

# Tax Auction Reserve Bid Summary



Roll Number	Legal Description	Location	Tax Arrears	CVR 2025 Tax Assessment	Appraisal Value	Reserve Bid Recommendation
146140411	LOT 1 BLOCK 1 PLAN 9323108		\$4,905.41	\$188,980	\$200,000-\$230,000	\$200,000
652080200	LOT 1A BLOCK 1 PLAN 0323583		\$9,519.72	\$307,200	\$300,000-380,000	\$307,200
802006600	LOT 16 BLOCK 9 PLAN 4687NY	CLANDONALD	\$12,843.80	\$12,700	\$2,500	\$12,843.80
806003203	LOT 1 BLOCK 4 PLAN 2129EO	MCLAUGHLIN	\$477.07	\$2,800	\$0	\$500
861720166	LOT 16 BLOCK 1 PLAN 8021720	MORNING GOLD ESTATES	\$13,181.46	\$483,000	\$480,000-\$550,000	\$483,000
251260406	SW – 26 – 51 – 2 – W4		\$2,821.25	\$483,400	\$750,000-\$850,000	\$750,000
455210100	NE – 21 – 55 – 4 – W4	VERMILION RIVER/HEINSBURG	\$483.04	\$1,040	\$125,000-\$150,000	\$125,000
455210315	SE – 21 – 55 – 4 – W4	VERMILION RIVER/HEINSBURG	\$1,171.59	\$4,590	\$180,000-\$200,000	\$180,000
555160116	NE – 16 – 55 – 5 – W4		\$2,304.89	\$132,320	\$75,000-\$150,000	\$132,320

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146140411	This parcel is 21.73 acres with a mobile home and a garage. The mobile was built in 1978 and around 2011 there was an addition put on the mobile, current sq. ft. is now 2,353sq.ft. The detached garage was built in 1966 and is 1,104sq.ft. This property appears to be clean, and very open except for the tree cover on the north side.
652080200	This property is 5.93 acres of land with 2 houses. The older house was built in 1948 and is 1,063sq. ft with a basement. The new house was built in 1974, and is 1,122sq.ft. with a basement. There are several outbuildings on the property along with a detached garage built in 1965 (520sq.ft.), and a Quonset warehouse built in 1965 (2,04sq. ft). There is a lot of clean up required on this property as it appears to have several abandoned vehicles.
802006600	This property is a 230' x 77.5'sq.ft. vacant lot in the hamlet of Clandonald. There was a house that burn down on the property about 5 years ago. The parcel is half covered in trees and possibly has an old shed in the back corner.
806003203	This property is a 30' x 145'sq.ft. vacant fully treed lot in the hamlet of McLaughlin. When appraised, the value was estimated at \$0 due to the lack of demand for purchasing lots in McLaughlin.
861720166	This parcel is a 3.04-acre lot in the subdivision of Morning Gold. There is a 1982 home with a three-car attached garage built the same year. There is also a detached garage that is 795sq.ft and was built in 1990. This property seems to be in fairly good condition.
251260406	This parcel is 159.00 acres of grazed land. The parcel has 3 houses, a barn, a shop, and a shed on it. There is a 1962 built home that is 1,440sq. ft with a basement and 2 mobiles. One mobile being built in 1985 (1,289sq.ft.) and the other in 2002 (1,216sq. ft). The yard seems to be clean and not too much clean up would need to take place.
455210100	This parcel is 42.09 acres of pastureland and is right on the shore of the North Saskatchewan River. The land currently is being grazed.
455210315	This parcel is 101.29 acres of pastureland located just before the Northern Saskatchewan River. A section of the parcel is located on the other side of the highway and has an active CNRL wells pumping on it. Currently the land is being grazed.
555160116	This property is 9.98 acres of land with a tiny piece of it being farmed with the surrounding quarter. There is an older 1946 986 sq. Ft house on the property. The property is mostly treed but appears to be in clean condition.