

Province of Saskatchewan Land Titles Registry Title

Title #: 140296945
Title Status: Active
Parcel Type: Surface
Parcel Value: \$231,120.00 CAD
Title Value: \$231,120.00 CAD
Converted Title: 93H05321
Previous Title and/or Abstract #: 117546813

As of: 06 May 2026 09:03:20
Last Amendment Date: 04 Feb 2011 12:44:29.453
Issued: 04 Feb 2011 12:44:29.330
Municipality: RM OF USBORNE NO. 310

Alan Walter Banks and Nichola Muirhead Wiklo Banks are the registered owners, as joint tenants, of Surface Parcel #112772088

Reference Land Description: NW Sec 30 Twp 31 Rge 22 W 2 Extension 0
As described on Certificate of Title 93H05321.

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: Alan Walter Banks Client #: 125728049	Box 216 Drake, SK, Canada S0K 1H0
Owner: Nichola Muirhead Wiklo Banks Client #: 125728050	Box 216 Drake, SK, Canada S0K 1H0

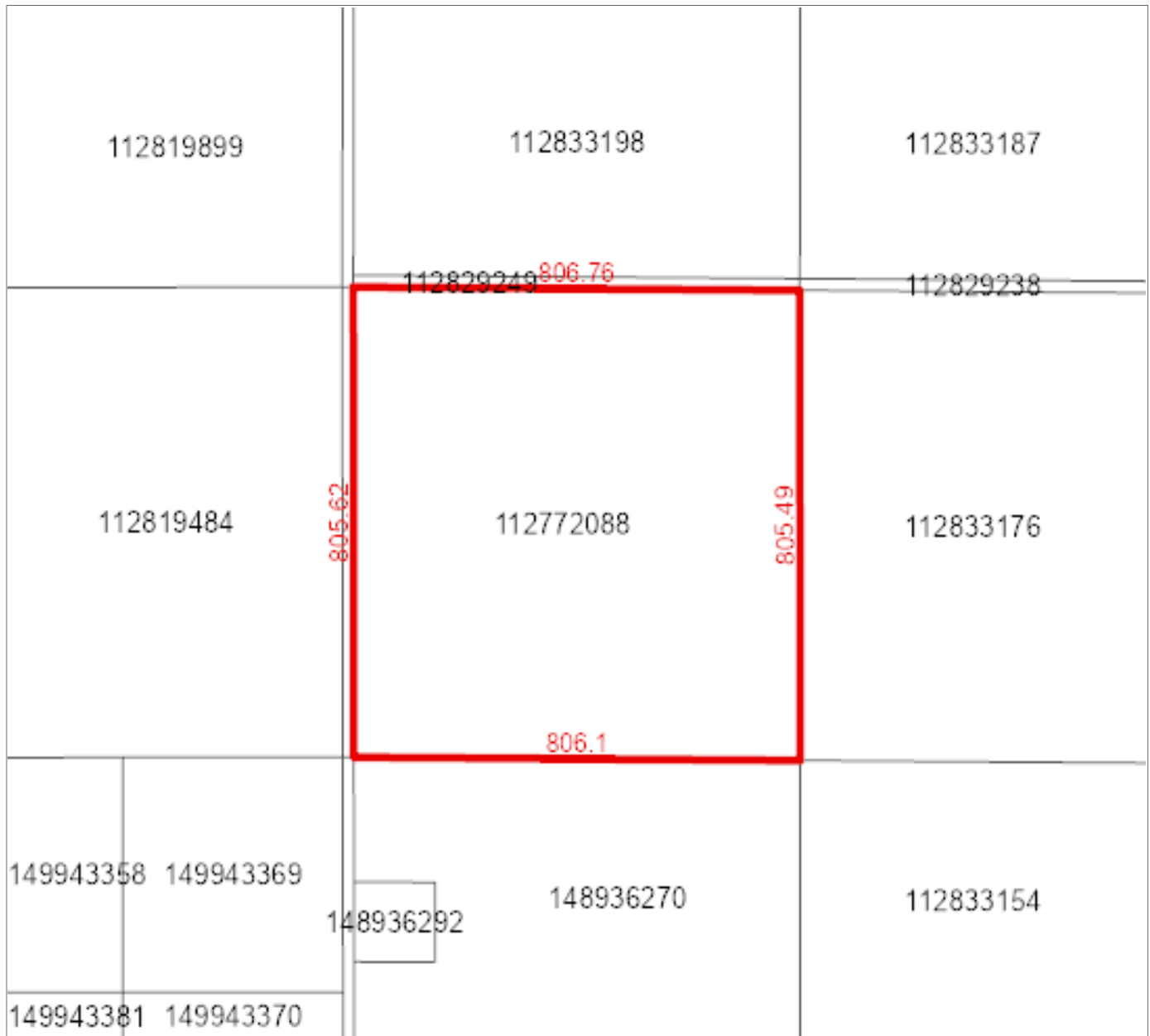
Notes:

Parcel Class Code: Parcel (Generic)



Surface Parcel Number: 112772088

REQUEST DATE: Wed May 6 09:02:56 GMT-06:00 2026



Owner Name(s) : Banks, Alan Walter, Banks, Nichola Muirhead Wiklo

Municipality : RM OF USBORNE NO. 310

Area : 64.96 hectares (160.52 acres)

Title Number(s) : 140296945

Converted Title Number : 93H05321

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : NW 30-31-22-2 Ext 0

Source Quarter Section : NW-30-31-22-2

Commodity/Unit : Not Applicable

Municipality Name: RM OF USBORNE (RM)

Assessment ID Number : 310-000130200

PID: 203193255



Civic Address:
Legal Location: Qtr NW Sec 30 Tp 31 Rg 22 W 2 Sup
Supplementary:

Title Acres: 160.52
School Division: 205
Neighbourhood: 310-200
Overall PUSE: 2000
Call Back Year:

Reviewed: 26-Apr-2022
Change Reason: Roll Correction
Year / Frozen ID: 2026/-32560
Predom Code: SR002 Single Family Dwell
Method in Use: C.A.M.A. - Cost



AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating	
15.00	K - [CULTIVATED]	Soil association 1 AQ - [ASQUITH] Soil texture 1 LS - [LOAMY SAND] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T1 - Level / Nearly Level Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE Final	1,324.55 35.23
		Soil association 2 AQ - [ASQUITH] Soil texture 3 LS - [LOAMY SAND] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5			
138.00	K - [CULTIVATED]	Soil association 1 AQ - [ASQUITH] Soil texture 1 SL - [SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE Final	1,614.54 42.94
		Soil association 2 AQ - [ASQUITH] Soil texture 3 SL - [SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5			
3.00	A - [OCCUPIED YARD SITE]	Soil association 1 AQ - [ASQUITH] Soil texture 1 SL - [SANDY LOAM] Soil profile 1 OR10 - [CHERN-ORTH (CA 9-12)]	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few Natural hazard NH: Natural Hazard Rate: 0.96	\$/ACRE Final	1,614.54 42.94

Property Report

Municipality Name: RM OF USBORNE (RM)

Assessment ID Number : 310-000130200

PID: 203193255

Soil association 2 AQ - [ASQUITH]
 Soil texture 3 SL - [SANDY LOAM]
 Soil texture 4
 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)]
 Top soil depth 3-5

AGRICULTURAL WASTE LAND

Acres	Waste Type
5	WASTE SLOUGH

RESIDENTIAL IMPROVEMENTS SUMMARY

Building ID & Sequence	Quality	Condition Rating	Physical Depreciation	Functional Obsolescence	MAF	Liability Subdivision	Tax Class	Tax Status
5099876 0	4 - Average	0.9	32		0.91	1	R	Taxable
Area Code(s):			Base Area (sq.ft)	Year Built	Unfin%	Dimensions		
SFR - 1 Storey			920	1988		656sqft (Mail floor) + 264sqft (Above Garage)		
SFR - 2 Storey			504	1988		24x26		
Basement			624	1988		26x24		
Attached Garage			620	1988		26x23 + 2x11		
Deck			384	2000		24x16 rear deck behind 2storey portion		
Deck			168	2015		12x14 Rear deck		
Deck			280	2018		20x14 Front deck		

RESIDENTIAL IMPROVEMENTS Details

Section: SFR - 1 Storey	Building ID: 5099876.0	Section Area: 920
Quality: 4 - Average	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: Average (8 Fixtures)	Plumbing Fixture Adj: +1	Number of Fireplaces :
Basement Rate: Basement	Basement Height: 08 ft	Basement Room Rate : Basement Rooms
Percent of Basement Area: 80% - Full Finished	Att/B-In Garage Rate: Attached Garage	Garage Finish Rate : Interior Lining
Garage Wall Height Adjustment: 08	Garage Floor Adj:	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: Deck	

Section: SFR - 2 Storey	Building ID: 5099876.0	Section Area: 504
Quality: 4 - Average	Res Effective Rate: Structure Rate	Res Wall Height : 08 ft

Property Report

Municipality Name: RM OF USBORNE (RM) **Assessment ID Number : 310-000130200** **PID: 203193255**

Heating / Cooling Adjustment: Heating and Cooling
Plumbing Fixture Default: Average (8 Fixtures)
Basement Rate: Basement
Percent of Basement Area: 80% - Full Finished
Garage Wall Height Adjustment: 08
Detached Garage Rate:
Garage Floor Adj:
Porch/Closed Ver Rate:

Res Hillside Adj:
Plumbing Fixture Adj: +1
Basement Height: 08 ft
Att/B-In Garage Rate: Attached Garage
Garage Floor Adj:
Garage Finish Rate:
Incomplete Adjustment:
Deck Rate: Deck

Res Incomplete Adj :
Number of Fireplaces :
Basement Room Rate : Basement Rooms
Garage Finish Rate : Interior Lining
Incomplete Adjustment :
Garage Wall Height Adjustment :
Shed Rate :

Section: Basement **Building ID: 5099876.0** **Section Area: 624**

Basement Rate: Basement **Basement Height:** 08 ft **Basement Garage :**
Basement Walkout Adj: **Basement Room Rate:** Basement Rooms **Percent of Basement Area :** 80% - Full Finished

Section: Attached Garage **Building ID: 5099876.0** **Section Area: 620**

Att/B-In Garage Rate: Attached Garage **Garage Finish Rate:** Interior Lining **Garage Wall Height Adjustment :** 08
Garage Floor Adj: **Incomplete Adjustment:**

Section: Deck **Building ID: 5099876.0** **Section Area: 384**

Deck Rate: Deck

Section: Deck **Building ID: 5099876.0** **Section Area: 168**

Deck Rate: Deck

Section: Deck **Building ID: 5099876.0** **Section Area: 280**

Deck Rate: Deck

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
Agricultural	\$4,800		1	Residential	80%	\$3,840				Taxable
Agricultural	\$242,700		1	Other Agricultural	55%	\$133,485				Taxable
Improvement	\$258,200		1	Residential	80%	\$0	Z	\$206,560	Z	Taxable
Total of Assessed Values:	\$505,700					Total of Taxable/Exempt Values:		\$137,325		\$206,560