

# 2019

## ASSESSMENT METHODOLOGY

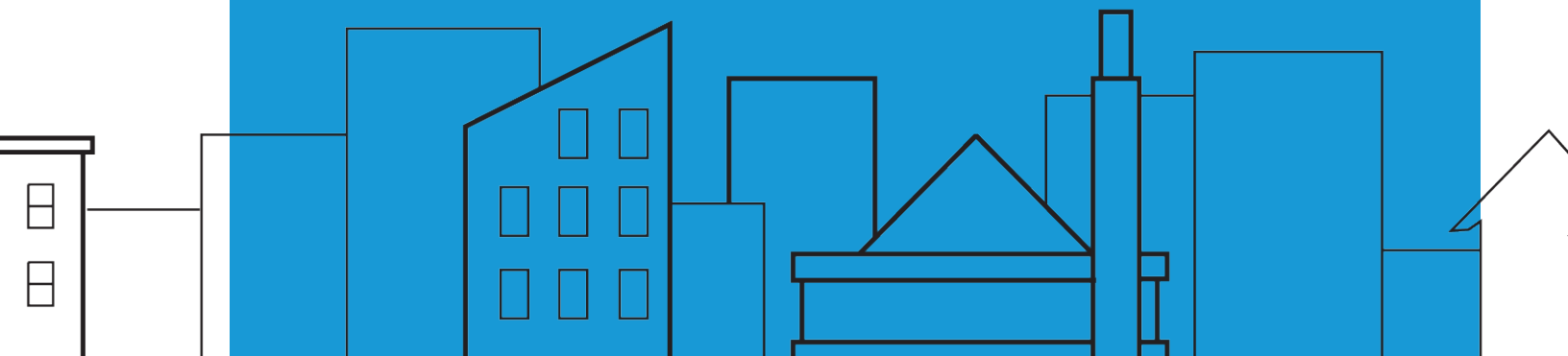
### RESIDENTIAL LAND

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](http://edmonton.ca/assessment)

*Revised: February 21, 2019 (see revision history)*

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, 2018 and the property's condition of December 31, 2018. 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, 2018
- 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, 2018
- 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](http://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:

	<b>Mass Appraisal</b>	<b>Single Appraisal</b>
<b>Definition and Purpose</b>	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
<b>Data Collection</b>	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
<b>Market Analysis</b>	Mass appraisal is predicated on highest and best use	Market analysis includes the analysis of highest and best use
<b>Valuation Model</b>	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
<b>Validation</b>	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)

The factors and variables are reported on the Property Assessment Detail Report (see Sample Assessment Detail Report). **“Type”** is also indicated and specifies whether the variable applies to the account, unit, site or a given building:

- Account - An adjustment that is applied to a property account. A property account includes all of the improvements and site.
- Unit - An adjustment that is applied to a condo unit.
- Site - An adjustment that is applied to the site.
- Building - An adjustment that is applied to the building.

### 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

Depending on the property type multiple regression analysis or other mass appraisal techniques are used to determine variables, factors and coefficients.

**“Multiple Regression Analysis (MRA):** a statistical technique used to analyze data to predict market value (dependent variable) from known values of property characteristics (independent variables)”

Property Appraisal and Assessment Administration, p. 653

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

## 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.

<b>Direct Sales Approach</b>	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.
<b>Income Approach</b>	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.
<b>Cost Approach</b>	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 because it mirrors the actions of buyers and sellers in the marketplace and sufficient residential land sales data exists 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, 2013 to June 30, 2018 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 and/or development potential of a parcel. The effective zoning may differ from the actual zoning. Refer to the Zoning section of this document for further Effective Zoning information.



*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 sections:

<ul style="list-style-type: none"> <li>● Location</li> <li>● Positive site influences</li> <li>● Negative site influences</li> </ul>	<ul style="list-style-type: none"> <li>● Lot characteristics</li> <li>● Adjustments</li> </ul>
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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:

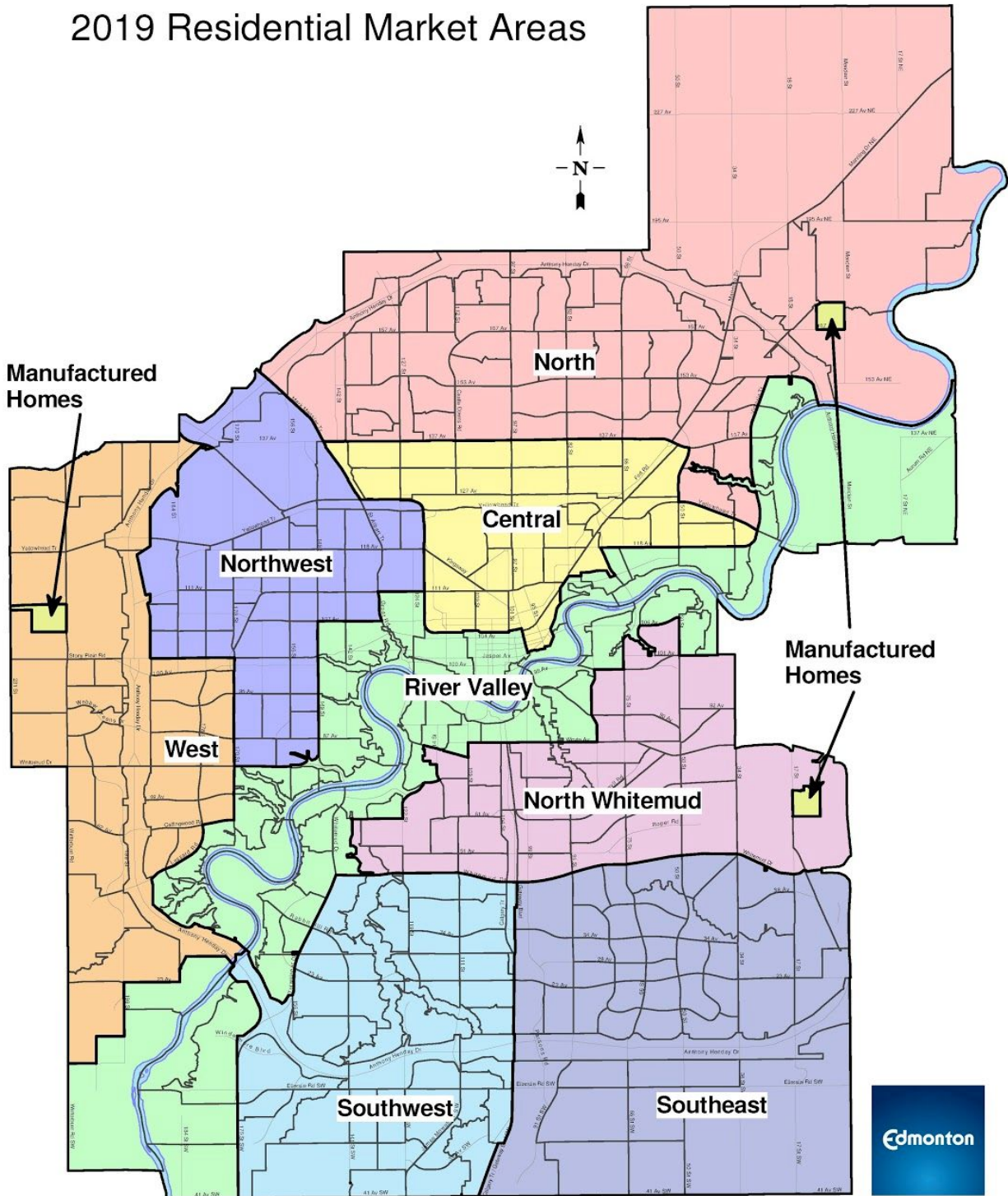
### Market area

A 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 below. A valuation model was created for each market area (excluding manufactured home park lands- for this inventory refer to the 2019 *Multi-Residential Manufactured Home Park Land* assessment methodology guide).

## 2019 Residential Market Areas



Map compiled by: Assessment & Taxation Branch.  
Printed: November 6, 2018

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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> (choose “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 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 (Mayliewan), 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 (Ebbers), 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), 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), 1111 (Blatchford Area), 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 (Gariepy), 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 Terwilligar), 5401 (River Valley Fort Edmonton), 5610 (Haddow). Group 4 excludes Rural Residential Study Areas 3054 (Donsdale), 3065 (Patricia Heights), 3074 (River Valley Isolated), 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), 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), 5578 (Glenridding Heights), 5579 (Glenridding Ravine).
- **Group 6-** 5452 (McEwan), 5454 (Rutherford), 5456 (Heritage Valley Area), 5463 (Desrochers Area), 5464 (Heritage Valley Town Centre Area), 5468 (Graydon Hill), 5469 (Paisley). Group 6 excludes Rural Residential Study Areas 3050 (127<sup>th</sup> 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), 3088 (Allard).
- **Group 8-** Includes Rural Residential Study Areas 3050 (127<sup>th</sup> 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), 3081 (Wernerville).
- **Group 5-** Includes Rural Residential Study Areas 3070 (Rimrock Estates), 3075 (Ellerslie Road / 34 Street), 3079 (Ward Heights / Reppert Heights), 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](https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx). See the document, *2019 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'). 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](https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx). See the document, *2019 Rural Residential – Study Areas*.

Positive site influences		
Golf course influence	Greenbelt influence	Lake influence
Noise attenuation barrier	Park influence	Ravine influence
River valley influence		

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

A property is located in close proximity to a golf course.

- **Abutting**  
Property backs directly onto a golf course or is separated from it only by a park, green space or walking trail.
- **Major, across from**

Property is separated from a golf course by a road or lane normally used by local traffic (with traffic count equal to or less than 5,000). The separation by a local road or lane could also include a park, green space and walking trail.

- **Minor, across from**

Property is separated from a golf course by a major road (with traffic count greater than 5,000). The separation by a major road could also include a park, green space and walking trail.

### **Greenbelt influence**

A property is next to a strip of publicly accessible green space.

This green space runs between residential properties, is between eight and 30 metres (26 and 98 feet) wide, includes public utility corridors and may have a walking trail. For widths below eight metres, refer to the Walkway influence definition. For widths over 30 metres, refer to the Park influence definition.

The greenbelt influence does not include areas used for overhead transmission lines, parks, lakes, ravines, walkways or the river valley.

### **Lake influence**

A property is in close proximity to a lake or storm reservoir.

- **Abutting**

Property backs directly onto a lake or storm reservoir. It also could be separated from it by a park, green space and walking trail.

- **Across from**

Property is separated from a lake or storm reservoir by a road or lane normally used by local traffic. The separation by a local road or lane could also include a park, green space and walking trail.

### **Noise attenuation barrier**

Noise attenuation barriers are structures designed to protect from noise pollution. They are located in proximity to noise sources like commercial, industrial, institutional, LRT, multi-residential, utility, railway or traffic.

Barriers include earthen berm, concrete wall structures and corrugated steel wall structures or their combination with a minimum combined height of six feet. Noise attenuation barriers do not include wooden screen fences typically erected by either the City or property owners.

- **Minor**

The barrier is between six and 10 feet high and is located on the property line.

- **Moderate**

The barrier is between six and 10 feet high when measured from the side that faces the noise source. Or, the barrier is between 10 and 20 feet high and is located on the property line.

- **Major**

The barrier is between 10 and 20 feet high when measured from the side that faces the noise source. Or, the barrier is more than 20 feet high and is located on the property line.

- **Extreme**

The barrier is more than 20 feet high when measured from the side that faces the noise source.



### **Park influence**

A property is in close proximity to a park.

Parks include any developed or undeveloped green space, neighbourhood parks, cul-de-sac islands and flat wooded areas that don't connect to ravines. They may or may not have walking trails and exclude any areas used for overhead power lines.

- **Minor, abutting**  
Property has a common boundary with a park that ranges between 0.25 hectares (0.62 acres) and 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 feet) wide. Or, property has a common boundary with a major park where the park is directly in front of, behind or beside the property and is less than 30 metres (98 ft) wide when measured from the property line.
- **Minor, across from**  
Property is across a road or lane from a park that ranges between 0.25 hectares (0.62 acres) and 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 ft) wide. Or, property is across a road or lane from a major park where the park is less than 30 metres (98 ft) wide.
- **Major, abutting**  
Property has a common boundary with a park that is more than 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 feet) wide when measured from the property line.
- **Major, across from**  
Property is across a road or lane from a park that is more than 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 feet) wide.
- **Recreational, abutting**  
Property has a common boundary with a park or green spaces used for recreational purposes: playgrounds, soccer or football fields, baseball diamonds, outdoor hockey rinks or open fields within 91 metres (300 feet) of a school.
- **Recreational, across from**  
Property is located across a road or lane from a park or green space used for recreational purposes: playgrounds, soccer or football fields, baseball diamonds, outdoor hockey rinks or open fields within 91 metres (300 feet) of a school.

### **Ravine influence**

A property is in close proximity to a ravine (land included in the City's Ravine System Protection Overlay [[https://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Overlays/811\\_North\\_Saskatchewan\\_River\\_Valley\\_and\\_Ravine\\_System\\_Protection\\_Overlay.htm](https://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Overlays/811_North_Saskatchewan_River_Valley_and_Ravine_System_Protection_Overlay.htm)])

- **Abutting**  
Property backs directly onto a ravine or is separated from it only by parks, green spaces or walking trails.
- **Major, across from**  
Property is separated from a ravine by a road or lane normally used by local traffic. The separation by the local road or lane may also include parks, green spaces and walking trails.
- **Minor, across from**  
Property is separated from a ravine by a major road (not solely used by local traffic). The separation by a major road may also include parks, green spaces and walking trails.

### **River valley influence**

A property is in close proximity to or within the boundaries of the North Saskatchewan River Valley (land included in the City's protection overlay)

([https://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Overlays/811\\_North\\_Saskatchewan\\_River\\_Valley\\_and\\_Ravine\\_System\\_Protection\\_Overlay.htm](https://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part2/Overlays/811_North_Saskatchewan_River_Valley_and_Ravine_System_Protection_Overlay.htm))

- **Abutting**

Property backs directly onto the boundary of the river valley or is separated from it only by parks, green spaces, wooded areas, walking trails or golf courses.

Where property is located within the river valley (for example, in neighbourhoods like Rossdale, Riverdale and Cloverdale), it receives an abutting river valley influence factor if it backs directly onto the bank of the North Saskatchewan River or is separated from the bank by parks, green spaces, wooded areas, walking trails and golf courses.

- **Major, across from**

Property is separated from the boundaries of the river valley by a road or lane normally used by local traffic. This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

Where property is located within the river valley (for example, in neighbourhoods like Rossdale, Riverdale and Cloverdale), it receives a major river valley influence factor if it is separated from the bank of the North Saskatchewan River by a road or lane normally used by local traffic. This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

- **Minor, across from**

Property is separated from the boundaries of the river valley by a major road (not solely used by local traffic). This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

Where property is located within the river valley (for example, in neighbourhoods like Rossdale, Riverdale and Cloverdale), it receives a minor river valley influence factor if it is separated from the bank of the North Saskatchewan River by a major road (not solely used by local traffic). This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

Negative Site Influences		
Bus stop/shelter influence	Cemetery influence	Commercial influence
Community mailbox 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**

A property that is abutting a bus stop or a bus shelter.

#### **Cemetery influence**

A property is in close proximity to a cemetery.

- **Abutting**  
Property backs directly onto a cemetery.
- **Across from**  
Property is located across a street from a cemetery.

#### **Commercial influence**

A property is in close proximity to a commercial property.

- **Minor**  
Property receives a minor commercial influence factor if it has one commercial property like a neighbourhood corner store, shop or convenience store in front, behind or beside.
- **Moderate**  
Property receives a moderate commercial influence factor if it has
  - two small commercial properties like a neighbourhood corner store, shop or convenience store or
  - one large commercial property like a neighbourhood strip mall, hotel or fast food facility in front, behind or beside.
- **Major**  
Property receives a major commercial influence factor if it has one of the following or a combination of
  - three or more commercial properties that create minor influence,
  - two or more commercial properties that create moderate influence or
  - one commercial property like a mall, box centre or bar in front, behind or beside.

#### **Community mailbox influence**

A property that is abutting a Canada Post community mailbox.

### Industrial influence

A property is in close proximity to an industrial property.

- **Minor**  
Property receives a minor industrial influence factor if it has one industrial property or vacant industrial land in front, behind or beside.
- **Moderate**  
Property receives a moderate industrial influence factor if it has two or three industrial properties in front, behind or beside.
- **Major**  
Property receives a major industrial influence factor if it has one of the following or a combination of
  - one industrial property that emits a large amount of pollution or smell (for example, the Gold Bar Wastewater Treatment Plant) or
  - more than three industrial properties in front, behind or beside.

### Institutional influence

A property is in close proximity to an institutional facility.

- **Minor**  
Property receives a minor institutional influence factor if it has one institution like a church, elementary school, ski hill or community hall in front, behind or beside.
- **Moderate**  
Property receives a moderate institutional influence factor if
  - it has two institutions like a church, elementary school, ski hill or community hall or
  - one institution like a high school, junior high school, recreation facility, community pool and stand-alone police station in front, behind or beside.
- **Major**  
Property receives a major institutional influence factor if it has one of the following or a combination of
  - three or more institutions that create minor influence,
  - two or more institutions that create moderate influence or
  - one major institution (for example, a large sports facility like Commonwealth Stadium or Telus Field, a post-secondary institution, a hospital or other emergency facility) in front, behind or beside.

### LRT influence

A property is in close proximity to Edmonton's LRT system.

- **Abutting**  
Property backs directly onto or is separated from an LRT right of way only by parks, green spaces, walking trails or walkways.
- **Across from**  
Property is separated from an LRT right of way by a road or lane. The separation by a road or lane could also include a park, green space and walking trail.

### **Multi-residential influence**

A property is in close proximity to a multi-residential property (condominiums, rental apartments or rental row houses).

Multi-residential properties considered for this influence must

- abut a property; or
- be located across lanes or roads with minor or moderate traffic counts; or
- be within 50 metres of a property and separated by utility right of ways, parks, lakes or other green spaces; and
- not be individually titled when it comes to single-family triplexes, fourplexes and row houses.

This classification is based on the total unit count from the adjacent multi-residential property and any other multi-residential properties contiguous to it (or separated only by small gaps of land like lanes, greenbelts or walkways).

- **Minor**  
Property is in close proximity to multi-residential properties with a total unit count of four to 30.
- **Moderate**  
Property is in close proximity to multi-residential properties with a total unit count of 31 to 75.
- **Major**  
Property is in close proximity to multi-residential properties with a total unit count of more than 75.

### **Railway influence**

A property is in close proximity to a railway.

- **Minor**  
Property backs directly onto or is adjacent to a rail right of way with single or multiple rail lines. Property also could be separated from the rail right of way by a road or lane.
- **Moderate**  
Property directly backs onto or is adjacent to a railway yard or switching station. Property also could be separated from the railway yard or switching station by a road or lane.

### **Traffic influence**

A property is adjacent to a traffic source. We assign these factors according to the latest City traffic count data [[https://www.edmonton.ca/transportation/traffic\\_reports/traffic-reports-flow-maps.aspx](https://www.edmonton.ca/transportation/traffic_reports/traffic-reports-flow-maps.aspx)].

- **Minor**  
Property is adjacent to interior roads with recorded traffic flows of 1,500-5,000 vehicles per day or with Edmonton Transit System bus routes.
- **Moderate**  
Property is adjacent to neighborhood collector roads with recorded traffic flows of 5,001-15,000 vehicles per day.
- **Major**  
Property is adjacent to main arterial roads (for example, 50th Street, 170th Street or 97th Street) with recorded traffic flows of 15,001-50,000 vehicles per day.
- **Extreme**  
Property is adjacent to freeways (for example, Whitemud Drive or Yellowhead Trail) with recorded traffic flows of more than 50,000 vehicles per day.
- **Anthony Henday Drive**  
Property is adjacent to the Anthony Henday Drive ring road.

### Utility influence

A property is in close proximity to utilities.

- **Minor**

Property receives a minor utility influence factor if it is adjacent to underground utilities (like high pressure pipelines) 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**

Property receives a moderate utility influence factor if it is adjacent to overhead transmission lines generally located within a green belt or if it's 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. The size of the area affected will be reported as the Lot area requiring adjustment.

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 receives a substation, minor utility influence factor if it is adjacent to a utility substation other than an overhead transmission line substation. These substations include municipal utility services such as low-voltage power substations, gas substations, telecommunications substations and municipal water, sanitary and storm sewer substations

- **Substation, major**

Property receives a substation, major utility influence factor if it is adjacent to an overhead transmission line substation.

### Walkway influence

A property is next to a walkway.

Walkways are less than eight metres (26 feet) wide and located between two residential properties. For widths over eight metres, refer to the Greenbelt Influence definition.

- **Minor**

Property shares a border with a walkway that connects—either directly or as part of a trail system—one residential area to another or is used as an access point to greenbelts, parks, ravines or the river valley.

- **Moderate**

Property shares a border with a walkway that connects—either directly or as part of a trail system—one residential area to areas with commercial or institutional uses or major roadways.

Lot Characteristics		
Actual zoning	Effective zoning	Land use (LUC)
Lot area requiring adjustment	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*, which regulates the use and development of land within specific geographic areas of the city. Refer to the Appendix for further zoning information.

**Effective zoning**

Effective zoning is an internal coding applied to reflect the current use and/or development potential of a parcel. Effective zoning will generally reflect the actual zoning of a parcel, but may differ on properties with a legal non-conforming use, Direct Control zoning or in other limited circumstances.

**Land use (LUC)**

Land use is an internal coding used to categorize the current use of a property. LUCs belonging to the residential land inventory are:

- Undeveloped residential land (910)
- Residential bare land condominium (land only) (911)
- Paved/fenced parking lot for non-residential use (530)
- Unpaved/unfenced parking lot for non-residential use (531)

These LUCs, in tandem with the effective zoning, identify properties belonging to the residential land group. Note, the non-residential tax rate will apply to LUC 530 and 531 due to their non-residential use.

**Lot area requiring adjustment**

The lot area amount indicated receives an assessment adjustment due to the negative impacts of either Lot instability (Moderate or Major), Adverse topography, an Easement, Utilities influence (Major) or Lot shape (Irregular).

**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:** Lots where the front width is significantly smaller than the rear width resulting in an overall 'pie' shape.
- **Irregular shape:** Lot shapes that are significantly different from rectangular, such as triangular shapes, L-shapes or dogleg shapes. The size of the area affected will be reported as the Lot area requiring adjustment.

### 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	Easements	Lot instability
Servicing	Site contamination	Utility / remnant parcel

Adjustments may be made for the following:

### Adverse topography

Adverse topography indicates a property has certain topographical constraints that are not typical for the area and negatively affect the overall suitability of land for residential development.

These constraints may include, but are not limited to, significant slopes or wetland subsoil conditions resulting from sloughs, ponds and natural drainage onto the property. The size of the area affected will be reported as the Lot area requiring adjustment.

- **Minor**  
The adverse topography does not significantly impede developmental potential of the affected area. The area still provides some benefit to the owner, such as use or enjoyment of the land.
- **Moderate**  
The adverse topography has a potential to significantly impede developmental potential of the affected area. However, the area still provides some benefit to the owner, such as use or enjoyment of the land.
- **Major**  
The adverse topography significantly impedes developmental potential of the affected area. The area provides no reasonable benefit to the owner.



### Easements

These are agreements or allowances on a property, usually registered on the certificate of title, that often have the effect of partially restricting an owner's use of the affected portions of land. This includes agreements for access onto the property, rights-of-way for major utilities through the property, or other conditions that limit the full use of the affected areas. Overhead transmission lines that cross a property are not included in this attribute, as these are captured by the Utility Influence- Major attribute. This attribute also does not include municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines that typically serve the property. The size of the area affected will be reported as the Lot area requiring adjustment.

### Lot instability

Lot instability signals that land at the top of bank area of a property has experienced slope movement or erosion; therefore, the bearing capacity of the ground became diminished. Any lot instability must occur on the property being assessed and is applied only if lot instability has already occurred. The size of the area affected for the Moderate or Major categories are reported as the Lot area requiring adjustment.

- **Minor**  
Land has experienced slope movement or erosion, which:
  - (a) is apparent and more than incidental in scope but does not immediately threaten structures or the use of the amenities on that property; or
  - (b) has led to ongoing monitoring by a geotechnical professional to ensure continued slope stability.
- **Moderate**  
Land has experienced slope movement or erosion, which:
  - (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 house or primary structure on the property.
- **Major**  
Land has experienced severe slope movement or erosion, which:
  - (a) has rendered a substantial portion of the top of bank area of the property unusable, hazardous or in need of substantial stabilization work, as a result of a landslide or major slope failure;
  - (b) has subjected the property to a Safety Codes Act order that requires ongoing geotechnical monitoring regarding the continued use of the property or its structures; or
  - (c) made the house unsafe for continued occupancy, or made any continued occupancy contingent upon compliance with a Safety Codes Act order.

### Servicing

This refers to the utility infrastructure services available to a property. Land servicing includes water supply, sanitary sewer, storm sewer, paving, sidewalk/curb/gutter and street lighting infrastructure. For each of the items reported, 'YES' indicates the property is provided with the service, while 'NONE' indicates the property is not provided with the service.

- **Water supply:** This refers to the public water supply infrastructure available to a property. A residential property is considered as serviced if a branch (stub) line from the City/Epcor main line to the property line exists.
- **Sanitary sewer:** Sanitary sewer is the public infrastructure (either separate or combined with storm sewers) provided for a property to collect household sanitary sewer waste water. A

residential property is considered as serviced if a branch (stub) line from the City/Epcor main line to the property line exists.

- **Storm sewer:** Storm sewer is part of the public infrastructure (either separate or combined with sanitary sewers) provided for a property to collect stormwater from the property.
- **Paving (road):** Paving of public roads is considered part of the public road access infrastructure adjacent to a property. This does not include the paving of rear lanes.
- **Sidewalk/curb/gutter:** Sidewalks and/or curbs and gutters are part of the public road access infrastructure adjacent to a property, depending on the typical standards for a given street or subdivision.
- **Street lighting:** Street lighting is considered part of the public road and sidewalk access infrastructure adjacent to a property.

### **Site contamination**

Site contamination signals that a property is affected by undesirable or hazardous environmental circumstances that have occurred from an outside source beyond the control of the property owner.

### **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 'Factors Used to Calculate Your 2019 Assessed Value' section of each property's *Property Assessment Detail Report*.

**Property Assessment Detail Report**  
Assessment and Taxation

Account 10000000

**Report Date** January 2, 2019

**2019 Assessed Value** **\$209,000**

**Date of Issue** January 2, 2019

**Property Address** 10000 100 STREET NW

**Legal Description** Plan: 1000000 Block: 10 Lot: 10

**Neighbourhood** Crystallina Nera West

**Assessment Class** RESIDENTIAL

**Land Use** 100% Undeveloped residential land

**Zoning** RSL - Residential Small Lot District

**Effective Zoning** RSL - Residential Small Lot District

**Taxable Status** January 1 - December 31, 2019; FULLY TAXABLE

**Unit of Measurement** METRIC (metres, square metres)



page 1 of 1

### Factors Used to Calculate Your 2019 Assessed Value

			MARKET VALUE APPROACH	DIRECT SALES
LAND				
Variable	Factor		Type	
Actual zoning	RSL		Site	
Lot size	468		Site	
Walkout grading	YES		Site	
Lake influence	ABUTTING		Site	
Multi-residential influence	MAJOR		Site	
Water supply	YES		Site	
Sanitary sewer	YES		Site	
Storm sewer	YES		Site	
Paving	YES		Site	
Sidewalk / curb / gutter	YES		Site	
Street lighting	YES		Site	
			<b>Land Value</b>	<b>209,301</b>

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## Methods to Adjust Comparables

There are two techniques for adjusting comparables: **quantitative** and **qualitative**.

### Quantitative Adjustments

Each characteristic of a property can be measured or quantified by a mathematical expression and adjusted for.

*Several techniques are available to quantify adjustments to the sale prices of comparable properties: data analysis techniques (including paired data analysis, grouped data analysis, and secondary data analysis, statistical analysis, graphic analysis... (AIC, 2010, p. 14.2).*

*In the direct comparison approach, the best comparables are those sales that require the least **absolute** adjustment. (AIC, 1995, p. 245).*

Quantitative adjustments involve adjusting a known value (sale price for example) by adding or subtracting an amount that a given characteristic adds to or subtracts from that value. A quantitative adjustment should be made for each characteristic that differs between the subject property and the comparable property.

Due to the legislative requirement to use mass appraisal, the City has used statistical analysis to determine annual assessments.

*“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.*

*MRAT s.31(a)*

The City is not required to disclose the coefficients. In the absence of quantitative adjustments, an alternative technique is qualitative analysis.

### Qualitative Analysis

Each comparable property is compared with the subject property on an overall basis. In a qualitative analysis, comparable properties are identified as inferior, similar, or superior overall to the subject property in order to bracket the probable value range of the subject property.

*When a sale property is considered to offer important market evidence but finding the means to make quantitative adjustments is lacking, the appraiser may turn to other major direct comparison techniques, **qualitative analysis**. (AIC, 2005, p. 19.10).*

*In reconciling value indications in the direct comparison approach, the appraiser evaluates the number and magnitude of adjustments and the importance of the individual elements of comparison in the market to judge the relative weight a particular comparable sale should have in the comparative analysis. (AIC, 2010, p. 13.16 ).*

*Qualitative analysis recognizes ... the difficulty in expressing adjustments with mathematical precision. (AIC, 2010, p. 14.6 ).*

*...reliable results can usually be obtained by bracketing the subject between comparables that are superior and inferior to it. (AIC, 2010, p. 14.7).*

*If one or two comparable properties require fewer total adjustments than the other comparables, an appraiser may attribute greater accuracy and give more weight to the value indications obtained from these comparables, particularly if the magnitude of the adjustments is approximately the same. (AIC, 2010, p. 13.16).*

## Revision History

February 21, 2019 - removed Provincial Quality Standards section

## References

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## Appendix

### Zone Chart: Residential Measure Conversion Chart

#### Zone Chart: Residential

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

Residential Zonings	
<b>RA7</b>	<b>Low Rise Apartment Zone (s.210)</b> provides for low rise apartment buildings
<b>RA8</b>	<b>Medium Rise Apartment Zone (s.220)</b> provides for medium rise apartment buildings
<b>RA9</b>	<b>High Rise Apartment Zone (s.230)</b> provides for high rise apartment buildings
<b>RR</b>	<b>Rural Residential Zone (s.240)</b> 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
<b>RMH</b>	<b>Mobile Home Zone (s.250)</b> 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
<b>1 inch (in) = 2.54 centimetres (cm)</b>	<b>1 square foot (sqft) = 0.09290 square metre (m<sup>2</sup>)</b>
<b>1 foot (ft) = 0.3048 metres (m)</b>	<b>1 acre (ac) = 4,046.86 square metre (m<sup>2</sup>)</b>
<b>Imperial Conversions</b>	<b>1 acre (ac) = 0.40469 hectares (ha)</b>
<b>1 acre (ac) = 43,560 square feet (sqft)</b>	<b>Metric Conversions</b>
<b>1 square mile = 640 acres (ac)</b>	<b>1 square kilometer (sq km) = 100 hectares (ha)</b>
<b>1 section = 640 acres (ac)</b>	<b>1 hectare (ha) = 10,000 square metres (m<sup>2</sup>)</b>