

Town of Bassano – Tax Recovery Appraisal

Roll #: 224000
Address 242 – 3rd Avenue
Bassano AB
Legal Description: 3158AB 15 15
Zoning: R1 Residential
Parcel Size: 501.7 m² or 5,400 ft²
Purpose of Appraisal: To estimate market value for tax recovery

Neighborhood Description: Central

Site Description: Relatively flat, rectangular lot on the northside of 3rd Avenue between 1st and 2nd Streets.

Description of Improvement-

Year Built 1939 Effective Age: 1939

Floor Area 856 sf plus a 503 sf upper for a total of 1,359 sf.
Overall Condition: Very Poor
Windows: Updated
Siding: Aged Stucco
Interior: No interior inspection was conducted. The photos provided indicate that the property has been abandoned and that the only value remaining is the \$27,000 land value plus the \$5,000 salvage value of the house.

Assessment \$38,000 amended to \$32,000

There are three comparable sales attached, which indicate that \$45,167 represents a fair market value. But neither of this comparables fully captures the full extent of the physical and functional depreciation associated with this property.

Value as of April 3, 2023 is \$32,000.



Ryan Vogt, B.Mgt, AACI, P.App.



Sales Comparables



Roll: 224000
 Address: 242 - 3RD AVENUE
 Legal: 3158AB 15 15
 Location: 101
 Base Code: 1
 Mt-Qu-St: 001-02-09 100%
 Prog.: 100%
 Eff. Year: 1939
 CDU: P
 Bldg Size: 1,359 Ft² (Asmt/Ft²=\$27)
 Land Size: 501.70 M
 Bsmt Fin Sz: 0 Ft²
 Remainder: 20%
 Avg. Value according to TOP 3 comparables:

Roof: \$0
 Plumbing: \$6,560
 (x 0) Fireplaces: \$0
 Heat: \$6,211
 A/C: \$0
 Bsmt Finish: \$0
 Other Dep.: -\$15,782
 Phys Dep.: -\$107,126
 Main Bldg: \$121,137
 Other Impr.: \$0
 Land: \$27,000
 Total: \$38,000
 \$45,167

Subject



Roll: 101000
 Address: 636 - 4TH AVENUE
 Legal: 3154AC 18 11; pt 12
 Location: 101
 Base Code: 1
 Mt-Qu-St: 001-02-00 100%
 Prog.: 100%
 Eff. Year: 1965
 CDU: P
 Bldg Size: 765 Ft² (Asmt/Ft²=\$66, Price/Ft²=\$54)
 Land Size: 1045.20 M
 Bsmt Fin Sz: 0 Ft²
 Remainder: 20%

Sale Price: \$42,000
 Adj. Price: \$42,000 121 %
 Sale Date: 05-07-2022
 Roof: \$0
 Plumbing: \$6,560
 (x0) Fireplaces: \$0
 Heat: \$0 \$6,211
 A/C: \$0
 Bsmt Finish: \$0
 Other Dep.: -\$1,314 -\$14,468
 Phys Dep.: -\$69,257 -\$37,869
 Main Bldg: \$80,011 \$41,126
 Other Impr.: \$0
 Land: \$35,000 -\$8,000
 Total: \$51,000 -\$13,000

Est. Value: \$29,000



Roll: 75000
 Address: 422 - 4TH AVENUE
 Legal: 3154AC 16 15
 Location: 101
 Base Code: 1
 Mt-Qu-St: 001-02-00 100%
 Prog.: 100%
 Eff. Year: 1965
 CDU: A
 Bldg Size: 959 Ft² (Asmt/Ft²=\$86, Price/Ft²=\$98)
 Land Size: 696.80 M
 Bsmt Fin Sz: 0 Ft²
 Remainder: 42%

Sale Price: \$94,000
 Adj. Price: \$94,000 88 %
 Sale Date: 04-28-2022
 Roof: \$0
 Plumbing: \$6,560
 (x0) Fireplaces: \$0
 Heat: \$4,385 \$1,826
 A/C: \$0
 Bsmt Finish: \$0
 Other Dep.: -\$2,178 -\$13,604
 Phys Dep.: -\$63,768 -\$43,358
 Main Bldg: \$99,001 \$22,136
 Other Impr.: \$7,000 -\$7,000
 Land: \$32,000 -\$5,000
 Total: \$83,000 -\$45,000

Est. Value: \$49,000



Roll: 184000
 Address: 530 - 3RD AVENUE
 Legal: 3158AB 12 13
 Location: 101
 Base Code: 1
 Mt-Qu-St: 001-02-01 100%
 Prog.: 100%
 Eff. Year: 1965
 CDU: G
 Bldg Size: 543 Ft² (Asmt/Ft²=\$116, Price/Ft²=\$151)
 Land Size: 696.80 M
 Bsmt Fin Sz: 0 Ft²
 Remainder: 48%

Sale Price: \$82,500
 Adj. Price: \$82,500 76 %
 Sale Date: 07-30-2021
 Roof: \$0
 Plumbing: \$6,560
 (x0) Fireplaces: \$0
 Heat: \$2,483 \$3,728
 A/C: \$0
 Bsmt Finish: \$0
 Other Dep.: -\$2,122 -\$13,660
 Phys Dep.: -\$35,883 -\$71,243
 Main Bldg: \$59,962 \$61,175
 Other Impr.: \$0
 Land: \$32,000 -\$5,000
 Total: \$63,000 -\$25,000

Est. Value: \$57,500