



For Sale By Public Tender Under the Tax Enforcement Act

Instructions to Bidders

Sealed tenders addressed to the City of Estevan, 1102 Fourth Street, Estevan, SK S4A 0W7, and plainly marked on the envelope "**Tender for Purchase of Property Under the Tax Enforcement Act**" will be received until 4:30 pm Friday, May 13, 2022 for the following property:

PROPERTY TYPE: Residential (Single family dwelling)
CIVIC ADDRESS: 717 Third Street
LEGAL DESCRIPTION: Lot 15, Block 31, Plan AG4740
ISC PARCEL NUMBER: 107369758
ZONING DISTRICT: R2

Bids must be accompanied by a certified cheque or bank draft payable to the City of Estevan (City) for 25% of the tendered price, and must be submitted on the attached standard tender form. Subject to the information below, should the successful bidder not purchase the property, the deposit will be forfeited. The deposit cheques received from unsuccessful bidders will be returned.

All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the City until such time as a tender is awarded or rejected.

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the City, there is any appearance that a bidder has consulted with another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of collusion regarding bid prices;

The City may, in its discretion, take any action it considers appropriate, including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

No multiple bids for a single property will be accepted.
No conditional bids will be accepted.

In accordance with the Tax Enforcement Act, bidders who are either a councillor or an official with the City of Estevan must identify on the front of the sealed bid that they are employed by the municipality.

Sale Agreement

The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender or deposit will be forfeited.

Representations, Warranties, and Environmental Condition

The property is being sold "as is". There are no representations, or warranties expressed or implied, as to fitness of the property for any particular purpose.

Services

Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the tender price and are the responsibility of the successful bidder.

Typically, services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, and primary watermain levies. In addition, natural gas, electrical power, and communication services will be provided to the property line to a point to determined by the respective utility agencies.

Possession

The successful bidder will be granted possession of the property after payment in full has been received, and in any event no later than 60 days from closing of the tender (by July 12, 2022).

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to the City of Estevan the following:

1. A certified cheque, bank draft, or solicitor's trust cheque for the balance of the purchase price.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of his/her solicitor who will undertake to register the Transfer Authorization on his/her behalf. The City will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

Zoning and Building Restrictions

This property is zoned R2. Bidders are advised to consult with the Planning and Development Division at 306-634-1821 as to permissible uses and other zoning details.

Conditions

There will be no exceptions as to the conditions of this tender.

Photos

The following photo documents the property.



Please consult our office or the website prior to the tender closing date for any amendments to this package.

City of Estevan
1102 Fourth Street
Estevan, SK S4A 0W7

Phone: (306) 634-1811 ● Fax: (306) 636-2199
Website: estevan.ca
E-mail: treasury@estevan.ca



Sama

SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Property Report

Print Date: 11-Mar-2022

Municipality Name: **ESTEVAN**

Assessment ID Number: **ESTEV-515115350**

PID: **1768779**

Civic Address: **717 3 St**

Title Acres:

Reviewed: **11-Jul-2017**

Legal Location: **Lot 15 Block 31 Plan AG4740 Sup**

School Division: **209**

Change Reason: **Reinspection**

Supplementary :

Neighbourhood: **ESTEV-130**

Year / Frozen ID: **2021/9**

Puse Code: **1110**

Predom Code: **SR002 Single Family Dwell**

Call Back Year:

Method In Use: **Market Approach**



Location Variables	Value	Value	Value
Abuts Main Traff Arteries		Abuts Park/Golf/Green	
Abuts Railway		Abuts Apartment	Alley
Abuts Highway		Abuts Single Family Dwell	Double Frontage
Abuts Cornind Properties		Slumping	View
Flooding		Cut-de-Sac	Lakefront
Abuts School		Corner Lot	Overhead Wfra/Elec

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability	Tax Class	Tax Status
/ 1	Residential Land	Rectangular Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	50.00 120.00 Lump Sum: 6,000.00	Std Parcel Size: Land Size Multiplier: Adjustment reason:	7,054.00 180	1 R	Taxable

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
4220093 0	3 - Fair	(0.8) - Good				1	R	Taxable
Area Code(s):		Base Area (sq.ft)	Year Built	Unfin%	Dimensions			
SFR - 1 Storey		688	1946		24.0 X 26.0 + 8.0 X 8.0			
Basement		624	1946		24.0 X 26.0			
Attached Garage		180	1946		10.0 X 18.0			

RESIDENTIAL IMPROVEMENTS DETAILS

Section: SFR - 1 Storey	Building ID: 4220093.0	Section Area: 688
Quality : 3 - Fair	Res Effective Rate : Structure Rate	Res Wall Height : 08 ft
Heating / Cooling Adjustment : Heating and Cooling	Res Hillside Adj :	Res Incomplete Adj :
Plumbing Fixture Default : Fair (6 Fixtures)	Plumbing Fixture Adj : -1	Number of Fireplaces :
Basement Rate : Basement	Basement Height : 07 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area : 40% - Approx 1/2 Finished	Att/B-In Garage Rate : Attached Garage	Garage Finish Rate :
Garage Wall Height Adjustment : 08	Garage Floor Adj : No Concrete Floor	Incomplete Adjustment :
Detached Garage Rate :	Garage Finish Rate :	Garage Wall Height Adjustment :
Garage Floor Adj :	Incomplete Adjustment :	Shed Rate :
Porch/Closed Ver Rate :	Deck Rate :	

Section: Basement	Building ID: 4220093.0	Section Area: 624
Basement Rate : Basement	Basement Height : 07 ft	Basement Garage :
Basement Walkout Adj :	Basement Room Rate : Basement Rooms	Percent of Basement Area : 40% - Approx 1/2 Finished
Section: Attached Garage	Building ID: 4220093.0	Section Area: 180
Att/B-In Garage Rate : Attached Garage	Garage Finish Rate :	Garage Wall Height Adjustment : 08
Garage Floor Adj : No Concrete Floor	Incomplete Adjustment :	

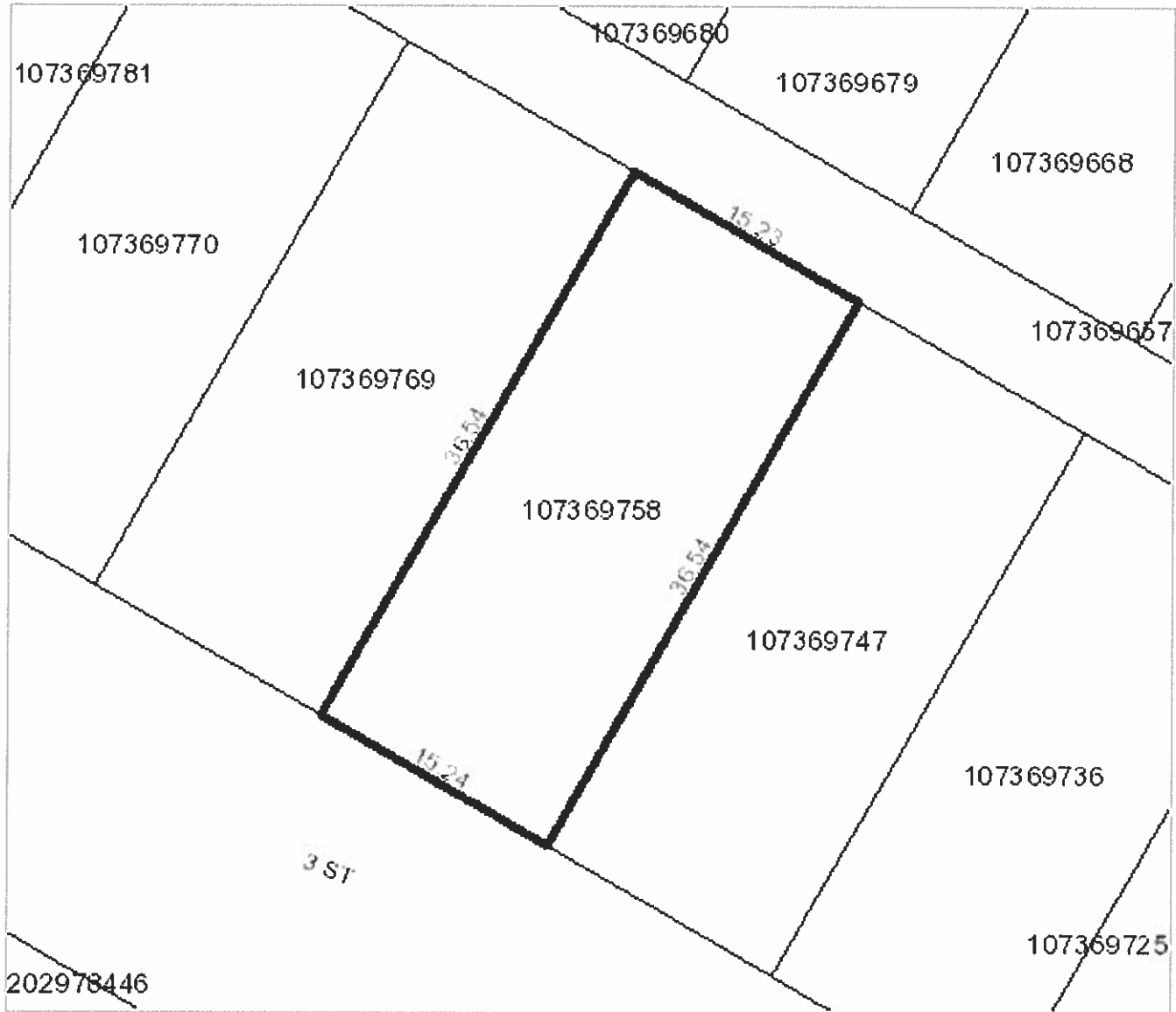
Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Tax Status
Property	\$145,100		1	Residential	80%	\$116,080		Taxable
Total of Assessed Values:						\$145,100	Total of Taxable/Exempt Values:	
						\$116,080		



Surface Parcel Number: 107369758

REQUEST DATE: Fri Mar 11 15:11:42 GMT-06:00 2022



Owner Name(s) : CITY OF ESTEVAN

Municipality : CITY OF ESTEVAN

Title Number(s) : 154871781

Parcel Class : Parcel (Generic)

Land Description : Lot 15-Blk/Par 31-Plan AG4740 Ext 0

Source Quarter Section : SW-23-02-08-2

Commodity/Unit : Not Applicable

Area : 0.056 hectares (0.14 acres)

Converted Title Number : 80R32122

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.