

LOT 16
IN OR 1902/193
BELLS RIVER ESTATES #3

78649110 DELAWARE LP
145 POINT DRIVE NW #1004
CALGARY ALBERTA, T3B4W-1

2024

37-3N-27-0136-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4062.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	269,261
DCK	444	10	44	4,883
FGR	654	55	360	39,956
FOP	216	30	65	7,215
FSP	133	40	53	5,883
FUS	381	100	381	42,287

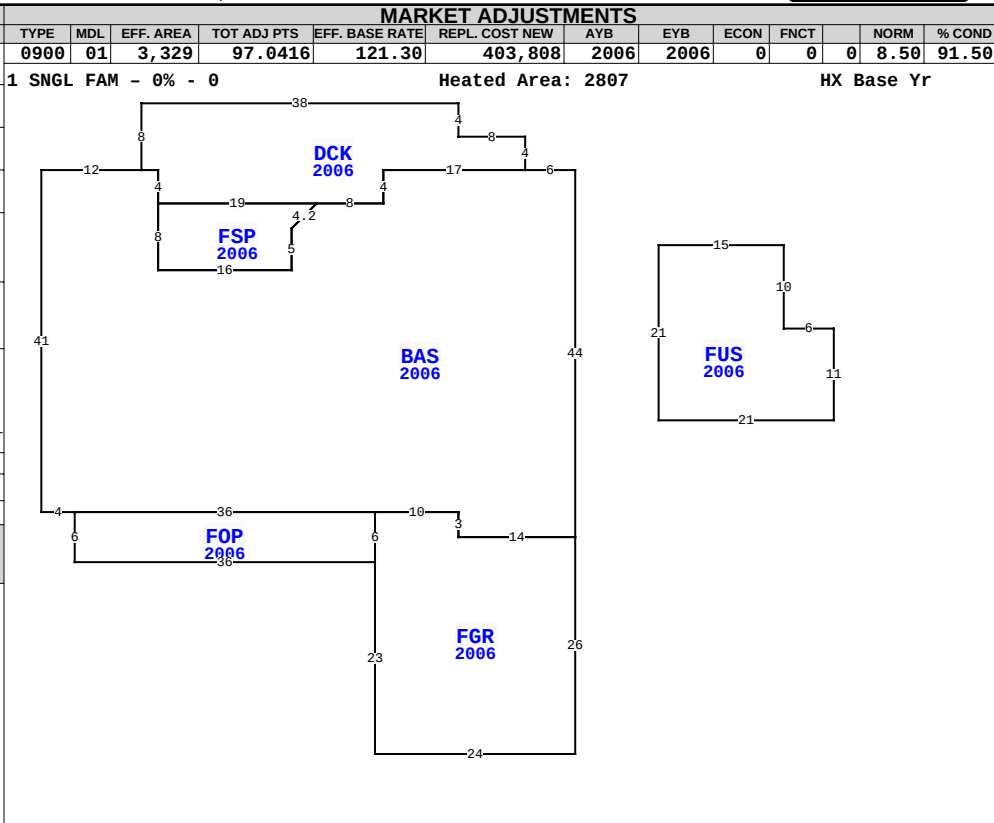
TOTALS	4,254		3,329	369,484
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	2006	2006	3	90	3,150
2	1242	WD DECK A	0	0	4	8		32.00	SF 10.00	10.00	100	2006	2006	3	27	86
3	0812	CONCRETE C	0	0	0	0		2,078.00	SF 4.00	4.00	100	2006	2006	3	87	7,231

LAND DESCRIPTION			TOTAL OB/XF 10,467													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

REVIEW DATE	03/13/2024	BY	KWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

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Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	369,484		
TOTAL MARKET OB/XF VALUE	10,467		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	444,951		
SOH/AGL Deduction	103,708		
ASSESSED VALUE	341,243		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	341,243		
TOTAL JUST VALUE	444,951		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	377,192		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0816443	CO ISSUED	0	08/15/2006
B0816443	NEW CONSTR	0	08/15/2006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0816443	C0 ISSUED	0	08/15/2006
B0816443	NEW CONSTR	0	08/15/2006

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2006;ORIG=0,0] W6 W17 S4 W8 D3L3 S5 W16 N8 N4 W2 W12 S41 E4 E36 E10 S3 E14 N44 \$
FGR=[YR=2006;ORIG=-24,41] S6 S23 E24 N26 W14 N3 W10 \$
DCK=[YR=2006;ORIG=-6,0] N4 W8 N4 W38 S8 E2 S4 E19 E8 N4 E17 \$
FUS=[YR=2006;ORIG=10,9] E15 S10 E6 S11 W21 N21 \$
FOP=[YR=2006;ORIG=-60,41] S6 E36 N6 W36 \$
FSP=[YR=2006;ORIG=-50,4] S8 E16 N5 U3R3 W19 \$
PTR=[ORIG=0,0] E20 W20 \$

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