

# **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

	<p><b>Roll:</b> 2129027560  <b>Address:</b> 322118 1048 Dr E  <b>Legal:</b> 9812476 2 NE-2-21-29-4</p> <p>Year Built: 1970  Bldg Size: 1,152 Ft<sup>2</sup>  Land Size: 10.35 A  Bsmt Fin Size: 592 Ft<sup>2</sup>  Warehouse-Main Level &amp; Conc. Slab - 3602 Ft<sup>2</sup>  Barn-Detached- 850 Ft<sup>2</sup></p> <p><b>Assessment:</b> \$708,700</p>	<b>Subject</b>
	<p><b>Roll:</b> 2128075150  <b>Address:</b> 80042 312 Ave E  <b>Legal:</b> 1413116 3 7 NW-7-21-28-4</p> <p>Year Built: 2000  Bldg Size: 1,286 Ft<sup>2</sup>  Land Size: 5.97 A  Bsmt Fin Size: 1,004 Ft<sup>2</sup>  Barn  Garage-Attached - 895 Ft<sup>2</sup></p>	<p><b>Sale Date:</b> 11-Jul-2023  <b>Sale Price:</b> \$845,000  <b>Sale Price Adjusted to July 1 2023:</b> \$902,000</p>
	<p><b>Roll:</b> 2128305010  <b>Address:</b> 258018 80 St E  <b>Legal:</b> 1157LK 1 NW-30-21-28-4</p> <p>Year Built: 1973  Bldg Size: 1,179 Ft<sup>2</sup>  Land Size: 15.49 A  Bsmt Fin Size: 976 Ft<sup>2</sup>  Garage-Attached - 934 Ft<sup>2</sup>  Small Shed (&lt; 15m2)</p>	<p><b>Sale Date:</b> 07-Feb-2022  <b>Sale Price:</b> \$725,000  <b>Sale Price Adjusted to July 1 2023:</b> \$870,200</p>
	<p><b>Roll:</b> 2029360000  <b>Address:</b> 338173 80 St E  <b>Legal:</b> 9811359 1 SE-36-20-29-4</p> <p>Year Built: 1992  Bldg Size: 1,198 Ft<sup>2</sup>  Land Size: 7.00 A  Bsmt Fin Size: 1,076 Ft<sup>2</sup>  Garage-Attached - 621 Ft<sup>2</sup>  Shop</p>	<p><b>Sale Date:</b> 20-Sep-2023  <b>Sale Price:</b> \$920,000  <b>Sale Price Adjusted to July 1 2023:</b> \$962,000</p>
	<p><b>Roll:</b> 2128302500  <b>Address:</b> 300 80132 Hwy 552 E  <b>Legal:</b> SW-30-21-28-4</p> <p>Year Built: 1981  Bldg Size: 2,491 Ft<sup>2</sup>  Land Size: 18.00 A  Bsmt Fin Size: 0 Ft<sup>2</sup>  Garage-Attached - 1930 Ft<sup>2</sup>  Large Shed (&gt; 15m2)</p>	<p><b>Sale Date:</b> 06-Mar-2023  <b>Sale Price:</b> \$995,000  <b>Sale Price Adjusted to July 1 2023:</b> \$1,084,400</p>