

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

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

2025

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
NEIGHBORHOOD/LOC	4062.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2006	2,426	282,779
DCK	444	10	2006	44	5,129
FGR	654	55	2006	360	41,962
FOP	216	30	2006	65	7,577
FSP	133	40	2006	53	6,178
FUS	381	100	2006	381	44,410
TOTALS	4,254			3,329	388,035

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,329	97.0416	128.09	426,412	2006	2006	0	0	9.00	91.00

1 SNGL FAM - 0% - 0

Heated Area: 2807

HX Base Yr

The floor plan diagram shows a large rectangular building with several rooms and corridors. The rooms are labeled with their market values in blue text: DCK 2006 (5,129), FSP 2006 (6,178), BAS 2006 (282,779), FOP 2006 (7,577), FUS 2006 (44,410), and FGR 2006 (41,962). The diagram includes dimensions for each room and the overall footprint. The rooms are arranged as follows: DCK 2006 is at the top left, FSP 2006 is below it, BAS 2006 is in the center, FOP 2006 is at the bottom left, FUS 2006 is to the right of BAS 2006, and FGR 2006 is at the bottom right. The overall footprint is 41 units wide and 26 units high.

BLD DATE		LGL DATE	
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