TOWN OF KINDERSLEY

Information Handout: Advertisement for Sale of Tax Title Property

Under The Tax Enforcement Act

MUNICIPAL CONTACT INFORMATION

- **Address:** Town of Kindersley, 106 5th Avenue East, Box 1269, Kindersley, SK S0L 1S0
- **Phone:** (306) 463-2675
- **Email:** office@kindersley.ca
- **Website:** www.kindersley.ca

IMPORTANT LEGAL NOTICE & DISCLAIMER

Seek Legal Counsel: Tax sales are not typical real estate transactions. Prior to considering participating in a tax sale, it is strongly recommended that you seek independent legal advice from a lawyer licensed to practice in Saskatchewan and in good standing with the Law Society of Saskatchewan.

The Town of Kindersley does not provide legal advice in respect of tax sales or any other matters.

1. GENERAL INFORMATION & PROPERTY CONDITION

The sale of land for tax arrears by public tender is governed by *The Tax Enforcement Act*. A Municipality may recover unpaid property taxes through the sale of a property. By the time a property is eligible for tax sale, the property taxes are at least in their second year of arrears.

- **"As-Is" Sale:** Properties sold through the tax sale process are sold without warranty and are sold strictly **as is**.
- **No Representations:** The Municipality makes no representations whatsoever regarding the condition, quality, or size of the land being purchased.
- **No Surveys:** The Municipality does not provide a survey or reference plan for any parcel of land subject to a tax sale.
- **Access & Keys:** The Municipality does not always provide access to properties. The Municipality may not have a key and is not obligated to provide one.
- **Possession:** The Municipality is not required to provide vacant possession of properties occupied by persons or property.

2. BUYER DUE DILIGENCE (ONUS ON TENDERER)

The onus is entirely on the tenderer to conduct their own inquiries into the characteristics and conditions of the property prior to submitting a bid, including:

- Zoning restrictions and building codes
- Legal access to the property
- Outstanding work orders
- Water, power, gas, or other utility arrears
- Building restrictions, title problems, and surviving liens/encumbrances *(note: some liabilities may survive the tax sale)*

3. THE PUBLIC TENDER PROCESS

1. **Submission:**
    - Tenders must be submitted in a **sealed envelope** using the prescribed tender "Form A"
    - Every tender **must include a deposit of at least 10%** of the tendered amount.
    - Deposits must be in the form of a bank draft or certified cheque from a chartered bank or trust corporation.
2. **Opening & Review:**
    - Tenders are opened on September 10th, 2026, to verify compliance and provide Council with a summary to be reviewed at their September 14, 2026, regular meeting of Council and administration will inform the awarded tenders on September 15th, 2026.
    - The Municipality/Municipal Auditor reviews all tenders for legislative compliance.
    - Rejected tenders are returned by mail along with their deposit.
3. **Payment Terms:**
    - The selected successful tenderer will be notified of the remaining balance due.
    - **The balance must be paid in full within 14 calendar days** of the mailing date of the notice.
    - Upon receiving notification, the tenderer should immediately retain a Saskatchewan-licensed lawyer.

4. CRITICAL TERMS & CONDITIONS

- **Deposit Forfeiture:** If the balance is not paid within the required 14 calendar days, the tenderer's **10% deposit is forfeited**, and the property will be offered to the next qualified tenderer.
- **Minimum Bid / Reserve:** The Municipality is not required to select any bid that does not cover the full amount of outstanding tax arrears, penalties, and associated costs.
- **Right of Withdrawal:** The Municipality reserves the right to withdraw any property from the tax sale process at any time prior to registration of a tax deed without notice.
- **Vesting:** If no successful tenderer is declared, the land may vest directly to the Municipality.

Disclaimer: The information contained herein may become out-of-date as relevant legislation changes. While every effort will be taken to update the information, the Municipality cannot be held responsible for any legal liabilities arising from the use of this information.

FORM A: TENDER TO PURCHASE

Town of Kindersley

TO: The Chief Administrative Officer (CAO) of the Town of Kindersley

RE: Advertisement for Sale of Tax Title Property

Property Description:

_____

(Provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the legal land location of the land)

Terms of Tender

1. **Tender Amount**

   I/We hereby tender to purchase the land described above for the amount of:

   $ _____ (*in words:* _____ Dollars) in accordance with the terms and conditions of *The Tax Enforcement Act* and the Tender Documents.

2. **Submission Deadline**

   I/We understand that this tender must be received by the Town Office no later than **4:30 p.m. local time on September 9th, 2026**, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.

3. **Deposit**

   I/We enclose a deposit in the required form in the amount of:

   $ _____ (*in words:* _____ Dollars) made payable to the **Town of Kindersley**.

   - This deposit represents **10% (percent) or more** of the tendered amount in a bank draft or certified cheque from a chartered bank or trust corporation.
   - I/We understand this amount will be forfeited if I/we are the successful tenderer(s) and fail to pay the balance of the full tendered amount, any applicable taxes, accumulated taxes, and all associated fees within **14 days** of the mailing of the notice by the CAO notifying me/us of acceptance.

4. **Intended Land Use**

   I/We have enclosed information regarding the purpose for which I/we desire the property and the planned use for the property. I/We understand that any such purpose or use must comply with all local regulations, policies, and bylaws of the Town of Kindersley, including but not limited to the Zoning Bylaw.

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

Declaration:

This tender is submitted pursuant to the terms and conditions of *The Tax Enforcement Act* and the Town of Kindersley's Tender Documents. By signing below, I/we verify that I/we have reviewed and understand the full tender documents and the terms and conditions of the sale.

Execution & Signatures

Dated at _____, this _____ day of _____**, 20__**.

Mailing Address of Tenderer(s):

_____
_____
_____

Tenderer 1

- **Print Name:** _____
- **Signature:** _____

Tenderer 2

- **Print Name:** _____
- **Signature:** _____

TOWN OF KINDERSLEY
FOR SALE BY TENDER

The Town of Kindersley is accepting sealed tenders for the following properties:

Civic Address	Legal Description	Land Size	Zoning	Notes	Amount Owing at Time of Acquisition	Most Recent Levy
204 1st Avenue West	Lot 3 Block 5 Plan G9. Ext. 0	33'x125'	R2a	Residential Lot	$10,619.78	$2,059.96
206 & 208 1st Avenue West	Lot 4 & 5 Block 5 Plan G9 Ext.0	66'x125'	R2a	Res. Dwelling	$20,974.88	$2,590.31
419 2nd Avenue West	Lot 21 Block 43 Plan 79S42101 Ext. 0	50'x125'	R2	Residential Lot	$141,443.07	$2,067.13
109 Main Street	Lot 5 Block 3 Plan G9 Ext. 0	30'x130'	C1	Commercial Lot	$31,219.18	$3,111.17
108 12th Avenue East	Lot 3 Block 2 Plan G776 Ext. 0	40'x270'	C3	Comm Hotel	$744,839.86	$18,414.62
109 1st Avenue East	Lot 12 Block 2 Plan G9 Ext. 0	33'x125'	C1	Comm Building	$36,547.53	$3,937.51

Tender Packages can be picked up at the Town Administration Office or downloaded from our website at www.kindersley.ca. Form A is part of the tender package and must be completed in full and signed. Tenders for commercial property must contain a simple business plan and timeline for implementation.

The Town may reject any bid that is not sufficient to cover arrears, penalties and costs. Sealed tenders will be accepted until September 9th, 2026, at 4:30 p.m. Administration will open and verify the tenders and provide Council with a summary to be reviewed at their September 14th, 2026, regular meeting of Council and administration will inform the awarded tenders on September 15th, 2026. Tenders can be delivered to the Town Administration Office located at 106 5th Avenue East. To book a viewing of the buildings, please contact (306) 463-2675 to make your appointment. Viewings will be limited to Wednesday's and by appointment only.

Tenders can also be mailed to:
Town of Kindersley - TENDER
Box 1269
Kindersley, SK S0L – 1S0
office@kindersley.ca

Marty Baroni
Chief Administrative Officer

Province of Saskatchewan
Land Titles Registry
Title

Title #: 159927249
Title Status: Active - Locked
Parcel Type: Surface
Parcel Value: $76,100.00 CAD
Title Value: *$76,100.00 CAD*
Converted Title: 80S43228
Previous Title and/or Abstract #: 156576224

As of: 22 Jul 2026 10:12:55
Last Amendment Date: 24 Jun 2026 08:45:38.930
Issued: 24 Jun 2026 08:45:38.500

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119684403

Reference Land Description: Lot 3 Blk/Par 5 Plan No G9 Extension 0
As described on Certificate of Title 80S43228.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

None

Addresses for Service:

Name	Address
Owner:	
TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Title Locks:

Date	Type	Description
30 Aug 2002 22:24:02	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals
30 Aug 2002 22:24:04	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals

Notes:

Parcel Class Code: Parcel (Generic)

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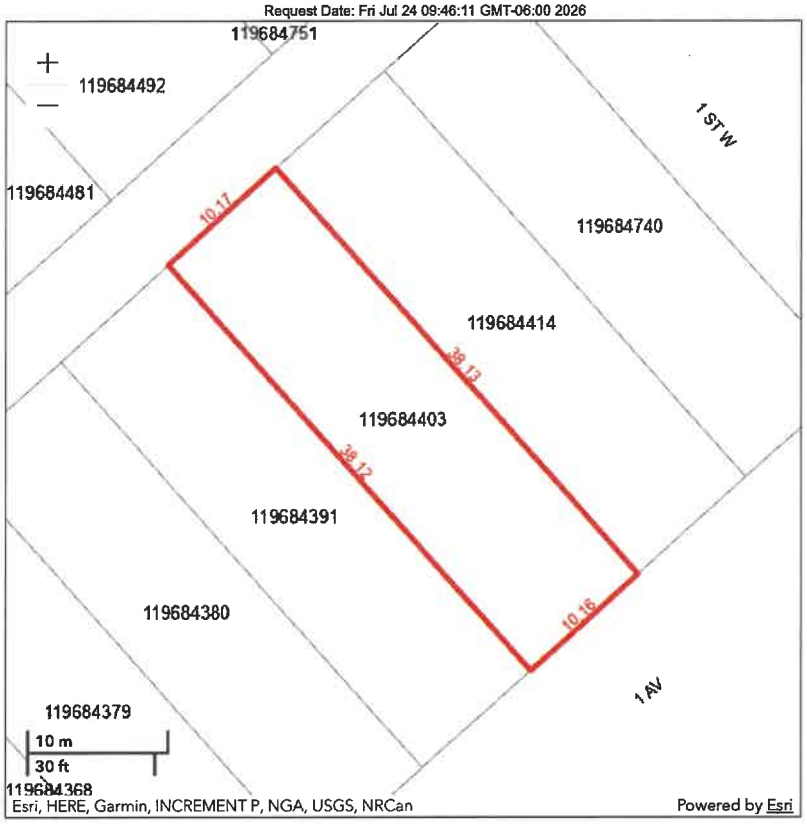
204 1st Avenue West

ISC

Save PDF Save PNG

Surface Parcel Number: 119684403

Request Date: Fri Jul 24 09:46:11 GMT-06:00 2026



Scale: 1:564
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 159927249
Parcel Class: Parcel (Generic)
Land Description: Lot 3-Blk/Par 5-Plan G9 Ext 0
Source Quarter Section: SE-10-29-23-3
Commodity/Unit: Not Applicable

Area: 0.039 hectares (0.1 acres)
Converted Title Number: 80S43228
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.

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number :** KINDE-002005030 **PID:** 203143250

sama
SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: 204 1 Ave W
Legal Location: Lot 3 Block 5 Plan G9 Sup
Supplementary: ISC # 119684403

Title Acres:
School Division: 207
Neighbourhood: KINDE-110
Overall PUSE: 1000
Call Back Year:

Reviewed: 31-May-2022
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method In Use: Market Approach

Location Variables

	Value		Value		Value
Abuts Main Traff Arteries		Abuts Park/Golf/Green		Alley	YES
Abuts Railway		Abuts Apartment		Double Frontage	
Abuts Highway		Abuts Single Family Dwell		View	
Abuts Com/Ind Properties		Slumping		Lakefront	
Flooding		Cul-de-Sac		Overhead Wire/Elec	YES
Abuts School		Corner Lot			

NON AGLAND

LandID Plot	Lot No.	Plot USE	Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size	Standard Depth	LSM	ADJ	ST	SE	WA	CU	SI	Liability Sub	Liability ST	Tax Class	Total Value
1678789	3	RL	RECT	33.33	125.00		4,166.25	Urban - Square Foot		11,700.00		169	Y	P	R	M	Y	Y	1	T	R	
1		Lump Sum: 0.00																				

LSM this land rec only: N

Total Square Feet: 4,166.25

Value Change Comments: RS23: VACANT LAND. UPDATED LOCATIONAL ADJUSTMENTS.
MN '08: BLDGS REMOVED.

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Property	$76,100		1	Residential	80%	$60,880				Taxable
Total of Assessed Values:	$76,100				Total of Taxable/Exempt Values:	$60,880				

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Data Source: PRODUCTION

204 1st Avenue West

206/208 1st Ave Wes

Province of Saskatchewan
Land Titles Registry
Title

Title #: 160011661
Title Status: Active - Locked
Parcel Type: Surface
Parcel Value: $103,400.00 CAD
Title Value: *$103,400.00 CAD*
Converted Title: 79S30920
Previous Title and/or Abstract #: 156576190

As of: 22 Jul 2026 10:58:53
Last Amendment Date: 20 Jul 2026 13:23:46.910
Issued: 20 Jul 2026 13:23:46.780

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119684391

Reference Land Description: Lot 4 Blk/Par 5 Plan No G9 Extension 0
As described on Certificate of Title 79S30920.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Title Locks:

Date	Type	Description
30 Aug 2002 22:24:05	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals

Notes:

Parcel Class Code: Parcel (Generic)

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206/208 1st Ave West

Province of Saskatchewan
Land Titles Registry
Title

Title #: 160026959
Title Status: Active - Locked
Parcel Type: Surface
Parcel Value: $103,400.00 CAD
Title Value: *$103,400.00 CAD*
Converted Title: 79S30920
Previous Title and/or Abstract #: 156576202

As of: 23 Jul 2026 12:28:04
Last Amendment Date: 23 Jul 2026 11:42:13.103
Issued: 23 Jul 2026 11:42:12.930

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119684380

Reference Land Description: Lot 5 Blk/Par 5 Plan No G9 Extension 0
As described on Certificate of Title 79S30920.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

None

Addresses for Service:

Name	Address
Owner:	
TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Title Locks:

Date	Type	Description
30 Aug 2002 22:24:07	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals

Notes:

Parcel Class Code: Parcel (Generic)

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206/208 1st Ave West

ISC

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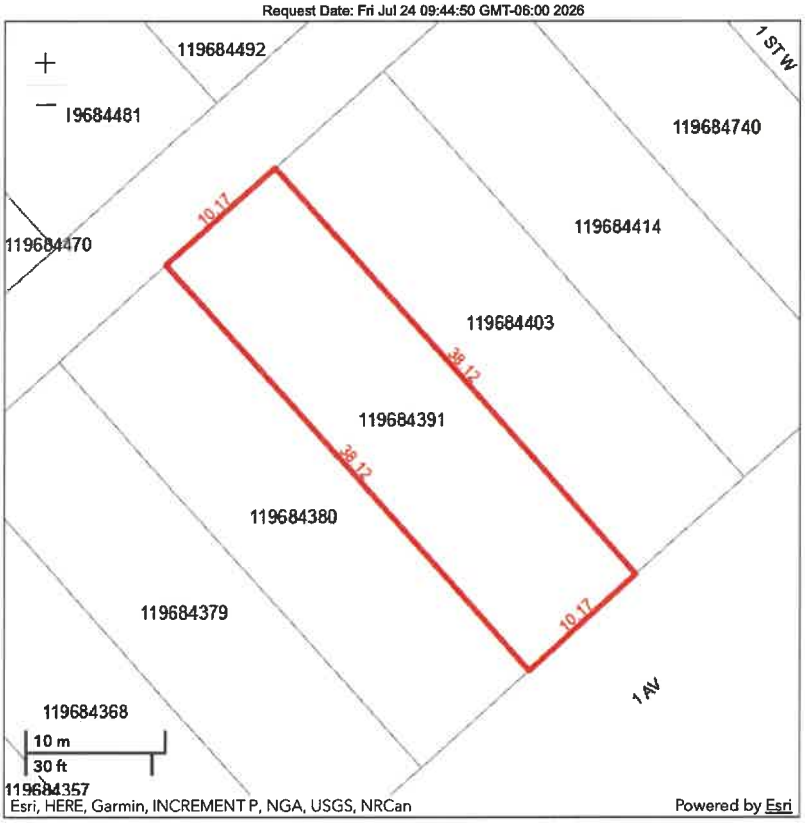
Surface Parcel Number: 119684391

Request Date: Fri Jul 24 09:44:50 GMT-06:00 2026



Scale: 1:564
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 160011661
Parcel Class: Parcel (Generic)
Land Description: Lot 4-Blk/Par 5-Plan G9 Ext 0
Source Quarter Section: SE-10-29-23-3
Commodity/Unit: Not Applicable

Area: 0.039 hectares (0.1 acres)
Converted Title Number: 79S30920
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.

206/208 1st Ave West

ISC

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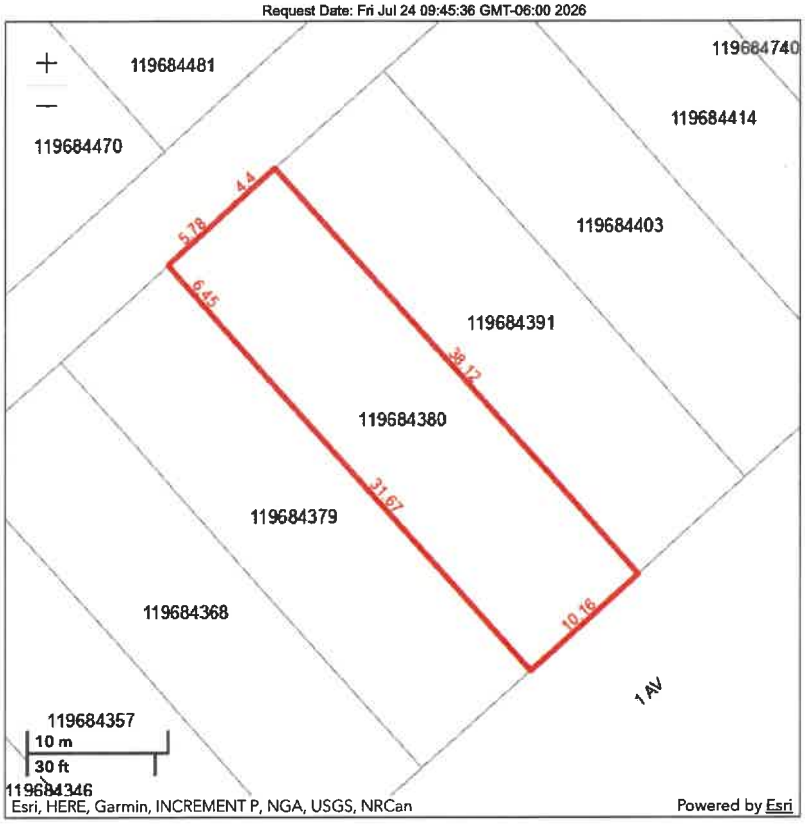
Surface Parcel Number: 119684380

Request Date: Fri Jul 24 09:45:36 GMT-06:00 2026



Scale: 1:564
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 160026959
Parcel Class: Parcel (Generic)
Land Description: Lot 5-Blk/Par 5-Plan G9 Ext 0
Source Quarter Section: SE-10-29-23-3,SW-10-29-23-3
Commodity/Unit: Not Applicable

Area: 0.039 hectares (0.1 acres)
Converted Title Number: 79S30920
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.

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number :** KINDE-002005040 **PID:** 203143268

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: 206 -208 1 Ave W
Legal Location: Lot 4-5 Block 5 Plan G9 Sup
Supplementary: ISC # 119684391, 119681380

Title Acres:
School Division: 207
Neighbourhood: KINDE-110
Overall PUSE: 1110
Call Back Year:

Reviewed: 24-May-2022
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code: SR002 Single Family Dwell
Method in Use: Market Approach

Location Variables

	Value		Value		Value
Abuts Main Traff Arteries		Abuts Park/Golf/Green		Alley	YES
Abuts Railway		Abuts Apartment		Double Frontage	
Abuts Highway		Abuts Single Family Dwell		View	
Abuts Com/Ind Properties		Slumping		Lakefront	
Flooding		Cul-de-Sac		Overhead Wire/Elec	YES
Abuts School		Corner Lot			

NON AGLAND

LandID Plot	Lot No.	Plot USE	Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size	Depth	LSM	ADJ	ST	SE	WA	CU	SI	Liability Sub	ST	Tax Class	Total Value
1678790	4	RL	RECT	33.33	125.00		4,166.25	Urban - Square Foot		11,700.00		169	Y	P	R	M	Y	Y	1	T	R	
1		Lump Sum: 0.00																	LSM this land rec only: N			
1678791	5	RL	RECT	33.33	125.00		4,166.25	Urban - Square Foot		11,700.00		169	Y	P	R	M	Y	Y	1	T	R	
1		Lump Sum: 0.00																	LSM this land rec only: N			

Total Square Feet: 8,332.50

RESIDENTIAL SUMMARY

Model	Sub Model	BLDG ID	Bldg SEC	Qual	Condition	Bmt Rm %	MAF %	MRA ID	Func Obs	Depr	Liability Sub	ST	Tax Class	Total Bldg Value
MS-SFR	SFR	4140677	0	3 - Fair	0.7	20%					1	T	R	

Area Code(s):	Year Built	Eff Year	Base Area	Dimensions	Unfin%
SFR1_5	1935	1935	726	33.0 X 22.0	

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Data Source: PRODUCTION

206-208 1st Avenue West

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number : KINDE-002005040** **PID: 203143268**

BMT	1935	1935	726	33.0 X 22.0
DET_GAR	1981	1935	576	24.0 X 24.0
POR_CV	1935	1935	154	22.0 X 7.0

RESIDENTIAL DETAILS

Section: MS-SFR **Eff Year Built:** 1935 **Building ID/SEQ:** 4140677/0 **Phys Depr:** **Func Obsc:** **Condition:** 0.7
MAF: **Notes:**

Area Code: SFR1_5 **Area Year Built:** 1935 **Base Area:** 726

Quality: 3 - Fair
Heating / Cooling Adjustment: Heating and Cooling
Plumbing Fixture Default: Fair (6 Fixtures)
Basement Rate: Basement
Percent of Basement Area: 20% - Approx 1/4 Finished
Garage Wall Height Adjustment:
Detached Garage Rate: Detached Garage
Garage Floor Adj:
Porch/Closed Ver Rate: Porch/Closed Ver
Res Effective Rate: Structure Rate
Res Hillside Adj:
Plumbing Fixture Adj: +1
Basement Height: 07 ft
Att/B-In Garage Rate:
Garage Floor Adj:
Garage Finish Rate: Interior Lining
Incomplete Adjustment:
Deck Rate:
Res Wall Height : 08 ft
Res Incomplete Adj :
Number of Fireplaces : 1
Basement Room Rate : Basement Rooms
Garage Finish Rate :
Incomplete Adjustment :
Garage Wall Height Adjustment : 08
Shed Rate :

Area Code: BMT **Area Year Built:** 1935 **Base Area:** 726

Basement Rate: Basement
Basement Walkout Adj:
Basement Height: 07 ft
Basement Room Rate: Basement Rooms
Basement Garage :
Percent of Basement Area : 20% - Approx 1/4 Finished

Area Code: DET_GAR **Area Year Built:** 1981 **Base Area:** 576

Detached Garage Rate: Detached Garage
Garage Floor Adj:
Garage Finish Rate: Interior Lining
Incomplete Adjustment:
Garage Wall Height Adjustment : 08

Area Code: POR_CV **Area Year Built:** 1935 **Base Area:** 154

Porch/Closed Ver Rate: Porch/Closed Ver

Value Change Comments: RS23: UPDATED LOCATIONAL ADJUSTMENTS. ADDED A/C, FIREPLACE AND LINING IN GARAGE. DECREASED PLUMBING UNITS FROM 8 TO 7 ALL AS PER HOMEOWNER. TWO SHEDS TOO SMALL TO ASSESS.

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Property	$206,800		1	Residential	80%	$165,440				Taxable
Total of Assessed Values:	$206,800				Total of Taxable/Exempt Values:	$165,440				

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Data Source: PRODUCTION

206 - 208 1st Avenue West

419 2nd Avenue West

Province of Saskatchewan
Land Titles Registry
Title

Title #: 159767016
Title Status: Active
Parcel Type: Surface
Parcel Value: $78,200.00 CAD
Title Value: *$78,200.00 CAD*
Converted Title: 99MW13316
Previous Title and/or Abstract #: 134127154

As of: 22 Jul 2026 10:12:09
Last Amendment Date: 05 May 2026 14:54:47.730
Issued: 05 May 2026 14:54:47.526

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119681376

Reference Land Description: Lot 21 Blk/Par 43 Plan No 79S42101 Extension 0
As described on Certificate of Title 99MW13316.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

None

Addresses for Service:

Name	Address
Owner:	
TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Notes:

Parcel Class Code: Parcel (Generic)

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419 2nd Avenue West

ISC

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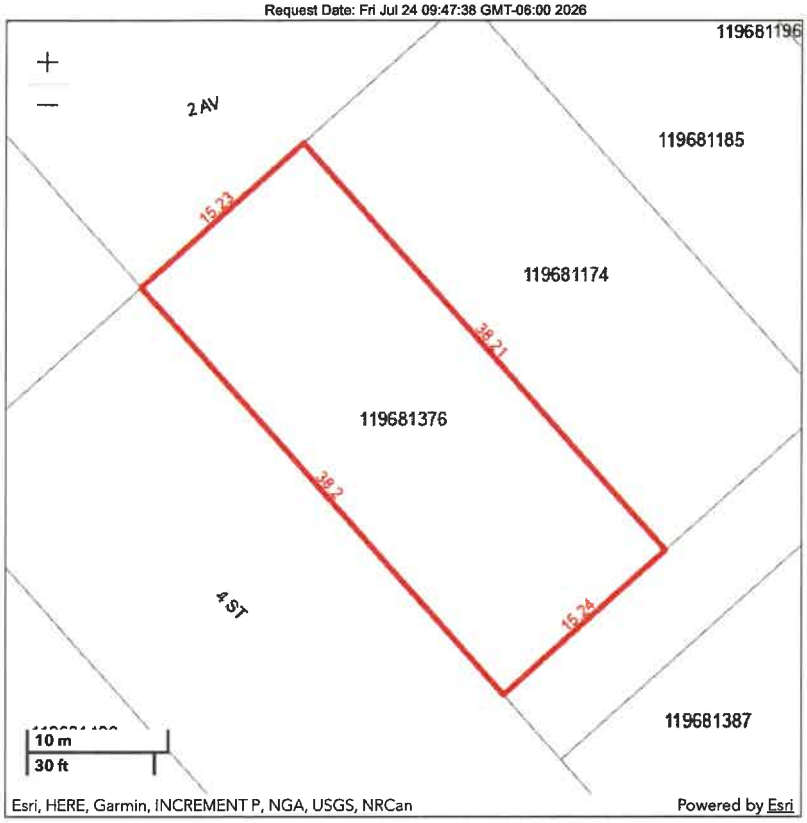
Surface Parcel Number: 119681376

Request Date: Fri Jul 24 09:47:38 GMT-06:00 2026



Scale: 1:564
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 159767016
Parcel Class: Parcel (Generic)
Land Description: Lot 21-Blk/Par 43-Plan 79S42101 Ext 0
Source Quarter Section: SW-10-29-23-3
Commodity/Unit: Not Applicable

Area: 0.058 hectares (0.14 acres)
Converted Title Number: 99MW13316
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.

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number : KINDE-002043210** **PID: 203138581**

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SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: 419 2 Ave W
Legal Location: Lot 21 Block 43 Plan 79S42101 Sup
Supplementary: ISC # 119681376

Title Acres:
School Division: 207
Neighbourhood: KINDE-100
Overall PUSE: 1000
Call Back Year:

Reviewed: 12-Oct-2022
Change Reason: Maintenance
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: Market Approach

Location Variables

	Value		Value		Value
Abuts Main Traff Arteries		Abuts Park/Golf/Green		Alley	YES
Abuts Railway		Abuts Apartment		Double Frontage	
Abuts Highway		Abuts Single Family Dwell		View	
Abuts Com/Ind Properties	YES	Slumping		Lakefront	
Flooding		Cul-de-Sac		Overhead Wire/Elec	YES
Abuts School		Corner Lot			

NON AGLAND

LandID Plot	Lot No.	Plot USE	Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size	Depth	LSM	ADJ	ST	SE	WA	CU	SI	Liability Sub	ST	Tax Class	Total Value
1785743	21	RL	RECT	50.00	125.00		6,250.00	Urban - Square Foot		11,700.00		169	Y	P	R	M	Y	Y	1	T	R	
1		Lump Sum: 0.00																				

LSM this land rec only: N

Total Square Feet: 6,250.00

Value Change Comments: MN23: CHANGES PICKED UP DURING RS23.
RS23: UPDATED LOCATIONAL ADJUSTMENTS. REMOVED IMPROVEMENTS AS ADMIN STATED BURNED DOWN. VACANT LAND.

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Property	$78,200		1	Residential	80%	$62,560				Taxable
Total of Assessed Values:	$78,200				Total of Taxable/Exempt Values:	$62,560				

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Data Source: PRODUCTION

419 2nd Avenue West

109 Main Street

Province of Saskatchewan
Land Titles Registry
Title

Title #: 159741940
Title Status: Active - Locked
Parcel Type: Surface
Parcel Value: $39,000.00 CAD
Title Value: *$39,000.00 CAD*
Converted Title: 95S27964
Previous Title and/or Abstract #: 142136759

As of: 22 Jul 2026 10:04:57
Last Amendment Date: 28 Apr 2026 13:16:55.170
Issued: 28 Apr 2026 13:16:55.060

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119686067

Reference Land Description: Lot 5 Blk/Par 3 Plan No G9 Extension 0
As described on Certificate of Title 95S27964.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

None

Addresses for Service:

Name	Address
Owner:	
TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Title Locks:

Date	Type	Description
30 Aug 2002 22:18:16	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals

Notes:

Parcel Class Code: Parcel (Generic)

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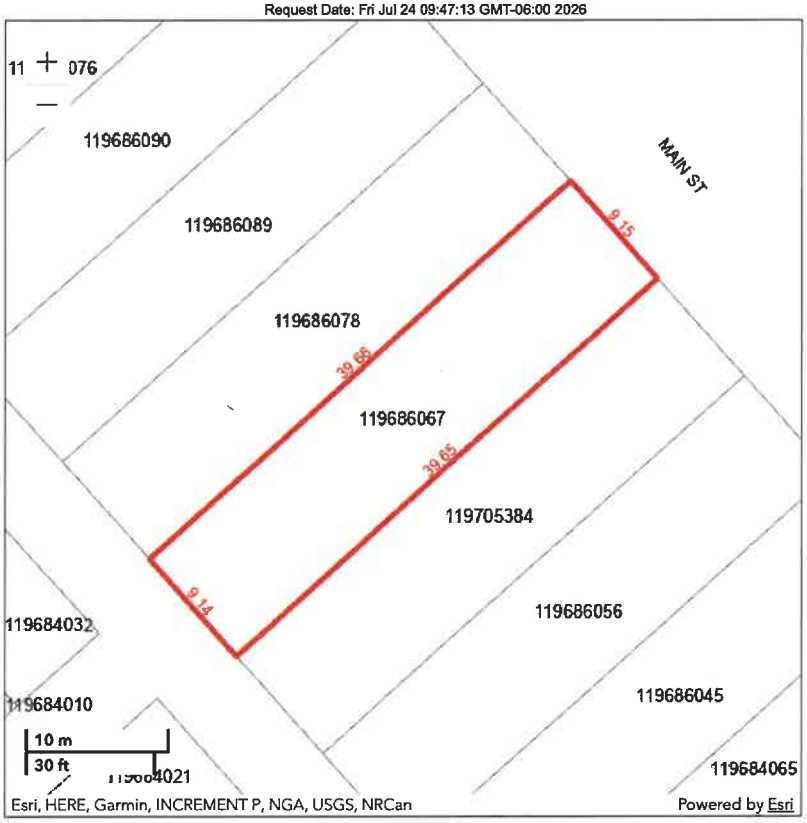
109 Main Street

ISC

Save PDF Save PNG

Surface Parcel Number: 119686067

Request Date: Fri Jul 24 09:47:13 GMT-06:00 2026



Scale: 1:564
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 159741940
Parcel Class: Parcel (Generic)
Land Description: Lot 5-Blk/Par 3-Plan G9 Ext 0
Source Quarter Section: SE-10-29-23-3
Commodity/Unit: Not Applicable

Area: 0.036 hectares (0.09 acres)
Converted Title Number: 95S27964
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.

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number :** KINDE-001003050 **PID:** 203133467

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: 109 Main St
Legal Location: Lot 5 Block 3 Plan G9 Sup
Supplementary: ISC #119686067

Title Acres:
School Division: 207
Neighbourhood: KINDE-300
Overall PUSE: 3000
Call Back Year:

Reviewed: 27-May-2022
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code:
Method in Use: C.A.M.A. - Cost

NON AGLAND

LandID Plot	Lot No.	Plot USE	Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size	Standard Depth	LSM	ADJ	ST	SE	WA	CU	SI	Liability Sub	Liability ST	Tax Class	Total Value
1735893	5	CL	RECT	30.00	130.00		3,900.00	Urban - Square Foot	10.00	11,700.00		169	Y	P	R	M	Y	Y	1	T	CO	$39,000
1		Lump Sum: 0.00				Prime Rate $10.00															LSM this land rec only: N	

Total Square Feet: 3,900.00

Value Change Comments: RS23: VACANT.

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	$39,000		1	Comm & Industrial Other	85%	$33,150				Taxable
Total of Assessed Values:	$39,000				Total of Taxable/Exempt Values:	$33,150				

109 Main Street

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Data Source: PRODUCTION

108 - 12th Ave East

Province of Saskatchewan
Land Titles Registry
Title

Title #: 160053061
Title Status: Active
Parcel Type: Surface
Parcel Value: $1,065,000.00 CAD
Title Value: *$1,065,000.00 CAD*
Converted Title: 01MW17664
Previous Title and/or Abstract #: 150544087

As of: 10 Aug 2026 12:46:42
Last Amendment Date: 31 Jul 2026 13:47:37.270
Issued: 31 Jul 2026 13:47:36.700

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119673535

Reference Land Description: Lot 3 Blk/Par 2 Plan No G776 Extension 0
As described on Certificate of Title 01MW17664.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

Interest #:
205428753

CNV Easement

Value: N/A
Reg'd: 01 Feb 1962 01:43:22
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SaskPower
N/A
N/A, Saskatchewan, Canada
Client #: 100882065

Int. Register #: 105065805
Converted Instrument #: 62S01803

Interest #:
205428764

CNV Easement

Value: N/A
Reg'd: 01 Feb 1962 01:43:22
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SaskPower
N/A
N/A, Saskatchewan, Canada
Client #: 100882065

Int. Register #: 105065816
Converted Instrument #: 62S01804

Interest #:
205428775

CNV Easement

Value: N/A
Reg'd: 03 Nov 1969 01:55:23
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SaskPower
N/A
N/A, Saskatchewan, Canada
Client #: 100882065

Int. Register #: 105065827
Converted Instrument #: 69S22503

Interest #:
205428742

CNV Easement

Value: N/A
Reg'd: 07 Nov 1969 01:55:23

108 - 12th Avenue East

Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
SaskPower
N/A
N/A, Saskatchewan, Canada
Client #: 100882065

Int. Register #: 105065782
Converted Instrument #: 69S22803

Addresses for Service:

Name	Address
Owner: TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Notes:

Parcel Class Code: Parcel (Generic)

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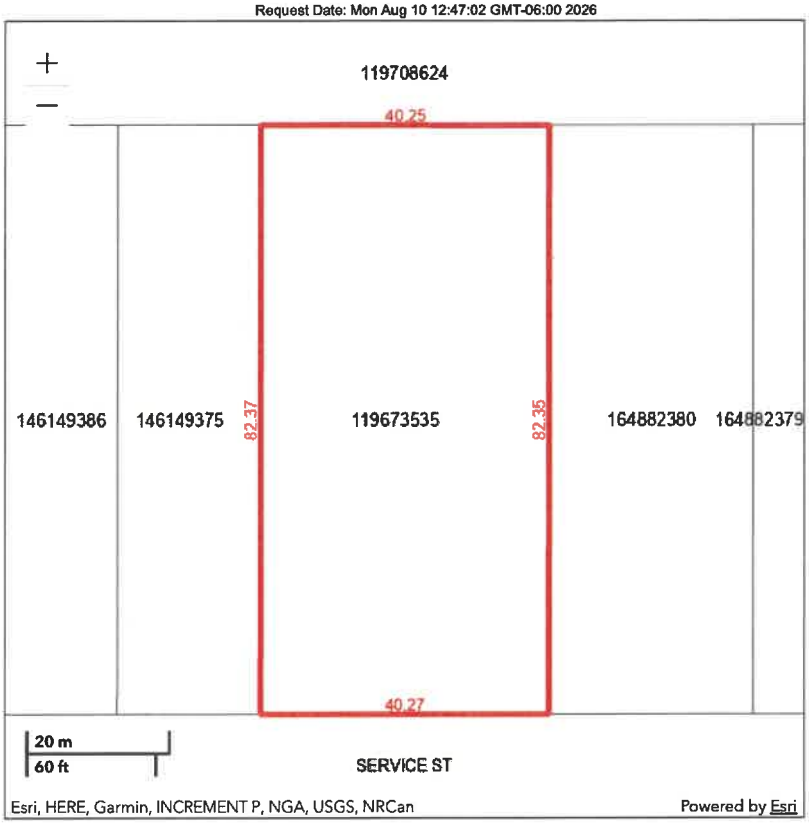
108 - 12th Ave East

ISC

Save PDF Save PNG

Surface Parcel Number: 119673535

Request Date: Mon Aug 10 12:47:02 GMT-06:00 2026



Scale: 1:1128
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 160053061
Parcel Class: Parcel (Generic)
Land Description: Lot 3-Blk/Par 2-Plan G776 Ext 0
Source Quarter Section: SW-15-29-23-3
Commodity/Unit: Not Applicable

Area: 0.332 hectares (0.82 acres)
Converted Title Number: 01MW17664
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.

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number :** KINDE-014002030 **PID:** 203500160

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: 108 12 Ave
Legal Location: Lot 3 Block 2 Plan G776 Sup
Supplementary: ISC #119673535

Title Acres:
School Division: 207
Neighbourhood: KINDE-310
Overall PUSE: 3533
Call Back Year:

Reviewed: 12-Dec-2024
Change Reason: Maintenance
Year / Frozen ID: 2025/-32560
Predom Code: MS343 Motel
Method in Use: Income (DIR)

Income

Property Type:	Accommodation	**Income ID:**	16861	**Total # of Rooms:**	40	**Tax Class:**	C
Category	Motel LS	**Effective Year Built:**	2014	**Cluster Code:**	30	**Liability Status:**	T
Building Name:	Snow White Inn	**Site Area:**	35640			**Liability Subdivision:**	1

ID: 16861

Income Sub-Category	Floor Location	Number of Units	Market Rent (per unit)	Market Occupancy % (Rooms)	Total Market Rent
Room - Queen		38	87.00	35	422,341.00

Note: Dining Room, Beverage Room, Conference Area, Meeting Room - □Number of Units□ are in square feet

Room - Double_Double		2	87.00	35	22,228.00
	Total Number of Units:	40		**Gross Income:**	444,569.00

Note: Dining Room, Beverage Room, Conference Area, Meeting Room - □Number of Units□ are in square feet

Market Expense (Rooms) (%):	3.18	Income Value ($):	1,065,018
Market Expense (Food & Beverage) (%):	0	Income Adjustment ($):	0
Market Expense (Undistributed) (%):	73.03	Adjusted Income Value($):	1,065,020
Market Net Operating Income ($):	116,087	Miscellaneous Building Value ($):	0
Market Capitalization Rate (%):	10.90	Miscellaneous Land Value ($):	0

108 12th Ave East

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Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number : KINDE-014002030** **PID: 203500160**

Value Change Comments:
MN25: NO CHANGE, STILL OPERATING AS A MOTEL.
RS23:NO CHANGE TO MODEL CODE, AS PER NEW ACCOMODATION GUIDELINES, LIVING AREA HAS NOT BEEN RENOVATED, IT IS AN EXISTING MOTEL ROOM THAT MANAGERS LIVE IN- VERIFIED WITH ADMIN LEFT AS ALL COMMERCIAL. ADDED EXTERIOR BALCONY. VERIFIED SUITE MIX.
RV21- APPLIED PROVINCIAL HOTEL/MOTEL MAF
MN2019: Application of revised accommodation model, 2015 base date.
MN 19: SALES VER, CORRECTED LAND TO ONE RECORD AS IS JUST ONE LOT. CORRECTED NUMBER OF ROOM UNITS IN COST AND INCOME RECORDS. 40 ROOMS - 2 DOUBLE (QUEEN BEDS) AND 38 SINGLE (QUEEN BED).
AP 17 - APPEAL DISMISSED - NO CHANGE
MN 15: REMOVED ALL IMPROVEMENTS & ADDED 43-UNIT MOTEL.
MN 14: N/C. CONSTRUCTION BEGUN BUT DELAYED BY SOIL COND.

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Property	$1,065,000		1	Comm & Industrial Other	85%	$905,250				Taxable
Total of Assessed Values:	$1,065,000				Total of Taxable/Exempt Values:	$905,250				

108 - 12th Avenue East

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 109 1st Avenue East

Province of Saskatchewan
Land Titles Registry
Title

Title #: 159741906
Title Status: Active - Locked
Parcel Type: Surface
Parcel Value: $122,200.00 CAD
Title Value: *$122,200.00 CAD*
Converted Title: 96S05911
Previous Title and/or Abstract #: 142961418

As of: 22 Jul 2026 10:07:48
Last Amendment Date: 28 Apr 2026 13:07:03.963
Issued: 28 Apr 2026 13:07:03.740

Municipality: TOWN OF KINDERSLEY

TOWN OF KINDERSLEY is the registered owner of Surface Parcel #119688339

Reference Land Description: Lot 12 Blk/Par 2 Plan No G9 Extension 0
As described on Certificate of Title 96S05911.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000.*

Registered Interests:

None

Addresses for Service:

Name	Address
Owner:	
TOWN OF KINDERSLEY Client #: 100849417	P.O. BOX 1269 KINDERSLEY, Saskatchewan, Canada S0L 1S0

Title Locks:

Date	Type	Description
30 Aug 2002 22:15:52	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals
30 Aug 2002 22:15:52	Registrar's Warning (Transfer Permitted) -- Converted Title Silent as to Minerals	converted title silent as to minerals

Notes:

Parcel Class Code: Parcel (Generic)

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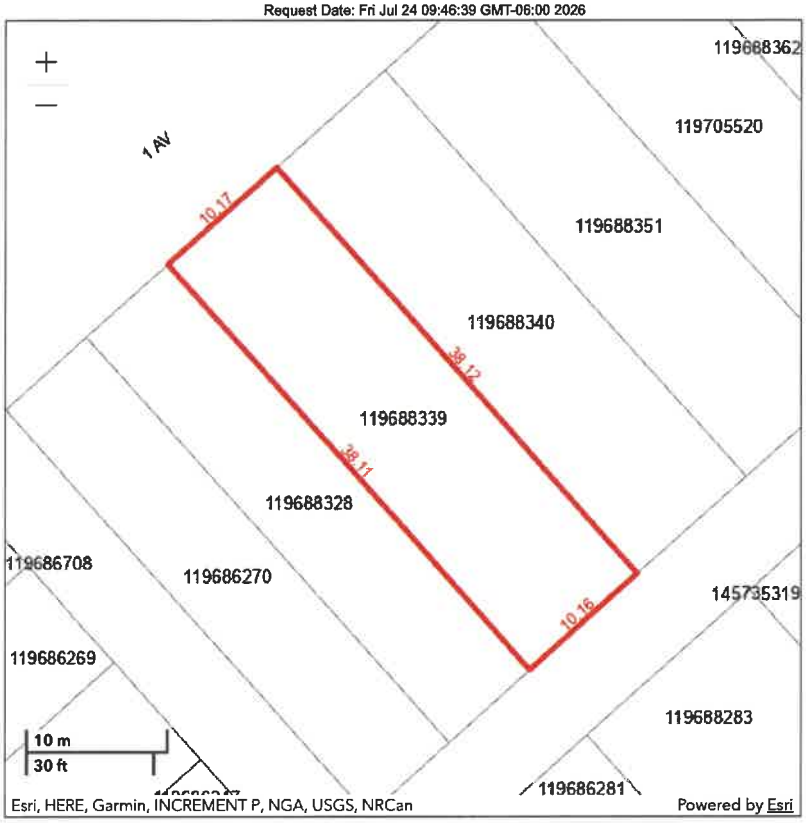
109 1st Ave East

ISC

Save PDF Save PNG

Surface Parcel Number: 119688339

Request Date: Fri Jul 24 09:46:39 GMT-06:00 2026



Scale: 1:564
Owner Name(s): TOWN OF KINDERSLEY
Municipality: TOWN OF KINDERSLEY
Title Number(s): 159741906
Parcel Class: Parcel (Generic)
Land Description: Lot 12-Blk/Par 2-Plan G9 Ext 0
Source Quarter Section: SE-10-29-23-3
Commodity/Unit: Not Applicable

Area: 0.039 hectares (0.1 acres)
Converted Title Number: 96S05911
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.

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number : KINDE-001002120** **PID: 203133251**

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

Civic Address: 109 1 Ave E
Legal Location: Lot 12 Block 2 Plan G9 Sup
Supplementary: ISC #119688339

Title Acres:
School Division: 207
Neighbourhood: KINDE-110
Overall PUSE: 0112
Call Back Year:

Reviewed: 27-May-2022
Change Reason: Reinspection
Year / Frozen ID: 2025/-32560
Predom Code: MS459 Mix Retail & Res
Method In Use: C.A.M.A. - Cost

NON AGLAND

LandID Plot	Lot No.	Plot USE	Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size	Standard Depth	LSM	ADJ	S T	S E	W A	C U	S I	Liability Sub	Liability ST	Tax Class	Total Value
1573429 1	12	CL	RECT	15.33	125.00		1,916.25	Urban - Square Foot	10.00	11,700.00		169	Y	P	R	M	Y	Y	1	T	CO	$19,160
		Lump Sum: 0.00				Prime Rate $10.00													LSM this land rec only: N			
1678449 2	12	CL	RECT	18.00	125.00		2,250.00	Urban - Square Foot	10.00	11,700.00		169	Y	P	R	M	Y	Y	1	T	R	$22,500
		Lump Sum: 0.00				Prime Rate $10.00													LSM this land rec only: N			

Total Square Feet: 4,166.25

COMMERCIAL SUMMARY

Model	Sub Model	Const Class	Occup. Type	Bldg ID	Bldg Seq	Eff. Yr BLT	Qual	Cond	Perim	SEC Area/Vol	TRA Area	Sty HT	Sty NO	Func OBS	Econ OBS	Phys DEP	UN	MAF	Liability Sub	Liability ST	Tax Class	Section Value
MC-13	MS-459	D	GEN	150424	0	1950	C	0.7	108	720	720	8	1	00 %	00 %	56	0	88	1	T	R	43,930
	Dimensions: 24.0 x 30.0																					
MC-13	MS-459	D	FINBMT	150425	0	1950	C	0.8	108	720	720	10	1	00 %	00 %	64	0	88	1	T	CO	36,640
	Dimensions: 24.0 x 30.0																					

COMMERCIAL DETAILS

Model: MC-13 **Sub Model:** 459 - Mixed Retail / Residential Units **Building ID& Seq:** 150424/0 **Section Area/Vol:** 720 **Perimeter:** 108
Act. Year Built: 1950 **Eff. Year Built:** 1950 **Building Life Expectancy:** 40 Year Life Expectancy **MAF:** 88
Notes:

Description:
Construction Quality: C - Low Cost
Occupancy Type: Occupancy - Base Rate
Heating Type 1: 100% - Forced Hot Air
Construction Class : D (Wood Frame)
Heating Type 2 :

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Data Source: PRODUCTION

109 1st Avenue East

Municipality Name: TOWN OF KINDERSLEY **Assessment ID Number : KINDE-001002120** **PID: 203133251**

Ventilation 1: 100% - No Ventilation
Ventilation 2:
Air Conditioning Type 1 : 25% - Window/Wall Unit
Air Conditioning Type 2: 75% - No Air Conditioning
Sprinklers 1: 100% - No Sprinklers
Sprinklers 2 :
Elevators: No Elevators
Dock Height Area: 0
Storey Height : 8
Total # of Storeys: Section: 01 Storey
Total # of Storeys: Building: 02 Storeys
Dock Leveler Type :
Dock Leveler Size:
Dock Leveler Number:
Physical Condition : 0.7
Throughput Factor:

Model: MC-13 **Sub Model:** 459 - Mixed Retail / Residential Units **Building ID& Seq:** 150425/0 **Section Area/Vol:** 720 **Perimeter:** 108
Act. Year Built: 1950 **Eff. Year Built:** 1950 **Building Life Expectancy:** 40 Year Life Expectancy **MAF:** 88
Notes:

Description:
Occupancy Type: Basement - Finished
Construction Class : D (Wood Frame)
Construction Quality: C - Low Cost
Heating Type 1: 100% - Forced Hot Air
Heating Type 2 :
Ventilation 1: 100% - No Ventilation
Ventilation 2:
Air Conditioning Type 1 : 100% - No Air Conditioning
Air Conditioning Type 2:
Sprinklers 1: 100% - No Sprinklers
Sprinklers 2 :
Elevators: No Elevators
Dock Height Area: 0
Storey Height : 10
Total # of Storeys: Section: 01 Storey
Total # of Storeys: Building: 02 Storeys
Dock Leveler Type :
Dock Leveler Size:
Dock Leveler Number:
Physical Condition : 0.8
Throughput Factor:

Value Change Comments:
RV 25: NO CHANGE TO RES/COM SPLIT
RS23: ASSESSED FROM OUTSIDE, ADDED SOME WINDOW AC ON MAIN LEVEL. NO CHANGE TO CONDITION RATING- NO VISIBLE UPGRADES FROM EXTERIOR.
RV21: UPDATED RES:COMM SPLIT TO 54% : 46%.
AP13: CORRECTED COMMERCIAL MAF.
MN13:CHANGED CONTION TO VG AND CHANGED THE BMT TO FINISHED. AS PER SALES INSPECTION.AFO
COMM PROJ RS 2010: NO CHANGES
Non-ag Land: RES PORTION: 6500/14000 = 46%; COM 54%

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Improvement	$43,900		1	Residential	80%	$35,120				Taxable
Improvement	$36,600		1	Comm & Industrial Other	85%	$31,110				Taxable
Non-Agricultural	$22,500		1	Residential	80%	$18,000				Taxable
Non-Agricultural	$19,200		1	Comm & Industrial Other	85%	$16,320				Taxable
Total of Assessed Values:	$122,200			Total of Taxable/Exempt Values:		$100,550				

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Data Source: PRODUCTION

109 1st Avenue East