 13647 Perimeter: 1053
 Act. Year Built: 2010

Description : Occupancy Type : Occupancy - Base Rate Construction Class : C (Concrete Frame)
 Construction Quality : A - Good Heating Type 1 : 100% - Hot Water Radiant Heating Type 2 : % -
 Ventilation 1 : 100% - Yes Ventilation 2 : % - Air Conditioning Type 1 : 100% - Controlled Atmosphere A/C
 Air Conditioning Type 2 : % - Sprinklers 1 : 100% - Wet System 10K - 100K Sqf Sprinklers 2 : % -
 Elevators : No Elevators Dock Height Area : Storey Height : 16
 Total # of Storeys: Section : 01 Storey Total # of Storeys: Building : 01 Storey Dock Leveler Type :
 Dock Leveler Size : Dock Leveler Number : Physical Condition : 1.0 - Average
 CAF Adjustment : 100

Sub Model: 406 - Storage Warehouse Type: Occupancy - Base Rate Building ID & Seq: 2877017/0 Section Area/Vol: 3000 Perimeter: 220
 Act. Year Built: 2009

Description : Occupancy Type : Occupancy - Base Rate Construction Class : D (Wood Frame)
 Construction Quality : B - Average Heating Type 1 : 100% - Unit Heater Heating Type 2 : % -
 Ventilation 1 : 100% - Yes 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 : 16
 Total # of Storeys: Section : 01 Storey Total # of Storeys: Building : 01 Storey Dock Leveler Type :
 Dock Leveler Size : Dock Leveler Number : Physical Condition : 1.0 - Average
 CAF Adjustment : 100

Sub Model: 471 - Light Commercial Utility Building Type: Occupancy - Base Rate Building ID & Seq: 2905207/0 Section Area/Vol: 5000 Perimeter: 300
 Act. Year Built: 2011

Description :
Construction Quality : B - Average
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - No Air Conditioning
Sprinklers 2 : % -
Total # of Storeys: Section : 01 Storey
CAF Adjustment : 100

Occupancy Type : Occupancy - Base Rate
Missing Floor Area :
Ventilation 1 : 100% - No Ventilation
Air Conditioning Type 2 : % -
Dock Height Area :
Total # of Storeys: Building : 01 Storey

Construction Class : S (Steel Frame)
Heating Type 1 : 100% - No Heating
Ventilation 2 : % -
Sprinklers 1 : 100% - No Sprinklers
Storey Height : 16
Physical Condition : 1.0 - Average

Sub Model: 392 - Industrial Engineering **Type:** Occupancy - Base Rate **Building ID & Seq:** 2977120/0 **Section Area/Vol:** 19426 **Perimeter:** 988
Act. Year Built: 2013

Description : POD 1
Construction Quality : A - Good
Ventilation 1 : 100% - Yes
Air Conditioning Type 2 : % -
Elevators : No Elevators
Total # of Storeys: Section : 01 Storey
Dock Leveler Size :
CAF Adjustment : 100

Occupancy Type : Occupancy - Base Rate
Heating Type 1 : 100% - Hot Water Radiant
Ventilation 2 : % -
Sprinklers 1 : 100% - No Sprinklers
Dock Height Area :
Total # of Storeys: Building : 01 Storey
Dock Leveler Number :

Construction Class : B (Reinforced Concrete Frame)
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - No Air Conditioning
Sprinklers 2 : % -
Storey Height : 13
Dock Leveler Type :
Physical Condition : 1.0 - Average

Sub Model: 392 - Industrial Engineering **Type:** Occupancy - Base Rate **Building ID & Seq:** 2977120/1 **Section Area/Vol:** 41534 **Perimeter:** 988
Act. Year Built: 2013

Description :
Construction Quality : A - Good
Ventilation 1 : 100% - Yes
Air Conditioning Type 2 : % -
Elevators : No Elevators
Total # of Storeys: Section : 01 Storey
Dock Leveler Size :
CAF Adjustment : 100

Occupancy Type : Occupancy - Base Rate
Heating Type 1 : 100% - Hot Water Radiant
Ventilation 2 : % -
Sprinklers 1 : 100% - No Sprinklers
Dock Height Area :
Total # of Storeys: Building : 01 Storey
Dock Leveler Number :

Construction Class : B (Reinforced Concrete Frame)
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - No Air Conditioning
Sprinklers 2 : % -
Storey Height : 13
Dock Leveler Type :
Physical Condition : 1.0 - Average

Sub Model: 599 - Relocatable Office **Type:** Occupancy - Base Rate **Building ID & Seq:** 5051152/0 **Section Area/Vol:** 720 **Perimeter:** 240
Act. Year Built: 2017

Description :
Construction Quality : B - Average
Ventilation 1 : 100% - No Ventilation
Air Conditioning Type 2 : % -
Total # of Storeys: Section : 01 Storey
Physical Condition : 1.0 - Average

Occupancy Type : Occupancy - Base Rate
Heating Type 1 : 100% - Forced Hot Air
Ventilation 2 : % -
Elevators : No Elevators
Total # of Storeys: Building : 01 Storey
CAF Adjustment : 100

Construction Class : D (Wood Frame)
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - Central Unit - Packaged
Storey Height : 8
No. of Identical Units : 5

Sub Model: 136 - Greenhouse Straight Wall **Type:** Occupancy - Base Rate **Building ID & Seq:** 5051156/0 **Section Area/Vol:** 3300 **Perimeter:** 364
Act. Year Built: 2006

Description :
Construction Quality : B - Average
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - No Air Conditioning
Sprinklers 2 : % -
Total # of Storeys: Building : 01 Storey
Physical Condition : 1.0 - Average

Occupancy Type : Occupancy - Base Rate
Missing Floor Area :
Ventilation 1 : 100% - Yes
Air Conditioning Type 2 : % -
Storey Height : 10
No. of Identical Units : 2
CAF Adjustment : 100

Construction Class : S (Steel Frame)
Heating Type 1 : 100% - Forced Hot Air
Ventilation 2 : % -
Sprinklers 1 : 100% - No Sprinklers
Total # of Storeys: Section : 01 Storey
Physical Depreciation : Physical Depreciation

Sub Model: 599 - Relocatable Office **Type:** Occupancy - Base Rate **Building ID & Seq:** 5051498/0 **Section Area/Vol:** 720 **Perimeter:** 144
Act. Year Built: 2015

Description :
Construction Quality : B - Average
Ventilation 1 : 100% - No Ventilation
Air Conditioning Type 2 : % -
Total # of Storeys: Section : 01 Storey
Physical Condition : 1.0 - Average

Occupancy Type : Occupancy - Base Rate
Heating Type 1 : 100% - Forced Hot Air
Ventilation 2 : % -
Elevators : No Elevators
Total # of Storeys: Building : 01 Storey
CAF Adjustment : 100

Construction Class : D (Wood Frame)
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - Central Unit - Packaged
Storey Height : 8
No. of Identical Units :

Sub Model: 557 - Archrib (Farm Utility) **Type:** Occupancy - Base Rate **Building ID & Seq:** 5066291/0 **Section Area/Vol:** 2160 **Perimeter:** 192
Act. Year Built: 2005

Description :
Construction Quality : C - Low Cost
Heating Type 2 : % -
Air Conditioning Type 1 : 100% - No Air Conditioning
Sprinklers 2 : % -
Total # of Storeys: Building : 01 Storey
Physical Condition : 1.0 - Average

Occupancy Type : Occupancy - Base Rate
Missing Floor Area :
Ventilation 1 : 100% - No Ventilation
Air Conditioning Type 2 : % -
Storey Height : 14
No. of Identical Units :
CAF Adjustment : 100

Construction Class : DH (Hoop Arch)
Heating Type 1 : 100% - No Heating
Ventilation 2 : % -
Sprinklers 1 : 100% - No Sprinklers
Total # of Storeys: Section : 01 Storey
Physical Depreciation : Physical Depreciation

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	\$87,400		1	Other Agricultural	55%	\$48,070				Taxable
Improvement	\$13,759,900		1	Comm & Industrial Other	85%	\$0		\$11,695,915		Exempt
Improvement	\$6,013,200		1	Comm & Industrial Other	85%	\$5,111,220				Taxable
Non-Agricultural	\$2,128,300		1	Comm & Industrial Other	85%	\$1,809,055				Taxable
Total of Assessed Values:	\$21,988,800					\$6,968,345		\$11,695,915		
					Total of Taxable/Exempt Values:					