

BLOCK 6 LOT 9B
IN OR 1987/405
AMELIA PARK PHASE 1 UNIT 1

YASKOWICH JAMES & JOYCE
10731 SASKACHEWAN DR #1301
EDMONTON AB, T6E-6H1

2023

00-00-31-102P-0006-09B0



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	826	166,685
FDG	420	60	252	50,853
FOP	24	30	7	1,412
FUS	814	100	814	164,264
TOTALS	2,084		1,899	383,215

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	12	1,899	238.6692	226.74	430,579	2000	2000	0	0	0	11.00	89.00	

1 TOWNHOUSE - 0% - 0

Heated Area: 1640

HX Base Yr

20

21

FDG

2000

21

20

12

2.9

2.9

37

37

8

14

4

4

FDP

2630

22

37

FUS

2000

37

22

BLD DATE

XF DATE

LGL DATE

LAND DATE