



**LAND TENDER
INFORMATION PACKAGE**

431 Park Avenue

(Lots 9 and 10, Block C, Plan G39)

Owner: Town of Outlook

Closing: July 12, 2024

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1. TENDER ADVERTISEMENT

Residential Property For Sale by Tender – Town of Outlook

Owner: Town of Outlook

Address: 431 Park Avenue, Outlook, SK

Land Description	SAMA Assessed Value	Taxable Assessment	Square Feet
Lots 9 and 10 Block C Plan G39	\$36,700	\$29,360	9033.60

Property Details:

- New Service lines required to the mains, vacant, residential property
- Sewer and water mains pass by front of lot on Park Avenue
- Zoned R3 – Mobile Home Residential District
- 60’ of frontage x 150.45 deep
- Demolition after House fire in 2022, well established trees remain in front of property
- Fence at back of property needs to be replaced, there is no back alley access to this property
- This is a Tax Enforcement property, costs incurred under nuisance bylaw and outstanding taxes to date \$19,358.70
- Taxes for 2024 have not been levied and are not included in the tender

Conditions:

- 1) Submit bids to the Town of Outlook on or before 12 o’clock noon, Friday, July 12, 2024.
- 2) A cheque for 10% of the amount of the bid must accompany the tender.
- 3) Highest or any tender not necessarily accepted.
- 4) No tenders shall be accepted which are subject to financing as a condition.
- 5) Every bidder will not necessarily be called for an auction following submission of the bids. Bidders in the proximity of the highest bid may be contacted for further opportunities to increase bids.
- 6) Persons submitting a tender must rely on their own research and inspection of the property to confirm condition, other particulars, and acreage; Land is offered for sale as is and where is. There are no warranties or representations of the Vendors expressed or implied.
- 7) The property title will not be turned over to the Purchaser until a Development Permit/Building Permit application has been received and approved by the Town of Outlook, as per Policy No. PLA-001.
- 8) The Purchaser will be responsible for all legal costs associated with the subdivision, purchase and title transfer.
- 9) The Purchaser will be responsible for costs of installing municipal services to the property should they be required.

Forward bids and inquiries to:

Kevin Trew, CAO
Town of Outlook
Phone: (306) 867-8663
Email: cao.outlook@sasktel.net

2. TENDER FOR PURCHASE FORM

1. I/We the undersigned, hereby offer and undertake on the acceptance of this tender to purchase on the terms and conditions in the Tender Advertisement.

Legal Land Description	Bid Amount
Lots 9 and 10 Block C Plan G39	\$ _____

2. I/We the undersigned, attach a cheque paid to the order of the “Town of Outlook” in the amount of \$ _____ as a 10% deposit for the above purchase price, and understand that the said cheque will be returned in the tender contained herein is not accepted by the Seller.
3. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Seller to use the same to contact us after the tender deadline of July 12, 2024 at 12 pm (noon) regarding the acceptance/decline of our offer.

Date

Name of Corporation (if applicable)

Address
431 Park Avenue, Outlook, SK

Signature of Tenderer

Print Name of Tenderer
Home #: _____
Mobile #: _____
Email: _____

4. SAMA REPORT



Property Report

Print Date: 14-Mar-2023

Municipality Name: **OUTLOOK**

Assessment ID Number: **OUTLO-495000250** PID: **204149033**

Civic Address: 431 Park Ave

Title Acres:

Reviewed:

31-Oct-2022

Legal Location: Lot 9-10 Block C Plan G39 Sup

School Division: 207

Change Reason: Maintenance

Supplementary:

Neighbourhood: OUTLO-100

Year / Frozen ID: 2023/0

Overall PUSE: 1000

Predom Code:

Method in Use: C.A.M.A. - Cost

Call Back Year:



URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Residential Land	Oblique Width(ft) 60.00 Side 1 (ft) 150.67 Side 2 (ft) 150.45 Area/Units 9,033.60	Prime Rate: \$4.06 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 9,600.00 Land Size Multiplier: 163 Adjustment reason:	1	R	Taxable

Assessed & Taxable/Exempt Values (Summary)

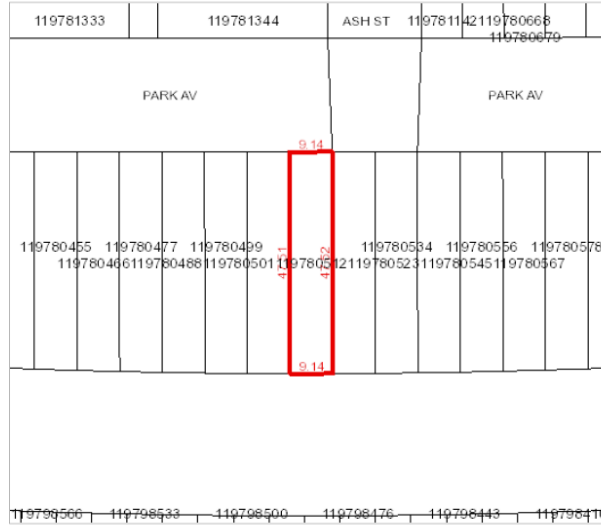
Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$36,700		1	Residential	80%	\$29,360				Taxable
Total of Assessed Values:	\$36,700					Total of Taxable/Exempt Values: \$29,360				

5. PARCEL PICTURE



Surface Parcel Number: 119780512

REQUEST DATE: Wed May 22 13:31:32 GMT-06:00 2024

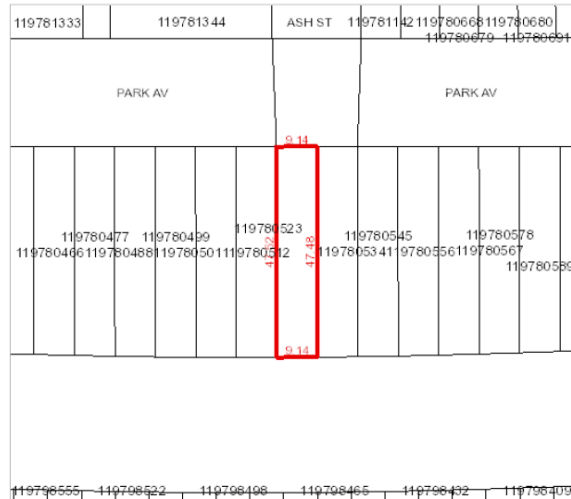


Owner Name(s): Facca, Julie Diane
Municipality: TOWN OF OUTLOOK **Area:** 0.043 hectares (0.11 acres)
Title Number(s): 114864778 **Converted Title Number:** 82S38569
Parcel Class: Parcel (Generic) **Ownership Share:** 1:1
Land Description: Lot 9-Blk/Par C-Plan G39 Ext 0
Source Quarter Section: SE-21-29-08-3
Commodity/Unit: Not Applicable



Surface Parcel Number: 119780523

REQUEST DATE: Wed May 22 13:28:26 GMT-06:00 2024



Owner Name(s): Facca, Julie Diane
Municipality: TOWN OF OUTLOOK **Area:** 0.043 hectares (0.11 acres)
Title Number(s): 114864789 **Converted Title Number:** 82S38569
Parcel Class: Parcel (Generic) **Ownership Share:** 1:1
Land Description: Lot 10-Blk/Par C-Plan G39 Ext 0
Source Quarter Section: SE-21-29-08-3
Commodity/Unit: Not Applicable