

2019

ASSESSMENT METHODOLOGY

COST APPROACH

A summary of the methods used by the City of Edmonton in determining the value of residential and non-residential properties valued using the cost approach in Edmonton for assessment purposes.

edmonton.ca/assessment

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Edmonton



Table of Contents

| | |
|---|-----------|
| Scope | 2 |
| Introduction | 2 |
| Mass Appraisal | 4 |
| Valuation Models | 6 |
| Approaches to Value | 6 |
| Property Groups | 7 |
| Multi-Residential | 7 |
| Commercial | 7 |
| Industrial | 7 |
| Special Purpose | 7 |
| Cost Approach | 7 |
| Land | 8 |
| Improvements | 8 |
| Zoning | 8 |
| Sample Assessment Detail Report | 10 |
| Sample Marshall & Swift Commercial Detail Report | 12 |
| Sample Marshall & Swift Commercial Detail Report and Sample Assessment Detail Report Definitions | 13 |
| Adjustments | 17 |
| Revision History | 17 |
| References | 17 |
| Appendix | 18 |
| Measure Conversion Chart | 18 |

Scope

This guide is an aid in explaining how cost approach properties are valued for assessment purposes. 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

Property assessments in the City of Edmonton are prepared in accordance with the requirements of the Municipal Government Act, RSA 2000, c M-26 ("MGA") and the *Matters Relating to Assessment and Taxation Regulation*, 2018, Alta Reg 203/2017, (hereinafter "MRAT"). The MRAT regulation establishes the valuation standard to be used, defines the procedures to be applied, and proposes objectives for the quality to be achieved in the preparation of assessments. The legislation requires the municipality to prepare assessments that represent *market value* by application of the *mass appraisal process*. All assessments are expected to meet quality standards prescribed by the province in the regulation.

Property assessments represent:

- an estimate of the value
- of the fee simple estate in the property
- as it existed on December 31, 2018
- would have realized if it had been sold on July 1, 2018
- on the open market and under typical market conditions
- from a willing seller to a willing buyer

The assessment is a prediction of the value that would result when those specific, defined conditions are met.

"Fee simple interest [is] absolute ownership unencumbered by any other interest or estate...leased fee interest [is] the ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires....leasehold interest [is] the interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions."

Appraisal Institute of Canada, *The Appraisal of Real Estate Third Canadian Edition*, Vancouver, Canada, 2010, page 6.4.

Both *market value* and *property*, along with additional terms are defined in the *MGA*.



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)

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



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. An assessed value is then calculated by applying the appropriate valuation model to individual properties within a property type.



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.

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 cost approach may be used to assess multi-residential, commercial, industrial properties, and special purpose. The general definitions for each of these property groups are below. For a more detailed definition of a specific group or sub-group, refer to the applicable 2019 Assessment Methodology Guide available at edmonton.ca. For example, if a property is an industrial warehouse, refer to the 2019 Industrial Warehouse Assessment Methodology Guide.

Multi-Residential

Multi-Residential properties consist of four or more dwelling units, on one parcel of land, each having one or more rooms accommodating sitting, sleeping, sanitary facilities, and, typically, a kitchen. Apartment buildings, fourplexes, and some townhouses are all common forms of multi-residential properties.

Commercial

Commercial properties are designed for general commercial occupancy. They include government and corporate offices, retail properties (for example, shopping centres, stores and restaurants), hotels and motels.

Industrial

Industrial properties are typically used for light manufacturing, storage and product distribution.

Special Purpose

A special purpose property is defined as a property that has limited utility and marketability other than for its original use (The Appraisal Journal, 2015). Often these properties are purpose-built with limited alternative uses. Typically, a special purpose property needs significant investment to be converted to an alternative use, making most conversions financially infeasible. With special purpose properties, it is the property itself, not the use, that is typically unique. Special purpose properties may include churches, schools, hospitals, manufacturing plants, correctional facilities, museums, legislative buildings and recreational facilities.

Cost Approach

The Cost approach produces the most accurate assessment for properties that are not actively traded in the marketplace due to their characteristics, or where there is insufficient or atypical income and expense data available to effectively apply an income approach, or where the property is under construction. The cost approach rationale is that an informed purchaser will pay no more for a property than the cost of building a similar one.

The cost approach determines the replacement cost new of improvements less depreciation plus land value. The replacement cost and depreciation is determined using a cost manual. The cost manual is a guide for developing replacement cost and depreciated values for buildings and other improvements. The cost manual contains indexes for the replacement building costs and depreciation tables that are applied to the replacement cost. The City of Edmonton uses the Marshall & Swift Valuation Service Cost Manual which is the most commonly used cost manual in the marketplace.

Typically, the land value of a property is determined using the sales comparison approach. For a more detailed explanation refer to the applicable 2019 Land Assessment Methodology Guide available at www.edmonton.ca.



Replacement Cost New: the cost, including material, labor, and overhead, that would be incurred in constructing an improvement having the same utility to its owner as a subject improvement, without necessarily reproducing exactly any particular characteristics

Glossary for Property Appraisal and Assessment, p.120

Depreciation: loss in value of an object, relative to its replacement cost new

Glossary for Property Appraisal and Assessment, p.41

Sales information is received from Land Titles. Sales are then validated. Validation may include site inspections, interviews with parties involved, reviewing land title documents, corporate searches, third party documents, and sale validation questionnaires. **Sales reflect the condition of a property as of the sale date and thus may not always be equivalent to their assessed value.**

Land

Please see the relevant 2019 Land Assessment Methodology Guide for more information available at www.edmonton.ca.

- 2019 Multi Residential Land Assessment Methodology
- 2019 Commercial Land Assessment Methodology
- 2019 Industrial Land Assessment Methodology
- 2019 Agricultural, Development and Dual Use Land Methodology

Improvements

The City uses the Marshall & Swift Valuation Service Cost Manual to determine the replacement cost of improvements for multi-residential, commercial, industrial, and for special purpose properties.

Zoning

Zoning regulates the use and development of a property and is set by the Edmonton 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

For further information see City of Edmonton Zoning Bylaw, No. 12800. available at www.edmonton.ca.

The zoning of a property may affect the property's classification; however, not all property conforms to the zoning set out in the Zoning Bylaw. In these cases, an effective zoning is applied to reflect the current use and development of the property. The effective zoning may differ from the zoning when the current use differs from the Zoning Bylaw (e.g., a legal nonconforming 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)

In cases where a legal non-conforming use is discontinued for six (6) or more months, any future use must conform to the Zoning Bylaw.



643(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the the land or building must conform with the land use bylaw then in effect.

MGA, s. 643(2)

Sample Assessment Detail Report

Property Assessment Detail Report Assessment and Taxation



Account **9999999**

| | |
|----------------------------|--|
| Report Date | January 2, 2019 |
| 2019 Assessed Value | \$10,750,500 |
| Date of Issue | January 2, 2019 |
| Property Address | 11111 Sample ROAD NW |
| Legal Description | Plan: 999999999 Block: 99 Lot: 99 |
| Neighbourhood | Sample |
| Assessment Class | NON-RESIDENTIAL |
| Land Use | 100% Auto dealership |
| Zoning | IB - Industrial Business District |
| Effective Zoning | IB - Industrial Business District |
| Taxable Status | January 1 - December 31, 2019; FULLY TAXABLE |
| Number of Buildings | IMPERIAL (feet, square feet) |
| Unit of Measurement | |

page 1 of 2

Factors Used to Calculate Your 2019 Assessed Value

| | | MARKET VALUE APPROACH | DIRECT SALES |
|---------------------------|--------|-----------------------|------------------|
| LAND | | | |
| Variable | Factor | Type | |
| Lot size | 250000 | Site | |
| Market area | 5 | Site | |
| Effective zoning | IB | Site | |
| Paving | YES | Site | |
| Sanitary sewer | YES | Site | |
| Storm sewer | YES | Site | |
| Water service | YES | Site | |
| Street lighting | YES | Site | |
| Sidewalk, curb and gutter | YES | Site | |
| Traffic | MAJOR | Site | |
| | | Land Value | 5,000,000 |

Legal: This information is collected for property assessment purposes only. While the City of Edmonton provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of this information. The City does not assume responsibility nor accept any liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the assessment per the date on this document. This information is proprietary and may not be reproduced without consent from the City of Edmonton.

Visit myproperty.edmonton.ca • email assessment@edmonton.ca • call 311 (780-442-5311)

Please see the relevant 2019 Land Assessment Methodology Guide for “Factors Used to Calculate Your 2019 Assessed Value” table definitions.

Property Assessment Detail Report
Assessment and Taxation



Account **9999999**

page 2 of 2

| MARKET VALUE APPROACH | | | | | COST | | |
|---|-------------------------------------|---------------------|---------|------------|------------------------------|----------------------|---|
| BUILDING 1: AUTO DEALERSHIP, COMPLETE | | | | | | | |
| Condition | Year Built/ Effective Year Built | Percent Complete | Quality | Gross Area | Replacement Cost New (\$) | Depreciation (\$) | Depreciated Replacement Cost New (\$) |
| Structure 1: RGNOUNIT - AUTODLRC - C - EXCELLENT | | | | | | | |
| Average | 2008 /2008 | 100 | | 59,500.000 | 6,500,500 | 1,000,000 | 5,500,500 |
| Factors | | | | Variables | | | |
| Building 1 Total | | | | | | | 5,500,500 |

| MARKET VALUE APPROACH | | | | | COST | | |
|---|-------------------------------------|---------------------|---------|------------|------------------------------|----------------------|---|
| BUILDING 3: NET ITEMS | | | | | | | |
| Condition | Year Built/ Effective Year Built | Percent Complete | Quality | Gross Area | Replacement Cost New (\$) | Depreciation (\$) | Depreciated Replacement Cost New (\$) |
| Structure 1: SITEIMPS - YARDIMPS - - AVERAGE | | | | | | | |
| Average | 2010 /2010 | 100 | | 0.000 | 500,000 | 250,000 | 250,000 |
| Building 3 Total | | | | | | | 250,000 |

2019 Assessed Value Summary

| | |
|----------------------------------|---------------------|
| Land Value | \$5,000,000 |
| Building Total | \$5,750,500 |
| Building 1 Total | \$5,500,500 |
| Building 2 Total | \$250,000 |
| Total Property Assessment | \$10,750,500 |

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Sample Marshall & Swift Commercial Detail Report

Part 1

City of Edmonton - Tax Assessment and Collection System - TAXE12P1
M&S Commercial Detail Report

Page: 1

| | | | | |
|--|--------------------------------|---|----------------------------|-----------------------------|
| Account: 9999999 | Nbhd: 6110 - CPR IRVINE | Asmt Period: 1980 / | Type: REGULAR | As of: Dec. 04, 2016 |
| Filing #: | Zoning: IM | EVZ: IM | LUC1: 250 / 100% | LUC2: |
| Mkt Area: | Master: N | Bldg Only: N | Reinspect: | Approach: COST |
| Study Area: 99INDAREA13 | Lease: N | Mobile Home: N | Lot Size: 6,000.000 | UOM: IMP |
| Address: 101 SAMPLE AVENUE NW EDMONTON AB T1A 1A2 | | Legal: Plan: 123456HW Block: 10 Lot: 1 | Parcel: | |

Part 2

| Bldg | M.B.C. | Qual | Str | Yr Built | Eff Yr | Life | Name | Condition | Base Value | Str Allowance | Total |
|----------|-----------|----------|---------|--------------------|--------|-----------|--------------|------------|------------|---------------|-----------|
| 1 | WHSEMINI | 04 | 1 | 2011 | 2011 | 35 | SELF STORAGE | AVERAGE | 2,689,064 | 0 | 2,689,064 |
| Section | Occupancy | M. Class | M. Type | ----- Floors ----- | Height | Perimeter | Units | Total Area | Base Rate | Curr Rate | Total |
| RGNOUNIT | WHSEMINI | S | AVERAGE | 1 1 1 | 14.00 | 868.000 | | 46,800.000 | 31.18 | 31.80 | 1,488,414 |

Part 3

| Base Cost Ref | Manual Class | Manual Type | Range | In Type | Override | Quantity | Area | Base Rate | Curr Rate | Adjustment |
|-------------------|--------------|-------------|---------|---------|----------|----------|------------|-----------|-----------|------------|
| HVAC | AIR | WARMCOOL | | N | N | | 44,460.000 | 17.80 | 18.16 | 807,226 |
| HVAC | VENTLATION | DUCTS | | N | N | | 2,340.000 | 1.95 | 1.99 | 4,654 |
| SPRINKLERS 14 | DRYAV | 5TO10000 | TYPICAL | N | N | | 2,340.000 | 4.15 | 4.23 | 9,906 |
| SPRINKLERS 14 | WETAV | 40KTO50K | TYPICAL | N | N | | 44,460.000 | 2.35 | 2.39 | 106,359 |
| Base Value | | | | | | | | | 51.64 | 2,416,560 |

Part 4

| Base Rate Multipliers | | | | Section | Story | Height | Perimeter | Unit | Total | Adj Base Rate | Adj Base Cost |
|-----------------------|---------|---------|---------|---------|-----------|--------|-----------|--------------------------|---------|---------------|---------------|
| Replace Cost | Tax | Local | User | Total | RCN | %Compl | RCN | ----- Depreciation ----- | DRCN | | |
| 2,177,380 | 1.00000 | 1.30000 | 1.00000 | 1.30000 | 2,830,594 | 100 | 2,830,594 | 5.00 | 141,530 | 2,689,064 | |

| | |
|----------------------------|-----------|
| Building 1 Total | 2,689,064 |
| All Building Total | 2,689,064 |
| Building Assessment | 2,689,064 |
| Land Assessment | 1,475,614 |
| Final Assessment | 4,164,500 |

Report Abbreviations (in chronological order)

| | |
|--|--|
| Nbhd → Neighbourhood | Yr Built → Year Built |
| Asmt Period → Assessment Period | Eff Yr → Effective Year Built |
| EVZ → Effective Zoning | Str Allowance → Structural Allowance |
| LUC → Land Use Code | M. Class → Manual Class |
| Mkt Area → Market Area | M. Type → Manual Type |
| Bldg Only → Building Only | Curr Rate → Current Rate |
| UOM → Unit of Measure | Base Cost Ref → Base Cost Refinements |
| Legal → Legal Description | Adj Base Rate → Adjusted Base Rate |
| Bldg → Building | Adj Base Cost → Adjusted Base Cost |
| M.B.C. → Market Building Class | RCN → Replacement Cost New |
| Qual → Quality | %Compl → Percentage Complete |
| Str → Structure | DRCN → Depreciated Replacement Cost New |

Sample Marshall & Swift Commercial Detail Report and Sample Assessment Detail Report Definitions

The following definitions are in order of the Marshall & Swift (M&S) Commercial Detail Report. All the following definitions apply to the Marshall & Swift (M&S) Commercial Detail Report and some apply to the Assessment Detail Report. Asteriks (*) have been placed when a definition applies to both reports.

Part 1

Zoning: is set by the Edmonton Zoning Bylaw No. 12800 and regulates the use and development of a parcel. Edmonton Zoning Bylaw No.12800 is available online at Edmonton.ca.

***Effective Zoning:** Effective zoning is applied to reflect the current use and development of a parcel. The effective zoning may differ from the actual zoning when current use differs from that which is permitted by the actual zoning as subsequently amended by Edmonton Zoning Bylaw 12800 (i.e. legal nonconforming use).

***Land Use Code (LUC)/ Land Use:** The land use categorizes the current use of a property. The amount of a property subject to any specific land use will be expressed as a percentage of total assessed value. A property can have one or multiple Land Uses. The Land Use does not affect the improvement value of properties assessed using the Marshall and Swift Cost Manual.

***Approach:** The M&S Commercial Detail Report indicates the cost approach was used to value the improvement(s) on the property. In appraisal and assessment theory there are three approaches to value: cost, income and direct sales.

***Unit of Measure (UOM):** UOM is identified as either imperial (IMP) or metric.

Part 2

***Building:** Identifies the building number. There can be multiple buildings located on a property.

Market Building Class (MBC): MBC indicates the occupancy of the building. Buildings are classified in the Marshall and Swift Cost Manual by occupancy type. For further information on MBC, building or structure information contact the Assessment and Taxation Branch.

***Quality:** Refers to the methods and material used in the construction and design of a property (workmanship, complexity of the structure, use of high end or low end materials). Consideration must be given to the fit and finish of the building in relation to its functional requirements. M&S Cost Manual has four primary qualities of construction; low cost(02), average(04), good(05) and excellent(08).

Low Cost: Generally constructed to minimum code requirements often little regard for architectural appearance or other amenities. Little ornamentation is used and interior partitioning and finish is minimal and/or of low quality.

Average: Generally designed for maximum economic potential without some of the pride of ownership or prestige amenities of higher-quality construction. These buildings are of good standard code construction with simple ornamentation and finishes.

Good: Buildings designed for good appearance, comfort and convenience, as well as an element of prestige. Ornamental treatment is usually of higher quality and interiors are designed for upper-class rentals. The amenities of better lighting and mechanical work are primary items in their cost.

Excellent: Buildings are normally prestige buildings; on an economic basis, part of the cost must be written off to pride of ownership and some of the income intangible derived from advertising. Buildings are built for the established professional or those with higher incomes and will some expensive finishes and fixtures.

***Structure:** Identifies the structure number. A building can be made up of various structures. For example, a warehouse building can have multiple structures, such as a warehouse structure and an office structure.

***Year Built:** Year Built is the actual year of construction.

***Effective Year Built/ Effective Age:** is the chronological age of a property adjusted to reflect an addition or significant renovation that extends the improvement's remaining economic life. The exterior components that when replaced or extensively renovated affect the remaining economic life of a property include the roof, the building envelope (windows and doors, exterior siding, walls including insulation and vapor barrier, and other structural components), the foundation, and mechanical components (electrical, plumbing and HVAC). The effective age of a property can also be altered due to additions.

Life: Life, or remaining economic life, is the number of years an improvement is expected to last.

***Condition:** Condition of a property is rated using the following categories, generally described as:

Poor:

- borderline derelict;
- far below average maintenance;
- many items need immediate repair.

Fair:

- below average maintenance;
- outdated construction materials, design or techniques;
- deferred maintenance requiring rehabilitation, replacement, or major repairs;
- reduced utility with signs of structural decay.

Average:

- average maintenance;
- minor repairs or rehabilitation of some components required;
- within established norm for the era;

Good:

- well maintained with higher than average desirability;
- may have slight evidence of deterioration in minor components;
- no obvious maintenance required but neither is everything new;

Very Good:

- very well maintained with high desirability;
- little to no evidence of deterioration in minor components
- often components are new or as good as new;

Excellent :

- all items that can normally be repaired or refinished have recently been corrected;
- state-of-the-art components;
- all major short lived components in like new condition.

Base Value: Base Value equals building area multiplied by the base rate from the M&S Cost Manual.

***Structural Allowance:** Structural Allowance displays a dollar amount attributable to assigned deductions such as additional depreciation (i.e. functional obsolescence).

Total: Total is equal to base value less structural allowance.

Section: Section is a code developed to satisfy system requirements and has no effect on value.

Occupancy: Indicates the type of the structure.

Manual Class: Manual class refers to the type of construction. The M&S Cost Manual has five basic construction groups (A, B, C, D and S):

Class A: Fire proofed; protected structural steel frame; floors and roofs are normally reinforced concrete on steel decking or formed slab resting on the frame or poured so as to become integral with it.

Class B: Reinforced concrete frame in which the columns and beams can be either formed or precast concrete; floors and roofs are formed or precast concrete slabs.

Class C: Masonry (concrete block/brick) or tilt-up concrete panel exterior walls; wood or steel roof and floor structures.

Class D: Generally wood framed; floor and roof structure considered combustible construction.

Class S: Framing, roof, and walls made of incombustible metal; includes pre-engineered metal buildings.

M. Type : Refers to quality of construction. See definition of Quality under Part 2 of the definitions. The M&S Cost Manual has four primary qualities of construction: low cost, average, good and excellent.

Floors: The number of floors in the building.

Height: The average wall height per floor.

Perimeter: Exterior linear measurement of the structure's perimeter. Each structure within a building has its own perimeter.

***Total Area/ Gross Area:** Total area, or gross floor area, is the total floor area per floor contained within the building measured to the external face of the external walls.

Base Rate: Base rate is the M&S Cost Manual rate per square foot or square meter for the occupancy type.

Current Rate: The M&S Cost Manual base rate adjusted to the valuation date for that year. In the case of base cost refinements, it is the cost of the item adjusted to the valuation date.

Part 3

Base Cost Refinements: Base cost refinements are items that can be included or excluded in the base rate.

The costs associated with these adjustments are either added or subtracted from the base rate.

Manual Class: Description of the base cost refinement.

Manual Type: Further description of the base cost refinement.

Range: Some base cost refinements are measured in ranges in the M&S Cost Manual. There exists three possible options: Less Than Typical (LTTYPICAL), Typical (TYPICAL) and Greater Than Typical (GTTYPICAL).

In Type: A “Y” (yes) indicates the refinement cost is included in the manual base rate. An “N” (no) indicates that the refinement cost is not included in the manual base rate.

Override: A “Y” (yes) indicates a change or removal of a refinement.

Quantity: For some base cost refinements the adjustment is based on the quantity of the refinement. For example, for the refinement “BALCONY” the number of balconies on a building would be inputted here.

Area: For some base cost refinements the adjustment is based on the total area of the refinement.

Part 4

Base Rate Multipliers: Factors applied to the base rate to adjust for variances in number of stories, wall height, and perimeter.

Section: Section is a code developed to satisfy system requirements and has no effect on value.

Story: An adjustment factor applied when the number of stories exceeds three stories above ground.

Height: An adjustment factor applied when the wall height exceeds typical wall height for that particular occupancy.

Perimeter: An adjustment factor based on a building’s perimeter.

Unit: An adjustment factor based on the number of units.

Total: Multiplicative rate of story, height and perimeter base rate multipliers. For example, if story, height and perimeter had a base rate multiplier of 1.0000, 0.9996 and 0.9012, respectively, the total base rate multiplier would be 0.9010 ($1.0000 \times 0.9998 \times 0.9012 = 0.9010$).

Adjusted Base Rate: The adjusted base rate is equal to the base rate multiplied by the total.

Adjusted Base Cost: The adjusted base cost is equal to the total area multiplied by the adjusted base rate.

Replacement Cost: Replacement cost is equal to the adjusted base cost.

Tax: An adjustment factor to account for goods and services tax.

Local: An adjustment factor that adjusts the Marshall Swift Cost Manual rate to local market costs.

User: An adjustment factor used to account for other influences not included in the M&S Cost Manual rate.

***RCN/ Replacement Cost New (\$):** Replacement Cost New (RCN) is the cost, including material, labour, and overhead, that would be incurred in constructing an improvement having the same utility to its owner as a subject improvement, without necessarily reproducing any particular characteristic. RCN is equal to replacement cost, adjusted for tax and local market costs, before depreciation.

***Percent Complete:** Percent complete indicates the progression of building construction.

***Depreciation:** This is the depreciation allowance as calculated by M&S Cost Manual depreciation tables.

***DRCN/ Depreciated Replacement Cost New (\$):** Depreciated Replacement Cost New (DRCN) refers to the RCN of a building less the depreciation allowance.

Adjustments

Adjustments may be applied to properties with atypical influences on a property specific basis to recognize their effect on value. Adjustments include but are not limited to:

Contamination: Site contamination refers to a 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*.

Functional Obsolescence: an adjustment is only applied if there is a flaw in the structure, materials, or design that diminishes the function, utility, and value of the improvement.

Revision History

February 21, 2019 - removed Provincial Quality Standards section

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Appendix

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 (m ²) |
| 1 foot (ft) = 0.3048 metres (m) | 1 acre (ac) = 4,046.86 square metre (m ²) |
| 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 (m ²) |