



Property Summary Report

Your property assessment is based on The City of Calgary's estimate of the market value for your property on July 1, 2020 and characteristics and physical condition on December 31, 2020.

- Assessment information last updated: January 07, 2021

Current Assessed Value:

465,000

This Property Detail Report serves as the Assessment Explanation Supplement for this property type.

Assessment Details

Roll Number	438098303
Location Address	11363 ROCKYVALLEY DR NW
Taxation Status	Taxable

Assessment Approach

Assessment Class	Residential 100%
Property Type	Land and Improvement
Property Use	Single Residential
Valuation Approach	Sales Comparison
Market Adjustment	No

Location Details

Community	Rocky Ridge
Market Area	SNGLRES NORTH
Sub Neighbourhood Code (SNC)	001
Sub Market Area	SNGLRES A
Influences	Traffic Collector

Land Details

Land Use Designation	Residential - Contextual One Dwelling
Assessable Land Area	4,860 sq. ft. / 452 sq. m. / 0.11 ac

Building Details

Building Count	1
Building Type/Structure	House / 2 Storey
Year of Construction	2002
Quality	Average
Total Living Area Above Grade	1,859 sq. ft. / 173 sq. m.
Living Area Below Grade	488 sq. ft. / 45 sq. m.
Garage Type	Attached
Garage Area	383 sq. ft. / 36 sq. m.
Features	Fireplace (1)

Note: If you have questions or need information, contact Assessment at 403-268-2888.