

2018

ASSESSMENT METHODOLOGY

RESIDENTIAL LAND

A summary of the methods used by the City of Edmonton in determining the value of residential land properties in Edmonton for assessment purposes.

edmonton.ca/assessment

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Edmonton

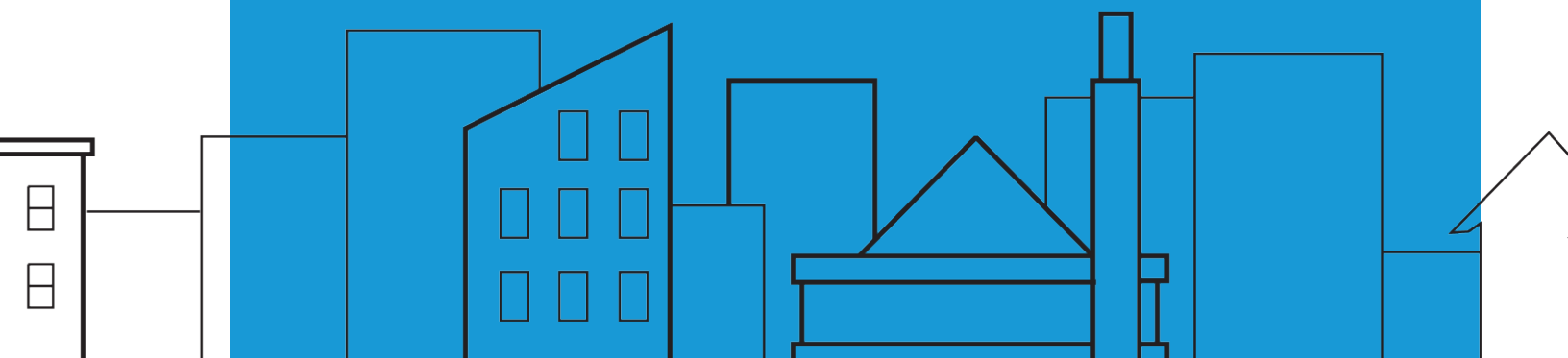


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Scope

This guide is an aid in explaining how properties are valued for assessment purposes. It sets out the valuation method and procedure to derive market values. The information presented in this guide is aimed at deriving values for a group of properties with similar property characteristics. In some circumstances, not every property's valuation parameters will be covered.

The guide is intended as a tool; it is not intended to replace the assessor's judgment in the valuation process.



This icon signifies when legislation is quoted.

Introduction

The Alberta assessment and taxation system is based on the laws outlined in the *Municipal Government Act*, RSA 2000, cM-26 [MGA], and all associated regulations, including, *Matters Relating to Assessment and Taxation Regulation*, 2018, Alta Reg 203/17.

The MGA requires the assessment of property be prepared using mass appraisal. Properties are valued based on a valuation date of July 1, 2017 and the property's condition of December 31, 2017. Many of these terms are defined in the legislation.



s.284(1)(r) **“property”** means

- (i) a parcel of land
- (ii) an improvement, or
- (iii) a parcel of land and the improvements to it

MGA .s.284(1)(r)

s.1(k) **“regulated property”** means

- (i) land in respect of which the valuation standard is agricultural use value,
- (ii) designated industrial property, or
- (iii) machinery and equipment

MRAT s.1(k)

s.9(1) the **valuation standard** for the land and improvements is market value unless subsection (2)... applies

MRAT s.9(1)

s.1(1)(n) **“market value”** means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer

MGA s.1(1)(n)

s.5 An assessment of property based on **market value**

- (a) must be prepared using mass appraisal,
- (b) must be an estimate of the value of the fee simple estate in the property, and
- (c) must reflect typical market conditions for properties similar to that property

MRAT s.5

s.289(2) Each assessment must reflect

- (a) the characteristics and physical condition of the property on **December 31** of the year prior to the year in which a tax is imposed

MGA s.289(2)(a)

s.6 Any assessment prepared in accordance with the Act must be an estimate of the value of a property on **July 1** of the assessment year

MRAT s.6

s.1(g) **“mass appraisal”** means the process of preparing assessments for a group of properties using standard methods and common data and allowing for statistical testing

MRAT s.1(g)

While there are many forms of ownership, the legislation requires the City of Edmonton to assess the fee simple estate. The fee simple estate is unencumbered by any other interest or estate, and subject only to the limitations of government.

fee simple – in land ownership, complete interest in a property subject only to governmental powers

Glossary for Property Appraisal and Assessment, p. 56

In summary, a property assessment is:

- an estimate of the property's market value on July 1, 2017
- prepared using mass appraisal
- an estimate of the value of the fee simple estate in the property
- a reflection of the property's condition on December 31, 2017
- prepared assuming typical market conditions on the open market by a willing seller to a willing buyer

Mass Appraisal

Mass appraisal is the legislated methodology used by the City of Edmonton for valuing individual properties, and involves the following process:

- properties are stratified into groups of comparable property
- common property characteristics are identified for the properties in each group
- a uniform valuation model is created for each property group

property characteristic: A feature that helps to identify, tell apart, or describe recognizably, a distinguishing mark or trait

www.thefreedictionary.com



31(c) "***valuation model***" means the representation of the relationship between property characteristics and their value in the real estate marketplace using a mass appraisal process

MRAT s.31(c)

The following two quotations indicate how the International Association of Assessing Officers distinguishes between mass appraisal and single-property appraisal:

... “single-property appraisal is the valuation of a particular property as of a given date: mass appraisal is the valuation of many properties as of a given date, using standard procedures and statistical testing.”

... “Also, mass appraisal requires standardized procedures across many properties. Thus, valuation models developed for mass appraisal purposes must represent supply and demand patterns for groups of properties rather than a single property.”

Property Appraisal and Assessment Administration, pg.88-89.

For both mass appraisal and single-property appraisal, the process consists of the following stages:

	Mass Appraisal	Single Appraisal
Definition and Purpose	Mass appraisal is used to determine the assessment base for property taxation in accordance with legislative requirements	The client specifies the nature of the value to be estimated, including rights to be valued, effective date of valuation, and any limiting conditions
Data Collection	Mass appraisal requires a continuing program to maintain a current database of property characteristics and market information	The extent of data collection is specific to each assignment and depends on the nature of the client’s requirements
Market Analysis	Mass appraisal is predicated on highest and best use	Market analysis includes the analysis of highest and best use
Valuation Model	Valuation procedures are predicated on groups of comparable properties	Subject property is the focus of the valuation. The analysis of comparable properties is generally six or less
Validation	The testing of acceptable analysis and objective criteria	The reliability of the value estimate is more subjective. Acceptability can be judged by the depth of research and analysis of comparable sales

Valuation Models

A valuation model creates an equation of variables, factors and coefficients that explains the relationship between estimated market value and property characteristics.



*s.31(a) “**coefficient**” means a number that represents the quantified relationship of each variable to the assessed value of a property when derived through a mass appraisal process*

*(b) “**factor**” means a property characteristic that contributes to a value of a property;*

*(d) “**variable**” means a quantitative or qualitative representation of a property characteristic used in a valuation model*

MRAT, s.31 (a), (b) and (d)

s.33(3) Information prescribed...does not include coefficients

MRAT, s.33(3)

Valuation Model

- variables are created from property characteristics
- analysis of how variables affect market value
- factors and coefficients are determined
- the resulting valuation models are applied to property characteristics

Approaches to Value

The most common approaches to determine market value are the direct sales, income, and cost. Each emphasizes a particular kind of market evidence.

Direct Sales Approach

Typical market value (or some other characteristic) is determined by referencing comparable sales and other market data. It is often used when sufficient sales or market data is available. It may also be referred to as the Sales Comparison Approach

Income Approach

This approach considers the typical actions of renters, buyers and sellers when purchasing income-producing properties. This approach estimates the typical market value of a property by determining the present value of the projected income stream. Often used to value rental or leased property

Cost Approach

Typical market value is calculated by adding the depreciated replacement cost of the improvements to the estimated value of land. It is often used for properties under construction or when there is limited market data available

Property Groups

The use of a property determines the property groupings and the valuation model applied.



use: means the purpose or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.
Zoning Bylaw No. 12800, 207, s.6.117

Residential

Residential properties are the lands and improvements, which are intended or developed to be self-contained dwelling units having one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking and serving.

Residential Land is vacant land zoned for future low density residential uses.

Direct Sales Approach

For this property group, the assessment is determined using the direct sales approach. It is the most appropriate method of valuation for Residential Land properties in the City of Edmonton as it mirrors the actions of buyers and sellers in the market place. There is sufficient sale data to derive reliable market estimates.

The income and cost approaches were not used in the valuation of this property group, as these approaches are more applicable to income producing properties or in limited markets, respectively. The majority of these properties in this inventory are owner occupied with only a portion of the inventory traded based on the property's ability to generate income.

The City of Edmonton validates all land title transactions (sales). The validation process can include site inspections, interviews with parties involved, a review of land title documents, corporate searches, third party information, and sale validation questionnaires.

The City of Edmonton reviews sales occurring from July 1, 2012 to June 30, 2017 in valuing Residential Land properties. Time adjustments are applied to sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date. The City of Edmonton uses the date the legal title transfer was registered at the Land Titles Office as the sale date of a property.

Sale price reflects the condition of a property on the sale date and may not be equal to the assessment.

Zoning

The rules and regulations for land development within Edmonton are contained in the Zoning Bylaw, No. 12800.



s.6.123 zone: means a specific group of listed Uses and Development Regulations which regulate the Use and Development of land within specific geographic areas of the City...

Zoning Bylaw No. 12800, 2017, s. 6.123

Residential land use zones vary in part due to density.



s.6.24 density: means, when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwelling per hectare.

Zoning Bylaw No. 12800, 2017 s.6.24

A residential zone summary is in the Appendix.

Not all property conforms to the zoning use set out in the Zoning Bylaw. In these cases, an effective zoning is applied to reflect the current use of the property. The effective zoning may differ from the actual zoning when the current use differs from the Zoning Bylaw (e.g., a legal non-conforming use).



643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a nonconforming use or nonconforming building, the development permit continues in effect in spite of the coming into force of the bylaw

MGA, s. 643(1)

Factors Affecting Value

The definitions of factors and related variables used to determine the estimated market value in the valuation models are itemized within the following groups:

<ul style="list-style-type: none"> • Location • Positive Site Influences • Negative Site Influences 	<ul style="list-style-type: none"> • Lot Characteristics • Adjustments
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Location		
Market Area	Neighbourhood	Neighbourhood Groups
Study Area		

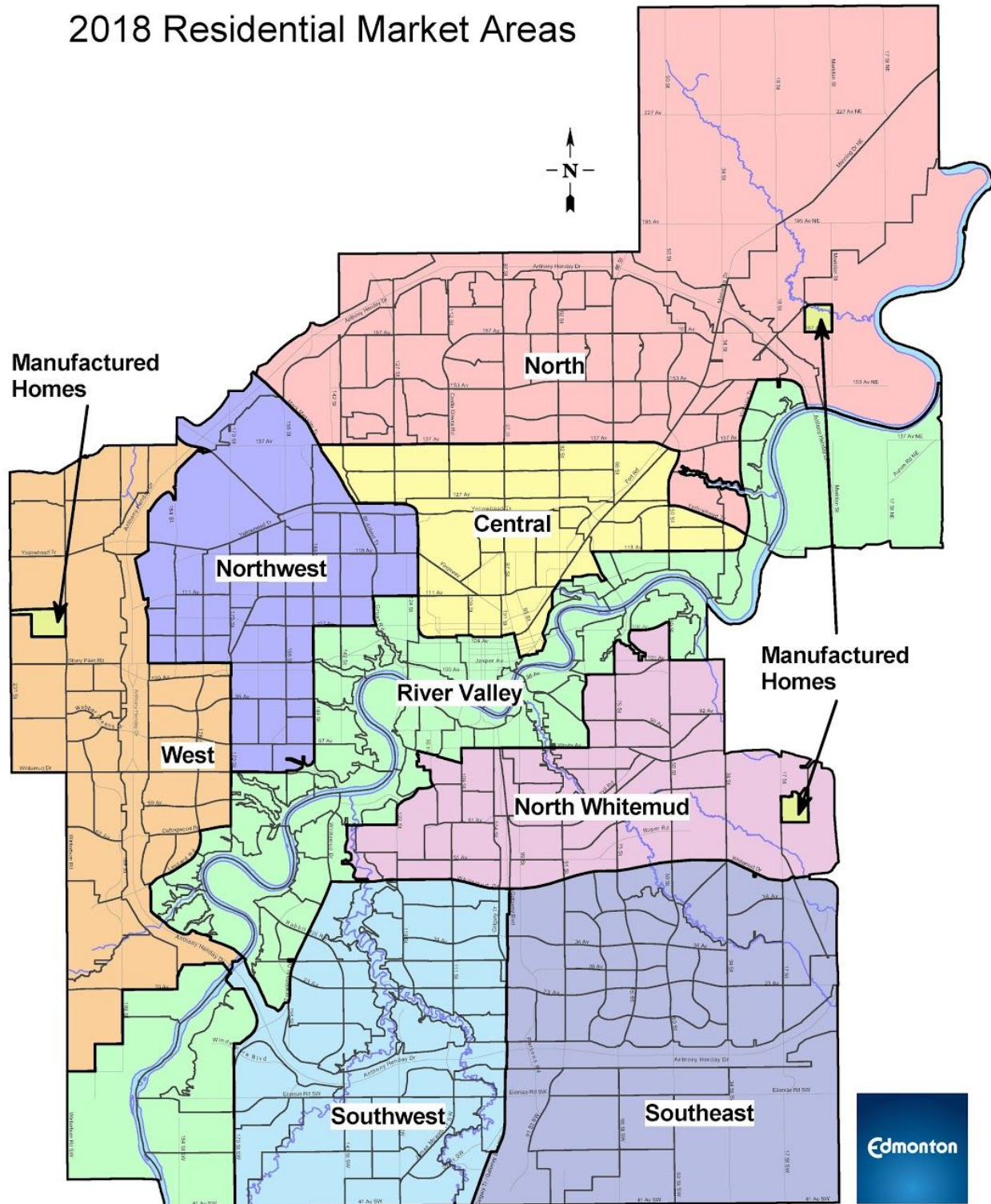
Location references not only a particular parcel of land, but also describes larger geographic areas. The following location characteristics are listed in alphabetical order:

Market area: Is a geographic grouping of neighbourhoods or study areas; major arterial roads and natural boundaries within the municipal corporate limits typically define the boundaries. Eight residential land market areas are defined in Edmonton. These market areas are:

- North
- West
- Northwest
- Central
- River Valley
- North Whitemud
- Southwest
- Southeast

The boundaries of these market areas are identified on the following page. A valuation model was created for each market area (excluding manufactured home park lands- for this inventory refer to the *2018 Multi-Residential Manufactured Home Park Land* assessment methodology guide).

2018 Residential Market Areas



Map compiled by: Assessment & Taxation Branch.
Printed: November 1, 2017

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redistributed in whole or in part without the express written permission of the
City of Edmonton, Financial Services and Corporate Services Department.

Neighbourhood: Each property is located in a neighbourhood according to boundaries set by the City of Edmonton. Maps identifying these neighbourhood boundaries are accessible on the City website, <http://maps.edmonton.ca/map.aspx> (click on “Areas” in the Legend and select “Neighbourhood” in the “I’m looking for” drop-down menu).

Neighbourhood Groups: Within each market area, geographic groupings of neighbourhoods are created for the valuation of residential vacant land parcels. The groupings within each market area are:

North

- **Group 1-** 3030 (Baturyn), 3040 (Beaumaris), 3080 (Canossa), 3120 (Chambery), 3180 (Dunluce), 3190 (Elsinore), 3280 (Lorelei), 3320 (Oxford), 3370 (Rapperswill), 3460 (Albany), 3470 (Carlton), 3490 (Goodridge Corners). Group 1 excludes Rural Residential Study Area 3089 (Carlton).
- **Group 2-** 2050 (Belle Rive), 2241 (Eaux Claires), 2440 (Klarvatten), 2450 (Lago Lindo), 2462 (Crystallina Nera East), 2463 (Crystallina Nera West), 2511 (Maylievan), 2600 (Ozerna), 2700 (Schonsee).
- **Group 3-** 2110 (Brintnell), 2340 (Hollick-Kenyon), 2500 (Matt Berry), 2521 (McConachie Area), 2611 (Cy Becker).
- **Group 4-** 2070 (Belmont), 2130 (Casselman), 2145 (Clareview Town Centre), 2251 (Ebbes), 2260 (Evansdale), 2320 (Hairsine), 2350 (Homesteader), 2400 (Kildare), 2410 (Kilkenny), 2430 (Kirkness), 2530 (McLeod), 2541 (Miller), 2580 (Northmount), 2590 (Overlanders), 2710 (Sifton Park), 2720 (York), 3020 (Baranow), 3060 (Caernarvon), 3090 (Carlisle), 3111 (Griesbach), 3150 (Cumberland), 3480 (Hudson).
- **Group 5-** Includes study areas 3055 (Fort Road), 3058 (Hillview Park), 3059 (Horse Hills and Tipperary), 3061 (Johnson’s Road), 3064 (Oliver Gardens), 3089 (Carlton).
- **Group 6-** Includes Rural Residential Study Areas 3066 (Quarry Ridge Phase 1), 3067 (Quarry Ridge Phase 2), 3077 (South Sturgeon), 3086 (Quarry Ridge Phase 3).

West

- **Group 1-** 4470 (Rural West Big Lake), 4471 (Trumpeter Area), 4473 (Hawks Ridge), 4474 (Starling), 4477 (Kinglest Gardens).
- **Group 2-** 4486 (Stewart Greens), 4487 (Secord), 4700 (Breckenridge Greens), 4710 (Potter Greens), 4730 (Suder Greens), 4740 (Webber Greens), 4750 (Rosenthal).
- **Group 3-** 4461 (The Hamptons), 4462 (Edgemont), 4464 (The Uplands), 4468 (Stillwater), 4551 (Granville), 4720 (Glastonbury). Group 3 excludes Rural Residential Study Areas 3078 (Triple A Acres) and 3085 (Woodbend Estates).
- **Group 4-** 4020 (Aldergrove), 4040 (Belmead), 4070 (Callingwood North), 4080 (Callingwood South), 4110 (Dechene), 4220 (Jamieson Place), 4240 (La Perle), 4270 (Lymburn), 4380 (Ormsby Place), 4520 (Summerlea), 4560 (Thornclyff).
- **Group 5-** Includes Rural Residential Study Areas 3052 (Big Lake Estates), 3062 (Lewis Farms), 3078 (Triple A Acres), 3085 (Woodbend Estates).

Northwest

- **Group 1-** 3170 (Dovercourt), 3220 (Hagmann Estate Industrial), 3240 (Inglewood), 3350 (Prince Charles), 3410 (Sherbrooke), 3450 (Woodcroft).

- **Group 2-** 3300 (McQueen), 3310 (North Glenora), 4060 (Britannia Youngstown), 4090 (Canora), 4200 (High Park), 4290 (Mayfield).
- **Group 3-** 4140 (Elmwood), 4180 (Glenwood), 4230 (Jasper Park), 4280 (Lynnwood), 4310 (Meadowlark Park), 4500 (Sherwood), 4580 (West Jasper Place), 4590 (West Meadowlark Park).
- **Group 4-** 4475 (Kinokamau Plains Area).

Central

- **Group 1-** 3010 (Athlone), 3070 (Calder), 3250 (Kensington), 3260 (Lauderdale), 3390 (Rosslyn), 3430 (Wellington).
- **Group 2-** 2020 (Balwin), 2080 (Belvedere), 2230 (Delwood), 2290 (Glengarry), 2380 (Kennedale Industrial), 2420 (Killarney).
- **Group 3-** 1030 (Central McDougall), 1170 (Prince Rupert), 1180 (Queen Mary Park), 1230 (Spruce Avenue), 1250 (Westwood).
- **Group 4-** 1010 (Alberta Avenue), 1020 (Boyle Street), 1100 (Eastwood), 1130 (Elmwood Park), 1140 (McCauley), 1160 (Parkdale), 1080 (Delton), 1270 (Yellowhead Corridor).
- **Group 5-** 1120 (Edmonton Northlands), 2040 (Beacon Heights), 2090 (Bergman), 2360 (Industrial Heights), 2550 (Montrose), 2560 (Newton).

River Valley

- **Group 1-** 2030 (Bannerman), 2100 (Beverly Heights), 2120 (Canon Ridge), 2280 (Fraser), 2390 (Kernohan), 2630 (River Valley Hermitage), 2650 (River Valley Rundle), 2660 (Rundle Heights), 6270 (Gold Bar), 6620 (River Valley Gold Bar).
- **Group 2-** 1070 (Cromdale), 1190 (River Valley Kinnaird), 1240 (Virginia Park), 2060 (Bellevue), 2330 (Highlands), 2640 (River Valley Highlands), 5200 (Garneau), 5390 (River Valley Walterdale), 5480 (Strathcona), 6040 (Bonnie Doon), 6061 (Capilano), 6230 (Forest Heights), 6491 (Mill Creek Ravine North), 6630 (River Valley Riverside), 6710 (Strathearn).
- **Group 3-** 1090 (Downtown), 1150 (Oliver), 1200 (River Valley Victoria), 3140 (Crestwood), 3200 (Glenora), 3210 (Grovenor), 3270 (Laurier Heights), 3330 (Parkview), 3380 (River Valley Capitol Hill), 3381 (River Valley Glenora), 3382 (River Valley Laurier), 3440 (Westmount), 5040 (Belgravia), 5090 (Brookside), 5210 (Grandview Heights), 5370 (River Valley Mayfair), 5400 (River Valley Whitemud), 5580 (Windsor Park).
- **Group 4-** 4120 (Donsdale), 4160 (Garipey), 4360 (Oleskiw), 4390 (Patricia Heights), 4420 (Quesnell Heights), 4430 (Rio Terrace), 4440 (River Valley Lessard), 4451 (River Valley Oleskiw), 4466 (Cameron Heights), 4467 (River Valley Cameron), 4570 (Wedgewood Heights), 4610 (Westridge), 5080 (Brander Gardens), 5190 (Falconer Heights), 5230 (Henderson Estates), 5340 (Ramsay Heights), 5350 (Rhatigan Ridge), 5380 (River Valley Terwillegar), 5401 (River Valley Fort Edmonton), 5610 (Haddow). Group 4 excludes Rural Residential Study Areas 3054 (Donsdale), 3065 (Patricia Heights), 3074 (River Valley Isolated) and 3080 (Wedgewood).
- **Group 5-** 4469 (River's Edge), 5570 (Windermere), 5575 (Windermere Area) 5576 (Keswick Area). Group 5 excludes Rural Residential Study Areas 3051 (Big Island Heights), 3071 (Riverside Heights), 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge).
- **Group 6-** 4463 (Riverview Area), 5405 (River Valley Windermere). This group also includes Rural Residential Study Areas 3051 (Big Island Heights), 3054 (Donsdale), 3065 (Patricia

Heights), 3071 (Riverside Heights), 3074 (River Valley Isolated) and 3080 (Wedgewood), 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge).

- **Group 7-** 1210 (Riverdale), 1220 (Rossdale), 6070 (Cloverdale).

North Whitemud

- **Group 1-** 5010 (Allendale), 5151 (Strathcona Junction), 5170 (Empire Park), 5260 (Lansdowne), 5270 (Lendrum Place), 5280 (Malmo Plains), 5290 (McKernan), 5310 (Parkallen), 5320 (Pleasantview), 5330 (Queen Alexandra).
- **Group 2-** 6010 (Argyll), 6020 (Avonmore), 6110 (CPR Irvine), 6290 (Hazeldean), 6360 (King Edward Park), 6492 (Mill Creek Ravine South), 6610 (Ritchie).
- **Group 3-** 6240 (Fulton Place), 6310 (Holyrood), 6320 (Idylwylde), 6350 (Kenilworth), 6550 (Ottewell), 6730 (Terrace Heights).
- **Group 4-** 6420 (Maple Ridge Industrial), 6690 (Southeast Industrial).

Southwest

- **Group 1-** 5020 (Aspen Gardens), 5070 (Blue Quill West), 5100 (Bulyea Heights), 5300 (Ogilvie Ridge), 5540 (Westbrook Estates), 5560 (Whitemud Creek Ravine South), 5620 (Hodgson).
- **Group 2-** 5060 (Blue Quill), 5160 (Duggan), 5180 (Ermineskin), 5220 (Greenfield), 5250 (Keheewin), 5360 (Rideau Park), 5430 (Royal Gardens), 5470 (Steinhauer), 5490 (Sweet Grass).
- **Group 3-** 5130 (Carter Crest), 5630 (Leger), 5640 (Terwillegar Towne), 5642 (Terwillegar South).
- **Group 4-** 5030 (Bears paw), 5460 (Skyrattler), 5476 (Magrath Heights), 5477 (Mactaggart), 5511 (Twin Brooks), 5565 (Whitemud Creek Ravine Twin Brooks). Group 4 excludes Rural Residential Study Area 3069 (Richford Estates).
- **Group 5-** 5462 (Chappelle Area), 5465 (Hays Ridge Area), 5505 (Ambleside), 5577 (Glenridding Area), 5578 (Glenridding Heights).
- **Group 6-** 5452 (McEwan), 5454 (Rutherford), 5456 (Heritage Valley Area), 5463 (Derochers Area), 5464 (Heritage Valley Town Centre Area), 5468 (Graydon Hill), 5469 (Paisley). Group 6 excludes Rural Residential Study Areas 3050 (127th Street) and 3069 (Richford Estates).
- **Group 7-** 5451 (Richford), 5453 (Blackmud Creek), 5457 (Callaghan), 5458 (Allard), 5466 (Cashman), 5467 (Cavanagh), 5590 (Blackburne). Group 7 excludes Rural Residential Study Areas 3069 (Richford Estates) and 3088 (Allard).
- **Group 8-** Includes Rural Residential Study Areas 3050 (127th Street), 3069 (Richford Estates), 3088 (Allard).

Southeast

- **Group 1-** 6030 (Bisset), 6140 (Crawford Plains), 6150 (Daly Grove), 6200 (Ekota), 6300 (Hillview), 6340 (Kameyosek), 6400 (Lee Ridge), 6450 (Menisa), 6460 (Meyokumin), 6470 (Meyonohk), 6480 (Michaels Park), 6580 (Pollard Meadows), 6600 (Richfield), 6670 (Sakaw), 6680 (Satoo), 6720 (Tawa), 6750 (Tipaskan), 6760 (Tweddle Place), 6770 (Weinlos).
- **Group 2-** 6280 (Greenview), 6330 (Jackson Heights), 6370 (Kiniski Gardens), 6530 (Minchau).
- **Group 3-** 6390 (Larkspur), 6441 (Maple), 6442 (Silver Berry), 6443 (Tamarack), 6444 (Laurel), 6445 (Aster), 6790 (Wild Rose).
- **Group 4-** 6211 (Ellerslie), 6213 (Summerside), 6216 (Orchards at Ellerslie), 6660 (Rural South East), 6661 (Charlesworth), 6662 (Walker), 6663 (Decoteau). Group 4 excludes Rural

Residential Study Areas 3070 (Rimrock Estates), 3075 (Ellerslie Road / 34 Street), 3079 (Ward Heights / Reppert Heights) and 3081 (Wernerville).

- **Group 5-** Includes Rural Residential Study Areas 3070 (Rimrock Estates), 3075 (Ellerslie Road / 34 Street), 3079 (Ward Heights / Reppert Heights) and 3081 (Wernerville).

Study Area: Within the market areas, there are sub-groups or sub-sectors of properties within neighbourhoods that show different market trends from the rest of the neighbourhood they are located in. These properties are assigned to study areas to more accurately analyze and value the market trends in these locations.

- **Neighbourhood Study Areas:** Maps identifying these study areas are accessible on the City website, https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx . See the document, *2018 Residential Neighbourhood – Study Areas*.
- **Rural Residential Study Areas:** The market areas also contain groups of rural residential properties identified by their assigned effective zoning code ('RR') and applicable land use code. These properties, with larger acreage sized lots, exist in recognized subdivisions with servicing that may differ from the rest of the surrounding neighbourhoods. Maps identifying these study areas are accessible on the City website, https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx . See the document, *2018 Rural Residential – Study Areas*.

Positive Site Influences		
Golf Course Influence	Greenbelt Influence	Lake Influence
Noise Attenuation Barrier	Park Influence	Ravine Influence
River Valley Influence	River Valley Market- River Valley and Ravine Influence Neighbourhood Groups	Southwest Market- Ravine Influence Neighbourhood Groups

The impact of a positive site influence may vary by other Factors Affecting Value. The following positive site influences affecting assessment value are as listed (alphabetically):

Golf Course Influence

- **Abutting:** Parcels of land that directly back onto a golf course; or are only separated by park/green space (including walking trails).
- **Minor across from:** Parcels of land adjacent to a golf course separated by a major roadway (not solely used by local traffic). The major road separation may also include adjacent park/green space (including walking trails) between the parcel and the golf course.

- **Major across from:** Parcels of land adjacent to a golf course separated by a road or lane normally used by local traffic. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and the golf course.

Greenbelt Influence: Parcels that are adjacent to a strip of publicly accessible green space that is located between residential parcels. This includes public utility corridors (excluding properties where the “moderate” or “major” utility influence variable is applied), but does not include parks, lakes, ravines, walkways, or the river valley. Greenbelts may contain a walking trail and will be at minimum, 8 metres (26 ft) wide, up to a maximum of 30 metres (98 ft) wide. For widths below 8 metres, refer to the Walkway Influence definition. For widths over 30 metres, refer to the Park Influence definition.

Lake Influence

- **Abutting:** Parcels of land that directly back onto a lake or large storm reservoir, or are only separated by park/green space (including walking trails).
- **Across from:** Parcels of land adjacent to a lake or storm reservoir, separated by a road or lane. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and the lake/storm reservoir.

Noise Attenuation Barrier: These barriers are considered a positive influence and include any combination of earthen berm, concrete wall structures, or corrugated steel wall structures with a minimum combined height of six (6) feet facing the residence. This does not include wooden “screen” fences typically erected by either the City or residential property owners. Only noise attenuation walls, typically constructed from concrete or corrugated steel are considered. Classification is based on the effective height of the noise barrier facing the noise source as follows:

- **Minor:** A Moderate category barrier located on the property line.
- **Moderate:** From 6 feet up to 10 feet effective height facing the noise source or a Major category barrier located on the property line.
- **Major:** Over 10 and up to 20 feet effective height facing the noise source or an Extreme category barrier located on the property line.
- **Extreme:** Over 20 feet effective height facing the noise source.

Where a barrier is constructed on or next to the residential property line, its classification is downgraded by one category to both recognize the closer proximity of the noise source and the likelihood of negative topographical impacts on the property. For example, berms constructed on the property line typically create a significant sloped area within the affected property. Therefore, if the berm sitting on the property line is normally classed as moderate it will be downgraded to minor. If the berm is not located in proximity to any negative influences including commercial, industrial, institutional, LRT, multi-residential, utilities, railway or traffic, then no positive adjustment is given for the berm.

Park Influence

- **Minor abutting:** Properties abutting a park or undeveloped green space with a size ranging between 0.25 hectares (0.62 ac) and 0.75 hectares (1.85 ac) and a minimum width of 30 metres (98 ft), but excluding any area used for overhead transmission lines (See Utility Influence[Moderate] definition). The park or undeveloped green space may include walking trails.
- **Minor across from:** Properties across a road or lane from a park or undeveloped green space with a size ranging between 0.25 hectares (0.62 ac) and 0.75 hectares (1.85 ac) and a minimum

width of 30 metres (98 ft), but excluding any area used for overhead transmission lines (See Utility Influence[Moderate] definition). The park or undeveloped green space may include walking trails and cul-de-sac islands.

- **Major abutting:** Properties abutting a park or undeveloped green space that have an overall area greater than 0.75 hectares (1.85 ac) and a minimum width of 30 metres (98 ft), but excluding any area used for overhead transmission lines (See Utility Influence[Moderate] definition). This includes all large green spaces, flat wooded areas (not connected to ravines) and neighbourhood parks. The park or undeveloped green space may include walking trails.
- **Major across from:** Properties across a road or lane from a park or undeveloped green space that have an overall area greater than 0.75 hectares (1.85 ac) and a minimum width of 30 metres (98 ft), but excluding any area used for overhead transmission lines (See Utility Influence[Moderate] definition). This includes all large green spaces, flat wooded areas (not connected to ravines) and neighbourhood parks. The park or undeveloped green space may include walking trails and cul-de-sac islands.
- **Recreational abutting:** Properties abutting a park or green space that is used for recreational purposes. This includes properties abutting locations such as playgrounds, soccer or football fields, baseball diamonds, outdoor hockey rinks, or school fields.
- **Recreational across from:** Properties across a road or lane from a park or green space that is used for recreational purposes. This includes properties across from locations such as playgrounds, soccer or football fields, baseball diamonds, outdoor hockey rinks, or school fields.

Ravine Influence: The adjacency or proximity of ravine influenced residential properties will be in reference to the boundaries of the *North Saskatchewan River Valley and Ravine System Protection Overlay* as defined in *Edmonton Zoning Bylaw 12800*. Also refer to the definitions for **River Valley Market- River Valley and Ravine Influence Neighbourhood Groups** and **Southwest Market- Ravine Influence Neighbourhood Groups** for specific neighbourhood groupings applied to this influence.

- **Abutting:** Parcels of land that directly back onto a ravine or thickly wooded area, or are only separated by park/green space (including walking trails).
- **Minor across from:** Parcels of land adjacent to the ravine or thickly wooded area separated by a major roadway (not solely used by local traffic). The major road separation may also include adjacent park/green space (including walking trails) between the parcel and the ravine/wooded area.
- **Major across from:** Parcels of land adjacent to a ravine or thickly wooded area separated by a road or lane normally used by local traffic. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and the ravine/wooded area.

River Valley Influence: The adjacency or proximity of river valley influenced residential properties will be in reference to the boundaries of the *North Saskatchewan River Valley and Ravine System Protection Overlay* as defined in *Edmonton Zoning Bylaw 12800*. Also refer to the definitions for **River Valley Market- River Valley and Ravine Influence Neighbourhood Groups** for specific neighbourhood groupings applied to this influence.

- **Abutting:** These are parcels of land that directly back onto the boundaries of the North Saskatchewan River Valley, or are only separated by park/green space/wooded area (including walking trails and golf courses). Where neighbourhoods are located within the River Valley (eg:

Rossdale, Riverdale, Cloverdale), this refers to parcels of land relative to the banks of the North Saskatchewan River.

- **Minor across from:** Parcels of land adjacent to the boundaries of the River Valley separated by a major roadway (not solely used by local traffic). The major road separation may also include adjacent park/green space/wooded area (including walking trails and golf courses) between the parcel and River Valley. Where neighbourhoods are located within the River Valley (eg: Rossdale, Riverdale, Cloverdale), this refers to parcels of land relative to the banks of the North Saskatchewan River.
- **Major across from:** Parcels of land adjacent to the boundaries of the River Valley separated by a road or lane normally used by local traffic. The local road/lane separation may also include adjacent park/green space/wooded area (including walking trails and golf courses) between the parcel and the River Valley. Where neighbourhoods are located within the River Valley (eg: Rossdale, Riverdale, Cloverdale), this refers to parcels of land relative to the banks of the North Saskatchewan River.

River Valley Market- River Valley and Ravine Influence Neighbourhood Groups: Within the River Valley market area, geographic sub-groups of neighbourhoods are used specifically for the valuation of river valley and ravine influenced residential properties along each section of the North Saskatchewan River Valley. The neighbourhoods within each sub-group are:

- **Group 1-** 2030 (Bannerman), 2100 (Beverly Heights), 2120 (Canon Ridge), 2280 (Fraser), 2390 (Kernohan), 2630 (River Valley Hermitage), 2640 (River Valley Highlands), 2650 (River Valley Rundle), 2660 (Rundle Heights), 6270 (Gold Bar), 6620 (River Valley Gold Bar).
- **Group 2-** 1070 (Cromdale), 1190 (River Valley Kinnaird), 1240 (Virginia Park), 2060 (Bellevue), 2330 (Highlands), 2640 (River Valley Highlands), 5200 (Garneau), 5390 (River Valley Walterdale), 5480 (Strathcona), 6040 (Bonnie Doon), 6061 (Capilano), 6230 (Forest Heights), 6491 (Mill Creek Ravine North), 6630 (River Valley Riverside), 6710 (Strathearn).
- **Group 3-** 1090 (Downtown), 1150 (Oliver), 1200 (River Valley Victoria), 3140 (Crestwood), 3200 (Glenora), 3210 (Grovenor), 3270 (Laurier Heights), 3330 (Parkview), 3380 (River Valley Capitol Hill), 3381 (River Valley Glenora), 3382 (River Valley Laurier), 3440 (Westmount), 5040 (Belgravia), 5090 (Brookside), 5210 (Grandview Heights), 5370 (River Valley Mayfair), 5400 (River Valley Whitemud), 5580 (Windsor Park). Group 3 excludes Rural Residential Study Area 3074 (River Valley Isolated RR zoned properties).
- **Group 4-** 4120 (Donsdale), 4160 (Garipey), 4360 (Oleskiw), 4390 (Patricia Heights), 4420 (Quesnell Heights), 4430 (Rio Terrace), 4440 (River Valley Lessard), 4451 (River Valley Oleskiw), 4466 (Cameron Heights), 4467 (River Valley Cameron), 4570 (Wedgewood Heights), 4610 (Westridge), 5080 (Brander Gardens), 5190 (Falconer Heights), 5230 (Henderson Estates), 5340 (Ramsay Heights), 5350 (Rhatigan Ridge), 5380 (River Valley Terwillegar), 5401 (River Valley Fort Edmonton), 5610 (Haddow). Group 4 excludes Rural Residential Study Areas 3054 (Donsdale), 3065 (Patricia Heights), 3074 (River Valley Isolated) and 3080 (Wedgewood).
- **Group 5-** 4469 (River's Edge), 5570 (Windermere), 5575 (Windermere Area), 5576 (Keswick Area). Group 5 excludes Rural Residential Study Areas 3051 (Big Island Heights), 3071 (Riverside Heights), 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge).
- **Group 6-** 4463 (Riverview Area), 5405 (River Valley Windermere). Group 6 also includes Rural Residential Study Areas 3051 (Big Island Heights), 3054 (Donsdale), 3065 (Patricia Heights), 3071 (Riverside Heights), 3074 (River Valley Isolated), 3080 (Wedgewood), 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge).

- **Group 7-** 1210 (Riverdale), 1220 (Rossdale), 6070 (Cloverdale).

Southwest Market- Ravine Influence Neighbourhood Groups: Within the Southwest market area, geographic sub-groups of neighbourhoods are used specifically for the valuation of ravine influenced residential land properties. The neighbourhoods within each sub-group are:

- **Group 1-** 5020 (Aspen Gardens), 5070 (Blue Quill West), 5100 (Bulyea Heights), 5300 (Ogilvie Ridge), 5540 (Westbrook Estates), 5560 (Whitemud Creek Ravine South), 5620 (Hodgson).
- **Group 2-** 5030 (Bears paw), 5050 (Blackmud Creek Ravine), 5250 (Keheewin), 5460 (Skyrattler), 5476 (Magrath Heights), 5477 (Mactaggart Heights), 5511 (Twin Brooks), 5565 (Whitemud Creek Ravine Twin Brooks).
- **Group 3-** 5451 (Richford), 5453 (Blackmud Creek), 5457 (Callaghan), 5458 (Allard), 5462 (Chappelle Area), 5465 (Hays Ridge Area), 5466 (Cashman), 5467 (Cavanagh), 5468 (Graydon Hill), 5505 (Ambleside), 5577 (Glenridding Area), 5578 (Glenridding Heights), 5590 (Blackburne).

Negative Site Influences		
Bus Stop/Shelter Influence	Cemetery Influence	Commercial Influence
Industrial Influence	Institutional Influence	LRT Influence
Multi-Residential Influence	Railway Influence	Traffic Influence
Utilities Influence	Walkway Influence	

The impact of a negative site influence may vary by other Factors Affecting Value. The following negative site influences affecting assessment value are as listed (alphabetically):

Bus Stop/Shelter Influence: Parcels of land that abut bus stops or shelters.

Cemetery Influence

- **Abutting:** Parcels of land that directly back onto a cemetery.
- **Across from:** Parcels of land that are across the street from a cemetery.

Commercial Influence

- **Minor:** Any parcel of land that has one minor commercial influence in front, behind or beside the parcel. These are commercial buildings such as neighbourhood corner stores, shops and convenience stores.
- **Moderate:** Any parcel of land that has one moderate commercial influence in front, behind or beside the parcel, such as neighbourhood strip malls, hotels, or fast food facilities; or a parcel that is adjacent to two minor commercial influences.
- **Major:** Any parcel of land that has one major commercial influence in front, behind or beside the parcel, such as malls, box centres and bars. This may also be used if there are three or more

minor commercial influences that surround the parcel, as well as two or more moderate influences, or a combination of both surrounding the parcel of land.

Industrial Influence

- **Minor:** Any parcel that has an industrial property in front of, behind, or beside the parcel.
- **Moderate:** Any parcel that has 2 or 3 smaller industrial properties in front of, behind, or beside the parcel.
- **Major:** Any parcel that has an industrial property in front of, behind, or beside that emits a large amount of pollution or smell (e.g. Gold Bar water treatment plant), or has 3 or more industrial influences surrounding the parcel.

Institutional Influence

- **Minor:** Any parcel that has an institutional facility in front of, behind, or beside the parcel, such as a church, elementary school or community hall.
- **Moderate:** Any parcel that has an institutional facility in front of, behind, or beside the parcel, such as a high school, junior high school, recreation facility, or community pool. This may also be used if there are two minor influences surrounding the parcel.
- **Major:** Any parcel that has an institutional facility in front of, behind, or beside the parcel where the institution is very active in nature, such as a hospital, large sports facility (e.g. Commonwealth Stadium or Telus Field), post-secondary institution, or other emergency facility. This may also be used if there are three or more minor institutional influences that surround the parcel, or two or more moderate influences, or a combination of both surrounding the parcel of land.

LRT Influence

- **Abutting:** Parcels of land that directly back onto the LRT right-of-way, or are only separated by park/green space (including walking trails and walkways).
- **Across from:** Parcels of land adjacent to an LRT right-of-way, separated by a road or lane. The local road/lane separation may also include adjacent park/green space (including walking trails and walkways) between the parcel and right-of-way.

Multi-Residential Influence: This is the adjacent influence of multi-residential (condominium, row-house rental, or apartment rental, but excluding individually titled non-condominium row-housing units) properties in front of, behind, or beside the parcel. This includes multi-residential properties that are in proximity and across roadways with 'minor' or 'moderate' traffic counts, but not properties across roadways where 'major' traffic counts exist. This influence also includes multi-residential properties that are within 50m (164 ft) of the parcel and separated by utility right-of-ways, parks, lakes, or other green space.

Classifications are based on the following total dwelling unit counts from the adjacent multi-residential property, and other multi-residential properties contiguous to it (including those separated by a walkway, greenbelt, or lane, but excluding those separated by a roadway or park):

- **Minor:** 4 to 30 dwelling units.
- **Moderate:** 31 to 75 dwelling units.
- **Major:** Greater than 75 dwelling units.

Railway Influence

- **Minor:** Parcels of land that directly back onto or are adjacent to a railroad right-of-way with a single or multiple rail lines. The parcel may also be separated from the railroad right-of-way by any type of road or lane.
- **Moderate:** Parcels of land that directly back onto or are adjacent to a railroad yard or switching station. The parcel may also be separated from the railroad yard or switching station by any type of road or lane.

Traffic Influence: This attribute is only applied to those properties whose property line is considered the most "adjacent" to the traffic source. The level of influence is based on the *2015 AAWDT Report: Average Annual Weekday Traffic Volumes*, published by the City of Edmonton Transportation Planning Branch. The latest report is accessible on the City website, https://www.edmonton.ca/transportation/traffic_reports/traffic-reports-flow-maps.aspx. See the document, *2010-2015 Average Annual Weekday Traffic Volumes*. Within this report, refer to the 2015 column of data.

- **Minor:** Interior roads with recorded traffic flows of 1,500-5,000 vehicles per day or ETS (Edmonton Transit System) bus routes.
- **Moderate:** Neighborhood collector roads, with recorded traffic flows of 5,001-15,000 vehicles per day.
- **Major:** Main arterial roads (e.g. 50th Street, 170th Street, 97th Street), with recorded traffic flows of 15,001-50,000 vehicles per day.
- **Extreme:** Freeways (e.g. Whitemud Drive, Yellowhead Trail), with recorded traffic flows of over 50,000 vehicles per day.
- **Anthony Henday:** Anthony Henday Drive ring road traffic.

Utilities Influence

- **Minor:** Underground utilities such as high pressure pipelines running adjacent to the property, generally located within a green belt. Municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines are not included in this category.
- **Moderate:** A property adjacent to overhead transmission lines (OTL) generally located within a green-belt, or adjacent to telecommunication transmission towers. Municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines are not included in this category.
- **Major:** A property with one or more overhead or underground utility lines running within the property boundary resulting in a restricted building pocket. The restricted building pocket may also arise from a restrictive covenant for utility purposes. Municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines are not included in this category.
- **Substation minor:** Property adjacent to a utility substation other than an overhead transmission line (OTL) substation. This includes substations for municipal utility services such as low-voltage power substations, gas substations, telecommunications substations, and municipal water, sanitary and storm sewer substations.
- **Substation major:** Property adjacent to an overhead transmission line (OTL) substation.

Walkway Influence

- **Minor:** Any parcel adjacent to walkways that connect (either directly, or as part of a larger trail system) one residential area to another, or are used as access points to greenbelts, parks, ravines, or the river valley. These do not include walking paths that are within greenbelts, parks, lakes, ravines, the river valley or LRT right-of-ways. Walkways are less than 8 metres (26 ft) in width. For widths over 8 metres, see the Greenbelt Influence definition.
- **Moderate:** Any parcel adjacent to walkways that connect (either directly, or as part of a larger trail system) a residential area to areas with commercial uses, institutional uses, or major roadways. Walkways are less than 8 meters (26 ft) in width. For widths over 8 metres, see the Greenbelt Influence definition.

Lot Characteristics		
Actual Zoning	Effective Zoning	Land Use Code (LUC)
Lot Location	Lot Shape	Lot Size
Walkout Grading		

The impact of a lot characteristic may vary by other Factors Affecting Value. The following lot characteristics affecting assessment value are as listed (alphabetically):

Actual Zoning: Actual zoning is the zone designation applied to the parcel under *Edmonton Zoning Bylaw 12800*. Refer to the Appendix for further zoning information.

Effective Zoning: Effective zoning, in tandem with the land use codes (910, 530, 537), identify property belonging to the residential vacant land inventory. The effective zoning code for a vacant residential parcel reflects the most likely residential use and it may differ from the actual zoning bylaw designation applied to the parcel under *Edmonton Zoning Bylaw 12800*. Refer to the Appendix for further zoning information.

Land Use Code (LUC): The Land Use Code categorizes the current use of a property. LUCs belonging to the Residential Vacant Land inventory are:

- 910 (Undeveloped Residential Land)
- 530 (Parking Lot – Paved, having residential actual zoning)
- 537 (Parking Lot – Unpaved, having residential actual zoning)

These LUCs, in tandem with the effective zoning, identifies property belonging to the residential vacant land group.

Lot Location

- **Corner Lot:** A parcel of land located at the intersection of two public roadways, other than lanes. Refer to Part I, Section 6.1(18) of the *Edmonton Zoning Bylaw 12800* for further details.

Lot Shape: Lot shapes that significantly differ from a rectangular shape are classified.

- **Pie shape:** Irregular shaped lots where a significant difference is noted between the front and rear lot dimensions.

Lot Size: The area of the assessed land parcel as determined by its legal description and calculated by the City of Edmonton GIS (Global Information System).

Walkout Grading: These are parcels with sloped lot grading that could allow for the development of walkout basements as part of the improvements.

Adjustments		
Adverse Topography	Lot Instability	Servicing
Site Contamination	Utility / Remnant Parcel	

Adjustments may be made for the following:

Adverse Topography – Adverse topography refers to topographical constraints that affect the overall suitability of a land parcel for residential development. This includes property affected by wetland sub-soil conditions resulting from sloughs, ponds and natural drainage onto the property, as well as other sub-soil conditions that do not permit typical foundations to be employed.

Lot Instability - Adjustments for lot instability are applied on properties where the bearing capacity of the ground is diminished. Properties adjacent to natural slopes and along rivers and ravines are not discounted unless lot instability has already occurred. Classification is based on the following criteria:

- **Minor:** Any parcel that has experienced slope instability and/or erosion to the top of bank area, where such instability or erosion:
 - (a) is apparent and more than incidental in scope, but does not immediately threaten structures or the use of the amenities on that parcel; or
 - (b) has led to ongoing monitoring by a geotechnical professional to ensure continued slope stability.
- **Moderate:** Any parcel that has experienced slope instability and/or erosion to the top of bank area, where such instability or erosion:
 - (a) impairs or precludes use of a significant portion of the developed part of the property;
 - (b) has resulted in ongoing monitoring by Safety Codes Officers; or
 - (c) poses a risk to the ongoing safe occupancy of the residence or primary structure on the property.
- **Major:** Any parcel that has experienced severe slope instability and/or erosion to the top of bank area, where:

- (a) a landslide or major slope failure has occurred, rendering a substantial portion of the top of bank area of the property unusable, hazardous or in need of substantial stabilization works;
- (b) the property is, or has been, the subject of a Safety Codes Act Order requiring ongoing geotechnical monitoring and/or conditions regarding the continued use of the property or structures thereon; or
- (c) the residence or primary structure is unsafe for continued occupancy, or where any continued occupancy is contingent upon compliance with conditions in a Safety Codes Act order.

Servicing: Servicing refers to the utility infrastructure services available to a property. Land servicing includes storm sewer, sanitary sewer and water service, street lighting and curb/gutter and sidewalk. If a property does not have a specific service, a negative adjustment may be applied. In regard to sanitary sewer and water supply, a property is considered as serviced if a branch (stub) line from the City/Epcor main line to the property line exists.


- **Paving (road)** ("NONE" = service not provided).
- **Sanitary sewer** ("NONE" = service not provided).
- **Sidewalk/curb/gutter** ("NONE" = service not provided).
- **Storm sewer** ("NONE" = service not provided).
- **Street lighting** ("NONE" = service not provided).
- **Water supply** ("NONE" = service not provided).

Site Contamination – Site contamination refers to property that has been affected by environmental contamination which includes adverse conditions resulting from the release of hazardous substances into the air, surface water, groundwater, or soil. Refer to *City of Edmonton Assessment Valuation Procedures in Relation to Contaminated Properties*.

Utility / Remnant Parcel :Within the residential land inventory, this refers to a vacant parcel which does not meet the minimum size standards, set under *Edmonton Zoning Bylaw 12800*, to develop the property for any type of residential use allowed under the applicable zoning designation.

Sample Assessment Detail Report

In the eight residential market areas, factors and variables were analyzed to determine those that affect value in each market area. On the sample shown below, the factors and variables used to calculate each individual property assessment are displayed in the Replacement Cost Summary section of each property's *Assessment Detail Report*.



Assessment Detail Report
ANNUAL REALTY ASSESSMENT DETAILS 2018

Tax Roll Account	10000000	Taxation year	2018	Date of mailing	02-JAN-2018	Date of request	02-JAN-2018
Property Address	10001 SAMPLE STREET NW			Property Assessment	\$737,000		

Property Details

Legal Plan: 0000 Block: 1 Lot: 1

Neighborhood 5477 - MACTAGGART

Effective Zoning RF1 - Single Detached Residential District

Actual Zoning RF1 - Single Detached Residential District

Lot Size 1,569 M2 .157 Ha **Site Coverage Percent** %

Tax Class / Land Use / Taxable Status

RESIDENTIAL

100 % 910 - UNDEVELOPED RESIDENTIAL LAND

01-JAN-2018 To 31-DEC-2018 100 % FULLY TAXABLE

Unit Of Measure METRIC

Replacement Cost Summary

Land Summary

SITE

SITE

SITE

SITE

Lot Size

Lot Shape

Walkout Grading

Ravine Influence

Factors

1,569

PIE SHAPE

YES

ABUTTING

Land Value

737,317

Property Assessment

737,000

Variables

Provincial Quality Standards

For Residential Land properties, the City of Edmonton used the direct sales approach to calculate the 2018 assessments. The assessment models, the process utilized, and the results are submitted annually to the Assessment Services Branch of the Department of Municipal Affairs for audit purposes. This audit is used to determine the accuracy of our predictions relative to the marketplace, and is a direct reflection on the accuracy of our models. The results indicated that our assessments meet Provincial Quality Standards as set out in *MRAT*.

References

- City of Edmonton. (2017). *Zoning Bylaw No. 12800*. Retrieved from City of Edmonton: http://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm
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- Province of Alberta. (2012). *Matters Relating to Assessment and Taxation Regulation*. Retrieved from Service Alberta, Queen's Printer: <http://www.qp.alberta.ca>
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Revision History

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Appendix

Zone Chart: Residential

Measure Conversion Chart

Zone Chart: Residential

Residential Zonings	
RF1	Single Detached Residential Zone (s.110) is to provide for single detached housing while allowing other forms of small scale housing
RSL	Residential Small Lot Zone (s.115) is to provide for smaller lot single detached housing with attached garages
RF2	Low Density Infill Zone (s.120) is to retain single detached housing, while allowing infill on narrow lots, uses include duplex housing
RPL	Planned Lot Residential Zone (s.130) is to provide for small lot single detached housing, serviced by both a public roadway and a lane
RF3	Small Scale Infill Development Zone (s.140) is to provide for single detached housing and semi-detached housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four dwellings
RF4	Semi-Detached Residential Zone (s.150) is to provide a zone primarily for Semi-detached Housing and Duplex Housing
RMD	Residential Mixed Dwelling Zone (s.155) is to provide for a range of dwelling types and densities including single detached, semi-detached and row housing
RF5	Row Housing Zone (s.160) is to provide for relatively low to medium density housing, generally referred to as Row Housing
UCRH	Urban Character Row Housing Zone (s.165) is to provide for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive development
RF6	Medium Density Multiple Family Zone (s.170) is to provide for medium density housing, where some units may not be at Grade

*For zonings not listed above, please see zoning bylaw 12800.

Residential Zonings	
RA7	Low Rise Apartment Zone (s.210) provides for low rise apartment buildings
RA8	Medium Rise Apartment Zone (s.220) provides for medium rise apartment buildings
RA9	High Rise Apartment Zone (s.230) provides for high rise apartment buildings
RR	Rural Residential Zone (s.240) is to provide for single detached residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services
RMH	Mobile Home Zone (s.250) is to provide for Mobile Homes developed within a Mobile Home Park or Mobile Home Subdivision.

*For zonings not listed above, please see zoning bylaw 12800.

Measure Conversion Chart

Imperial to Metric – Length	Imperial to Metric – Area
1 inch (in) = 2.54 centimetres (cm)	1 square foot (sqft) = 0.09290 square metre (m²)
1 foot (ft) = 0.3048 metres (m)	1 acre (ac) = 4,046.86 square metre (m²)
Imperial Conversions	1 acre (ac) = 0.40469 hectares (ha)
1 acre (ac) = 43,560 square feet (sqft)	Metric Conversions
1 square mile = 640 acres (ac)	1 square kilometer (sq km) = 100 hectares (ha)
1 section = 640 acres (ac)	1 hectare (ha) = 10,000 square metres (m²)