### **MARKET VALUE ESTIMATE**

## For Tax Sale Purposes

\$708,700



Roll Number 2129027560 NE 02 21 29 W4; 10.35 acres Plan 9812476 Lot 2 Address 322118 1048 Dr E Linc # 0027613470

#### AERIAL VIEW OF PROPERTY

Plan 9812476 Lot 2; 10.35 acres; NE 2 21 29 W4; 322118 1048 Dr E



#### **Property Information Sheet**

This is a 10.35 acre parcel located along 1048 Drive East, east of Highway 2, north east of the Town of Okotoks. The improvements on the property consist of; a residence with attached garage built in 1970, a barn built in the 1960's, metal storage building built in the 1960's and a metal clad warehouse built in the 1980's. The bi-level residence is 1,152 square feet with enclosed entry and partly finished basement. The attached garage is 668 square feet, metal storage building is 3,602 square feet, barn is 850 square feet and metal clad warehouse is 1,439 square feet.



**Bi-level Residence** 



Attached Garage



Metal Clad Warehouse



Metal Storage Building



Barn

# Sales Comparables

#### Foothills County

A.	Roll: 2129027560	
Set of a	Address: 322118 1048 Dr E	
	Legal: 9812476 2 NE-2-21-29-4	
	Year Built: 1970	128
	Bldg Size: 1,152 Ft <sup>2</sup>	Subject
	Land Size: 10.35 A	Subject
	Bsmt Fin Size: 592 Ft <sup>2</sup>	15 BURNING MARK
and the state	Warehouse-Main Level & Conc. Sla	b - 3602 Ft2
all a marked to the second	Barn -Detached - 8 50 Ft2	
	Assessment: \$708,700	
at and the second se	Roll: 2128075150	
	Address: 80042 312 Ave E	
	Legal: 1413116 3 7 NW-7-21-28-4	
	Year Built: 2000	
and the local sector of th	Bldg Size: 1,286 Ft <sup>2</sup>	
A DECEMBER OF	Land Size: 5.97 A	
	Bsmt Fin Size: 1,004 Ft <sup>2</sup>	
G . The second state	Barn	Sale Date: 11-Jul-2023
THE DISCHART STREET	Garage-Attached - 895 Ft2	Sale Price: \$845,000
		Sale Price Adjusted to July 1 2023: \$902,000
· · · · · · · · · · · · · · · · · · ·	Roll: 2128305010	
	Address: 258018 80 St E	
182 cha	Legal: 1157LK 1 NW-30-21-28-4	
Man and Million and	Year Built: 1973	
AND DESCRIPTION OF THE REAL PROPERTY OF THE REAL PR	Bldg Size: 1,179 Ft <sup>2</sup>	
	Land Size: 15.49 A	
	Bsmt Fin Size: 976 Ft <sup>2</sup>	
	Garage-Attached - 934 Ft2	Sale Date: 07-Feb-2022
and a second sec	Small Shed (< 15m2)	Sale Price: \$725,000
· · · · · · · · · · · · · · · · · · ·		Sale Price Adjusted to July 1 2023: \$870,200
	Roll: 2029360000	
	Address: 338173 80 St E	
	Legal: 9811359 1 SE-36-20-29-4	
	Year Built: 1992	
	Bldg Size: 1,198 Ft <sup>2</sup>	
	Land Size: 7.00 A	
100-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-	Bsmt Fin Size: 1,076 Ft <sup>2</sup>	
	Garage-Attached - 621 Ft2	Sale Date: 20-Sep-2023
	Shop	Sale Price: \$920,000
		Sale Price Adjusted to July 1 2023: \$962,000
Charter State	Roll: 2128302500	
	Address: 300 80132 Hwy 552 E Legal: SW-30-21-28-4	
	-	
the lot of the second second	Year Built: 1981	
	Bldg Size: 2,491 Ft <sup>2</sup>	
	Land Size: 18.00 A	
The state of the second	Bsmt Fin Size: 0 Ft <sup>2</sup>	Sale Date: 06-Mar-2023
States and the second second	Garage-Attached - 1930 Ft2	Sale Date: 06-Mar-2023 Sale Price: \$995,000
	Large Shed (> 15m2)	Sale Price Adjusted to July 1 2023: \$1,084,400
and the set of the set		Sale Frice Aujusteu to Suly 1 2023; \$1,004,400