

# 2026

## ASSESSMENT

## METHODOLOGY

### RESIDENTIAL COST

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

Edmonton

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



## Table of Contents

<b>Scope</b>	<b>2</b>
<b>Introduction</b>	<b>2</b>
<b>Mass Appraisal</b>	<b>4</b>
Valuation Model	6
<b>Property Groups</b>	<b>6</b>
<b>Approaches to Value</b>	<b>7</b>
Cost Approach	7
Replacement Cost New of Improvements	8
Alberta 2001 Residential Cost Manual:	8
Depreciation	8
Land	8
<b>Assessment Classification</b>	<b>9</b>
<b>Variables</b>	<b>10</b>
Improvements	10
<b>Sample Assessment Detail Report</b>	<b>18</b>
<b>References</b>	<b>21</b>
<b>Appendix</b>	<b>22</b>
Zoning	22
Measure Conversion Chart	23

## Scope

This guide explains how residential cost properties are valued for assessment purposes. The guide is intended as a tool and complements the assessor's judgment in the valuation process. The **Valuation Date** is the legislated date of July 1, 2025.

## 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 (hereinafter "MGA") and the *Matters Relating to Assessment and Taxation Regulation*, 2018, Alta Reg 203/17, (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 MGA 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 MRAT regulation.

Property assessments represent:

- an estimate of the value;
- of the fee simple estate in the property;
- as the property existed on December 31, 2025;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2025;
- on the open market;
- from a willing seller to a willing buyer.

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

The legislation requires the City of Edmonton to assess the fee simple estate.

*"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* and *MRAT*:

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 properties
- 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
<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 Mode</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 Model

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.

s31 (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 Information prescribed... does not include coefficients

**MRAT, s.33(3)**

### Valuation Model

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

## Property Groups

**Residential Improved Properties** are properties that:

- contain three or less dwelling units, or
- contain four to eight dwelling units, where at least one of the dwelling units is significantly different in terms of size, style, and intended use.

For example

- A front to back duplex with two additional basement suites and a backyard suite would be a residential improved property.
- A 3 unit triplex would be a residential improved property
- An 8 unit rowhouse development would be considered a multi-residential property

A dwelling unit is a self-contained unit consisting of one or more rooms used as a bedroom, bathroom, living room, and kitchen.

**Properties that are under construction to be Residential Improved Properties are valued using the cost approach. In addition the cost approach is utilized for permanent structures**

**not typically found on most residential properties. Please refer to the auxiliary buildings definition below.**

For Residential Improved Properties that are completed, please see the 2026 Residential Improved Properties Assessment Methodology Guide available online at [www.edmonton.ca](http://www.edmonton.ca).

## Approaches to Value

The approaches to determine market value are the direct comparison, income, and cost approaches.

<b>Direct Comparison 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.

### Cost Approach

The cost approach produces the most accurate assessment for properties that are under construction or when there is limited market data available for the type of property. (e.g., special-purpose or unique properties), and it is also highly reliable for new construction where the cost to build is known and depreciation is minimal. In the context of the Cost Approach, limited market data refers to a situation where there are insufficient recent, comparable sales of similar properties in the same market area to reliably use the Direct Comparison Approach. This often occurs with special-purpose properties like churches, schools, or government buildings, or with unique and highly customized residential homes, which rarely sell or have no direct equivalents to use for comparison.

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 the improvements, less depreciation, plus land value.

$$\text{Replacement Cost New} - \text{Depreciation} + \text{Land Value} = \text{Assessment}$$

Replacement cost and depreciation are determined using cost manual rates and a schedule for

determining depreciation. Land value of a property is determined using the direct comparison approach. See sections below for more information.

**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.144**

**Depreciation:** *loss in value of an object, relative to its replacement cost new*  
**Glossary for Property Appraisal and Assessment, p.49**

## Replacement Cost New of Improvements

The City primarily uses the Alberta 2001 Residential Cost Manual (described below) to determine the typical Replacement Cost New of improvements under construction. The majority of the rates have been incorporated into the City of Edmonton's assessment system with some modifications to better reflect the large inventory of residential properties located within the City. The City also relies on the Marshall & Swift Valuation Service cost manual to value structures that may be unique such as large barns and rural residential structures.

### Alberta 2001 Residential Cost Manual:

Alberta Municipal Affairs has produced this manual as a service to municipalities and stakeholders. The manual establishes typical replacement costs for residential buildings and properties based on 2001 replacement costs. It uses full cost pricing of all typical building components, including conventional markup to determine base rates. A base cost modifier is then applied to determine the Replacement Cost New in the year of the assessment. This modifier is typically determined by reviewing building construction prices indexes that are published by Statistics Canada specifically for the Edmonton Region. It can be used to provide an equitable comparison of similar structures but it may not represent specific construction costs or actual costs incurred by the property owner.

A copy of the Alberta 2001 Residential Cost Manual can be obtained online from the Alberta Government open data website using the link below and entering 'Alberta 2001 Residential Cost Manual' in the keyword search field.

<https://open.alberta.ca/dataset?q=Alberta+2001+Residential+Cost+Manual&sort=score+desc&organization=municipalaffairs>

### Depreciation

Depreciation is a loss in value from any cause. For assessment purposes, depreciation is considered to be the loss in value from physical deterioration and from obsolescence. Total depreciation is the difference between Replacement Cost New and market value at the same date. Depreciation is subtracted from the Replacement Cost New of an improvement and decreases the value of the improvement.

### Land

For valuations of land associated with buildings that are valued using this guide, please see the 2026 Residential Land Assessment Methodology available online at [www.edmonton.ca](http://www.edmonton.ca).

## Assessment Classification

Section 297 of the MGA requires that a property must be assigned one or more of the following assessment classes:

- (a) class 1 - residential;
- (b) class 2 - non-residential;
- (c) class 3 - farm land;
- (d) class 4 - machinery and equipment.

The different assessment classes are defined in section 297(4) of the MGA. The *City of Edmonton Charter, 2018 Regulation*, Alta Reg 39/2018 (Charter), except for the purposes of section 359 and Division 5 of Part 9 of the MGA, modifies the section 297(4) definitions for the different assessment classes.

Pursuant to section 297(2) of the MGA and Bylaw 19519, the residential class has been divided into subclasses. Bylaw 19519 defines the Residential, Mature Area Derelict Residential, and Other Residential subclasses.

The three assessment subclassifications of residential property in Edmonton:

- Residential
- Other Residential
- Mature Area Derelict Residential

Assigning assessment classes requires a consideration of the class and subclass definitions and related sections in section 297 of the MGA, the Charter, Bylaw 19519, and the Edmonton Zoning Bylaw No. 20001, including Overlays.

### Residential

A residential property is all or part of a property where neither industrial, commercial nor farming operations take place and the property:

- is actually used for permanent living accommodation;
- is vacant land with a primary permitted use under the Edmonton Zoning Bylaw for permanent living accommodation, but not vacant land with multiple primary permitted uses; or
- has permanent living accommodations as a permitted or discretionary use under the Edmonton Zoning Bylaw and a development permit has been issued or construction has commenced to build permanent living accommodations.<sup>1</sup>

**Permanent Living Accommodation** consists of a self-contained dwelling unit having one or more rooms accommodating sitting, sleeping, sanitary facilities, and a kitchen.

Residential Improved properties also include "commercial in residential property" that are properties that have the physical characteristics of a dwelling unit but are primarily used for industry or commerce purposes.

---

<sup>1</sup> *City of Edmonton Charter, 2018 Regulation*, AR 39/2018, s. 4(16)(c) modifies section 297(4)(b) and (c) of the *Municipal Government Act*, RSA 2000, c M-26, except for the purposes of section 359 and Division 5 of Part 9 of the MGA.

## Variables

The following section defines the Variables and related factors that affect the value of improvements within the valuation model (listed alphabetically):

### Improvements

**Air Conditioning:** Air conditioning is a central system for maintaining a cool atmosphere in a building typically by controlling the humidity, ventilation and temperature levels.

**Brick exterior:** All exterior walls of a house have brick or stone finish.

### Backyard housing

Backyard housing is a building containing 1 or more dwellings, with its own entrance (either from a common indoor landing or directly from the exterior). The backyard house is located wholly within the rear yard, and partially or wholly within the rear setback of the applicable zone, of a residential site. Also known as garden suites.

The variables and related factors affecting the value of backyard housing include: Air conditioning, Building net area, Condition of improvement, Elevators, Fireplaces, Quality classification, and Year built.

### Building areas

Building area measurements are based on the external building envelope measurements, less any internal missing floor area (Stairwells are considered assessable net area and are not removed as part of internal missing floor area). The following building areas are factored into the assessment:

- **Building net area:** Building area (also known as livable area) is the total above-grade livable area of a house.
- **Basement area:** The basement forms part or all of the foundation and is located completely or partially below grade.
- **Finished basement area:** A house has a finished basement. Finished basement area is capped at 85% of Basement area to account for the portion of the area used by a mechanical room.
- **Partial basement area:** A partial basement means that only a portion of the total ground floor is located above it. The majority of partial basements are found in homes built prior to 1950. They were usually created to only accommodate a furnace and are typically used for storage.
- **Lower level area:** A house has a lower level area. In split-level houses, this level forms part or all of the foundation and is located partially below grade.
- **Finished lower level area:** A house has a finished lower level area.
- **Loft area:** A loft is an open space in a house usually without any internal walls.
- **Attached garage area:** Garages are walled, roofed structures typically with large rolling doors built for storing vehicles.

An attached garage is built on grade as part of the structure of a house. It usually shares a roof or at least one common wall with a house.

- **Detached garage area:** Garages are walled, roofed structures typically with large rolling doors built for storing vehicles.

A detached garage is a stand-alone structure.

- **Basement garage area:** Garages are structures typically with large rolling doors built for storing vehicles.  
A basement garage is built as part of the basement of a house—partially or completely below grade.
- **Lower level garage area:** Garages are structures typically with large rolling doors built for storing vehicles.  
A lower level garage is built as part of the lower level of a house—partially or completely below grade.
- **Detached garage upper area:** A detached garage on a property has an upper area that is not a dwelling.
- **Attached carport area:** Carports are roofed, open structures without enclosed walls that are built to offer limited protection from the elements for vehicles or other storage.  
An attached carport is physically attached to a house, garage or another structure.
- **Detached carport area:** Carports are roofed, open structures without enclosed walls that are built to offer limited protection from the elements for vehicles or other storage.  
A detached carport is a stand-alone structure.
- **Pool building area:** A swimming pool building is built with a purpose to house an indoor swimming pool.
- **Pool area:** Swimming pools are structures designed for swimming in.
- **Secondary suite area (in basement):** A secondary suite is a separate dwelling and may have its own entrance (either from a common indoor landing or directly from the exterior).  
This secondary suite area is located in a basement or lower level of a house.
- **Secondary suite area (in house):** A secondary suite is a separate dwelling and may have its own entrance (either from a common indoor landing or directly from the exterior).  
This secondary suite area is located on an above-grade level of a house.
- **Solarium area:** Solariums are glass-enclosed rooms (with glass walls and roof) that form part of an extension to an original house.
- **Sunroom area:** Sunrooms are glass-enclosed rooms covered by a conventional roof that form part of an extension to the original house.
- **Open veranda area:** An open veranda is an unheated, open-air, outdoor space that has a railing, is protected by a roof and extends along an exterior wall of any storey of a house. The City does not assess open verandas of three square metres and smaller.

### Condition of improvement

- **House condition**  
Condition reflects how well a house has been maintained over time.
  - **Poor**  
House is considered borderline derelict—with many items deteriorated to a point where immediate major repairs and replacements are needed to keep the house habitable.
  - **Fair**  
House shows that general maintenance, typical for the age of the house, has not been performed. As a result, the house shows the signs of structure decay, has reduced utility and requires rehabilitation.

- **Average**  
House shows that general maintenance, typical for the age of the house, has taken place. Repairs or rehabilitation of some components may be needed.
- **Good**  
House has been very well maintained for its age.

- **Detached garage condition**  
Condition reflects how well a detached garage has been maintained over time.
  - **Poor**  
Garage is considered borderline derelict—with many items deteriorated to a point where major repairs and replacements are needed.
  - **Fair**  
Garage shows that general maintenance, typical for the age of the garage, has not been performed. As a result, the garage shows the signs of structure decay, has reduced utility and requires rehabilitation.
  - **Average**  
Garage shows that general maintenance, typical for the age of the garage, has taken place. Repairs or rehabilitation of some components may be needed.
  - **Good**  
Garage has been very well maintained for its age.

#### **Effective year built**

The effective year built is the age of a house adjusted for additions or the age of the foundation—when the blending of the original area with the new area is required. When a new house is built on top of an existing foundation, 10 years are deducted from the effective year built. When a new foundation is added to an existing house, 10 years are added to the effective year built.

When the effective year built differs from the original year built, property assessors use the effective age in determining the value of the property.

The effective year built does not include the year built of either detached garages or basement finish.

**Elevator:** A type of vertical, enclosed and automated transportation built into the structure of the house to move people between floors.

**Fireplaces:** A house has a number of fireplaces. This quantity doesn't include wood stoves.

**Heating System:** The base rate includes forced air or equivalent. The following system is superior and will require a positive adjustment:

- **Geothermal System:** A system that uses ground-source heat pumps to act as either a heating or cooling system.
- **Zoned heating system:** A zoned heating system allows the temperature of each room or zone within the house to be individually controlled.

**Home theatre:** A house has dedicated space for a theatre-style seating arrangement—usually single-tiered and on a raised theatre-style floor—and dedicated electrical wiring for audio-visual systems.

**Market Building Class (MBC):** Market building class describes the building type of a house.

**Detached structures 1, 1-1/2, 1-3/4 storey**

- 1 STY BSMT – 1 storey (bungalow) with basement
- 1 STY NOBSMT – 1 storey (bungalow) without basement
- BILEVEL – 1 storey, split-level entry, with basement
- SPLITLEVEL CRWL – 1 storey, split levels, with crawlspace
- SPLITLEVEL – 1 storey, split levels, with no crawlspace
- 1.5 STY BSMT – 1-1/2 storey with basement
- 1.5 STY NOBSMT – 1-1/2 storey without basement
- 1.75 STY BSMT – 1-3/4 storey with basement
- 1.75 STY NOBSMT – 1-3/4 storey without basement

**Detached structures 2, 2-1/2, 2-3/4 storey**

- 2 STY BSMT – 2 storey with basement
- 2 STY NOBSMT – 2 storey without basement
- 2.5 STY BSMT – 2-1/2 storey with basement
- 2.5 STY NOBSMT – 2-1/2 storey without basement
- 2.75 STY BSMT – 2-3/4 storey with basement
- 2.75 STY NOBSMT – 2-3/4 storey without basement

**Detached structures 3 storey**

- 3 STY BSMT – 3 storey with basement
- 3 STY NOBSMT – 3 storey without basement

**Duplex structures 1, 1-1/2 storey**

- 1STY BSMT DUP SXS – 1 storey duplex, side by side, with basements
- 1STY NOBSMT DUP SXS - 1 storey duplex, side by side, without basements
- DUP BILEVEL SXS – 1 storey duplex, side by side, split-level entries, with basements
- SPLT CRWL DUP SXS - 1 storey duplex, split levels, with crawlspaces
- SPLT DUP SXS - 1 storey duplex, split levels, with no crawlspaces
- 1 STY FOURPLX BSMT - 1 storey duplex, back to back, with basements
- 1 STY FOURPLX NOBSMT - 1 storey duplex, back to back, without basements
- BILEVEL FOURPLX - 1 storey duplex, split-level entries, back to back, with basements
- 1.5 STY DUPLEX – 1-1/2 storey duplex with basements
- 1.5 STY DUP NOBSMT - 1-1/2 storey duplex without basements

**Duplex structures 2 storey**

- 2 STY BSMT DUP SXS - 2 storey duplex, side by side, with basements

- 2 STY NOBSMT DUP SXS - 2 storey duplex, side by side, without basements
- 2 STY FOURPLX BSMT - 2 storey duplex, back to back, with basements
- 2 STY FOURPLX NOBSMT - 2 storey duplex, back to back, without basements

### **Duplex structures 3 storey**

- 3 STY BSMT DUP SXS - 3 storey duplex, side by side, with basements
- 3 STY NOBSMT DUP SXS - 3 storey duplex, side by side, without basements
- 3 STY FOURPLX BSMT - 3 storey duplex, back to back, with basements
- 3 STY FOURPLX NOBSMT - 3 storey duplex, back to back, without basements

### **Multi-plex structures**

- MULT SXS BSMT - 1 storey multi-plex, side by side, with basements
- MULT SXS BILEVEL - storey multi-plex, side by side, split-level entries, with basements
- MULT SXS SPLT CRWL - 1 storey multi-plex, side by side, split levels, with crawlspaces
- 2 STY MULTI SXS - 2 storey multi-plex, side by side, with basements
- 2 STY MULT BK2BK BST - 2 storey multi-plex, back to back, with basements
- 3 STY MULT SXS BSMT - 3 storey multi-plex, side by side, with basements

### **Miscellaneous structures**

- GARAGE - garage accessory building
- ROWHOUSING- row of houses joined by common walls

## **Multiple-unit**

- **Duplex**

The property consists of Semi-detached housing where a building contains two principal dwellings that share, in whole or in part, a common vertical wall. Both dwellings are on one title.

- **Duplex with secondary suites**

The property consists of a Duplex and two or more secondary suites. All units are on one title.

- **Triplex**

The property consists of Semi-detached housing where a building contains three principal dwellings that share, in whole or in part, a common vertical wall. All three dwellings are on one title.

**Percent Complete:** An estimate of total work completed or progression of building construction.

### **Premium roof finish**

More expensive than typical roofing materials. A house has one of the following premium roof finishes: concrete or clay tile, metal, rubber, slate, cedar and other pressure-treated wooden shake or shingle.

Having a premium roof finish impacts value only when a house has Custom quality or lower.

**Reclamation System Indoor Pool:** indoor pools require a reclamation system which provides air dehumidification, heat reclamation, and air exchange.

### **Quality Classifications**

- **House quality**

Quality points to how well a house was built for its era of construction. It encompasses the

---

design concept, type of materials, workmanship, interior and exterior finishes, and floor plan. All of the descriptions below are relative to the era of construction.

- **Fair**

This quality class satisfied demands for low- to moderate-cost housing for the era. The house had below-average construction cost for the era; for example, the house is basically square or rectangular, has a basic floor plan and has a plain exterior. Finishing materials were below average in quality, and little or no attention was given to decorative features. The floor plan may not have been functional.

- **Standard**

This quality class represents average housing that met market standards for the era. The house is of a typical style, is generally rectangular in shape and may include entry porches or verandas. Finishes are normally limited to standard quality, pre-manufactured materials with a minimum number of decorative features.

- **Semi-custom**

This quality class represents above-average housing that exceeded market standards for the era. More attention was given to architectural design (such as breaks in the roof line, or decorative interior features such as art nooks). Finishes were generally upgraded to a mixture of standard and better quality materials. A minimum number of interior construction features may be present.

- **Custom**

This quality class represents housing that exceeded market standards for the era. The house may have been contract built. The exterior has an attractive style, often with breaks in the roof line. Architectural design was used more extensively in living areas. Finishing materials and workmanship were of good quality. A number of interior features are present.

- **Good custom**

This quality class represents housing that significantly exceeded market standards for the era. The house is normally custom or contract built and, on occasion, may have been constructed under the supervision of an architect. Large verandas, covered entrance ways, numerous breaks in the roof line, and prominent architectural features are common. The interior design often shows originality, includes built-in features and has spacious rooms. A number of interior features are present. Attention to detail is evident. Finishes in this quality normally feature the best pre-manufactured or good to expensive materials.

- **Expensive**

This quality class represents unique housing that significantly exceeded market standards for the era. It may have been contract built under the supervision of an architect. The exterior often has large windows and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is innovative with a considerable number of built-in features. Decorative features and finishes are normally selected from expensive materials. Significant attention to detail is evident.

- **Luxurious**

This quality class represents the ultimate in housing that significantly exceeded market standards for the era. It is contract built under the supervision of an architect. The exterior is characterized by an abundance of large windows and a unique roof style. The exterior is innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is unique and exquisite to meet individual specifications and taste. The interior design is innovative with a considerable number of

---

built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features and workmanship are of the highest quality with elaborate detail.

- **Garage quality**

Quality points to how well a detached garage was built for its era of construction. It encompasses the workmanship, materials, design and utility of the structure.

- **Substandard**

Materials used to build the garage in its era of construction were low to fair grade and the quality of workmanship appears substandard.

- **Standard**

Materials used to build the garage in its era of construction were average grade. Finishes were selected to match the house. The quality of workmanship appears average.

- **Custom**

Materials used to build the garage in its era of construction were good quality. Finishes were selected to match the house. The quality of workmanship appears above average.

- **Good custom**

Materials used to build the garage in its era of construction were good to expensive. The quality of workmanship appears above average.

### **Semi-detached**

- **Two units**

A property includes part of a Duplex or Semi-detached Housing building that contains two principal dwelling units and each dwelling unit is on its own title.

- **3+ units**

A property includes part of a Row Housing building that contains 3 or more principal dwelling units joined in whole or in part at the side, the rear, or the side and rear and each dwelling unit is on its own title.

**Solar Panel System:** A Solar panel system converts solar light into electricity. Individual panels can be connected together to absorb higher amounts of sunlight and produce more electricity.

**Spa pools:** Also known as lap pools or swim spas. This type of pool is primarily used for relaxation, exercise or therapeutic purposes. They are temperature controlled and circulate air at high speeds. They vary in construction from pre-manufactured acrylic coated fiberglass to custom designed reinforced concrete. Rates include electrical and plumbing connections. They are distinct from a hot tub mainly due to size, shape and ability to generate a constant strong current.

### **Walkout basement**

A walkout basement is a basement level providing direct exterior access through one or more doors, which can be configured as either a full walkout or a forced walkout.

A full walkout basement is part of a house built on a slope, resulting in one side, or most of one side, of the basement being fully exposed and situated above grade.

---

A forced walkout involves excavating a portion of the yard below grade to expose part of the foundation wall.

**Wine Rooms:** Wine cellars/rooms are walk-in areas that are classified as either custom (passive) or luxurious (active).

- **Custom Wine Room:** Custom wine rooms, also known as passive wine cellars are not climate controlled and are usually in a part of the house that is naturally cool.
- **Luxurious Wine Room:** Luxurious wine rooms, also known as active wine cellars are insulated and have cooling systems that maintain desired temperature and humidity.

**Wine Temperature Control Cabinet:** Wine temperature control cabinets are built into the wall, designed for multiple bottles and are temperature controlled.

#### **Year built**

This is the year a house or garage was originally constructed. If construction spanned over several years, this is the first year of construction.

#### **Auxiliary building**

Auxiliary buildings include permanent structures not typically found on most residential properties. They could include barns, quonsets, greenhouses, warehouses and other storage structures typically found on rural residential properties but not used in farming operations. Assessors value auxiliary buildings on the cost approach using the Marshall & Swift Valuation Service (M & S Manual) to determine the replacement cost. The cost is then added to the total value of the property.

## Sample Assessment Detail Report

Refer to the sample shown on the following pages under 'Factors Used to Calculate Your 2026 Assessed Value.' There are two market value sections. The first shows the market value calculation for the land component. The second shows the market value calculation for the improvements on the land.

### Market Value Approach - Direct Comparison:

The land is valued using the direct comparison approach to value (defined on page 7). The factors, variables and type used to calculate the land value are displayed in this section of the Property Assessment Detail Report.

- Type: Specifies whether the variable applies to the account, site or a specific building: With cost properties the type site is used. **Site** is an adjustment that is applied to the parcel of land only.
- Assessment Class - the assessment class, or classes, assigned to the property considering the class and subclass definitions and related sections in section 297 of the MGA, the Charter, Bylaw 19519, and the Edmonton Zoning Bylaw No. 20001, including Overlays.
- Property Use - describes the use of a property. Property Use also includes a percentage representing the assessed value of the area for each use relative to the total assessed value of the property.

### Market Value Approach - Cost

Any buildings located on the land are valued using the cost approach (defined on page 7). Each structure is listed separately.

**202X Property Assessment Detail**  
**Report Assessment and Taxation**

Account 99999999



Report Date	November 29, 2023	page 1 of 2
2023 Assessed Value	<b>\$267,000</b>	
Date of Issue	January 16, 2023	
Property Address	999 99 AVENUE NW	
Legal Description	Plan: 99999 Block: 31 Lot: 9	
Zoning	RPL - Planned Lot Residential District	
Effective Zoning	RPL - Planned Lot Residential District	
Neighbourhood	Crystallina Nera East	
Assessment Class	RESIDENTIAL	
Property Use	100% Single-family, detached house	
Taxable Status	January 1 - December 31, 2023; FULLY TAXABLE	
Unit of Measurement	IMPERIAL (feet, square feet)	

**Factors Used to Calculate Your 202X Assessed Value**

LAND	Variable	Factor	MARKET VALUE APPROACH	DIRECT COMPARISON
			Type	
Neighbourhood		CRYSTALLINA NERA EAST	Site	
Zoning		RPL	Site	
Lot size		2,984	Site	
Water supply service		PRESENT	Site	
Sanitary sewer service		PRESENT	Site	
Storm sewer service		PRESENT	Site	
Access to paved public roads		PRESENT	Site	
Access to sidewalks, curbs or gutters		PRESENT	Site	
Street lighting		PRESENT	Site	
			Land Value	<b>114,187</b>

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](http://myproperty.edmonton.ca) • email [assessment@edmonton.ca](mailto:assessment@edmonton.ca) • call 311 (780-442-5311)

**2023 Property Assessment Detail Report**  
Assessment and Taxation



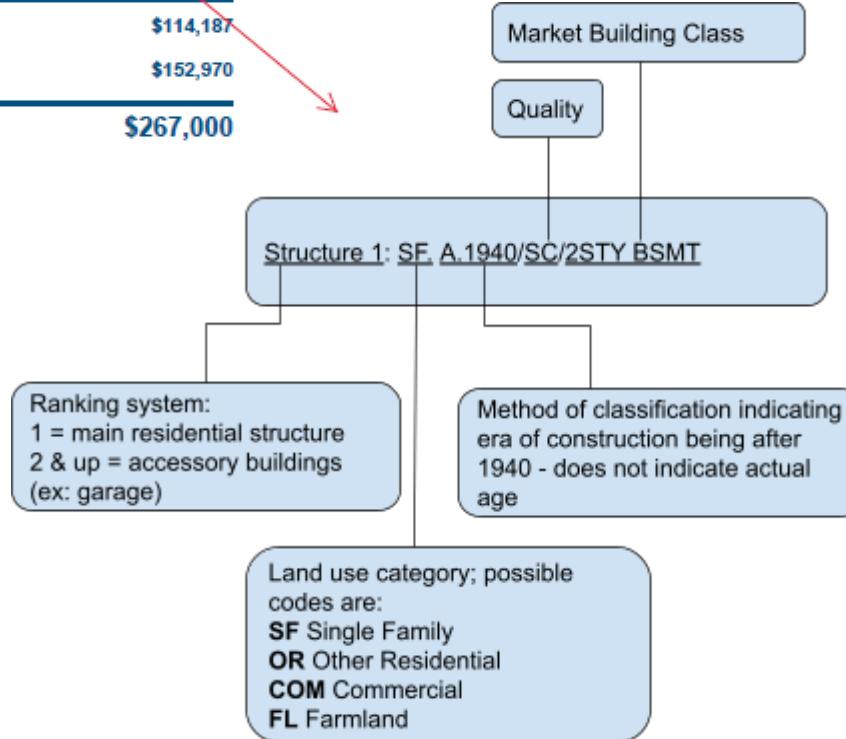
Account 9999999

page 2 of 2

BUILDING 1: 2 STOREY WITH BASEMENT			MARKET VALUE APPROACH			COST	
Condition	Year Built/ Effective Year Built	Percent Complete	Quality	Building Net Area	Replacement Cost New (\$)	Depreciation (\$)	Depreciated Replacement Cost New (\$)
Structure 1: SF. A.1940/AV/2STY BSMT	Average	2022 /	64	Standard	1,711.462	152,970	0
						Building 1 Total	152,970

**202X Assessed Value Summary**

Land Value	\$114,187
Building Total	\$152,970
<b>Total Property Assessment</b>	<b>\$267,000</b>



**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](http://myproperty.edmonton.ca) • email [assessment@edmonton.ca](mailto:assessment@edmonton.ca) • call 311 (780-442-5311)

## References

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

City of Edmonton. (2024). Zoning Bylaw No. 20001. Retrieved from City of Edmonton: <https://zoningbylaw.edmonton.ca/home>

Eckert, J., Gloudemans, R., & Almy, R. (1990). *Property Appraisal and Assessment Administration*. Chicago, Illinois: International Association of Assessing Officers.

Farlex. (2015). Retrieved from The Free Dictionary: [www.thefreedictionary.com](http://www.thefreedictionary.com)

International Association of Assessing Officers [IAAO]. (2013). *Glossary for Property Appraisal and Assessment*, 2nd ed. Kansas City, MO: IAAO.

Province of Alberta *Matters Relating to Assessment and Taxation Regulation, 2018*. Retrieved from Service Alberta, King's Printer: <https://www.alberta.ca/alberta-kings-printer.aspx>

Province of Alberta. (2015). *Municipal Government Act*. Edmonton, AB: King's Printer.

Province of Alberta. (2001). *Alberta 2001 Residential Cost Manual*. Edmonton, AB: Retrieved from the King's Printer:

<https://open.alberta.ca/publications/alberta-2001-residential-cost-manual#summary>

## Appendix

### Zoning

Zoning regulates the use and development of a property and is set by Edmonton Zoning Bylaw, No. 20001.

**Zone:** Zone means a specific group of listed Uses and Development Regulations that regulate the Use and Development of land within specific geographic areas of the City...

**Zoning Bylaw No. 20001, pt. 8.20**

Residential land use zones vary in part due to density.

**Density:** Density means, when used in reference to Residential development, the number of Dwellings on a Site, expressed as Dwellings per hectare.

**Zoning Bylaw No. 20001, pt. 8.20**

Not all properties conform to the zoning use set out in the Edmonton Zoning Bylaw. When property doesn't conform to the zoning bylaw, property assessors apply effective zoning. Effective zoning helps ensure that your property is grouped with and compared to similar properties—based on the current use of your land and not what is permitted to be developed (e.g. a legal non-conforming use).

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

**MGA, s.643(1)**

## 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>
Imperial Conversions	
<b>1 acre (ac) = 43,560 square feet (sqft)</b>	<b>1 acre (ac) = 0.40469 hectares (ha)</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>
Metric Conversions	