

# 2021

## ASSESSMENT METHODOLOGY

### RESIDENTIAL CONDOMINIUM - LOWRISE

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

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

Edmonton



## 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>
Direct Comparison Approach	7
Zoning	8
Lowrise Condominium Units	9
Accessory Condominium Units	9
<b>How Residential Lowrise Condominiums are Measured</b>	<b>12</b>
<b>Variables Used In Valuation Model</b>	<b>12</b>
<b>Variable Definitions</b>	<b>13</b>
Unit Attributes	13
Building Attributes	14
Site Attributes	15
<b>Accessory Condominium Units</b>	<b>17</b>
<b>Adjustments Outside The Valuation Model</b>	<b>18</b>
<b>Methods to Adjust Comparables</b>	<b>20</b>
Quantitative Adjustments	20
Qualitative Analysis	21
<b>References</b>	<b>22</b>
<b>Appendix</b>	<b>23</b>
Zone Chart: Residential Condominiums	23
Measure Conversion Chart	23

## Scope

This guide explains how residential condominium properties are valued for assessment purposes. The guide is intended as a tool and compliments the assessor's judgment in the valuation process.

## Introduction

Property assessments in the City of Edmonton are prepared in accordance with the requirements of the *Municipal Government Act*, R.S.A. 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 legislation requires the municipality to prepare assessments that represent market value by application of the mass appraisal process. All assessments are expected to meet quality standards prescribed by the province in the 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, 2020;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2020;
- on the open market;
- from a willing seller to a willing buyer.

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

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, this includes: rights to be valued, effective date of valuation, and any limiting conditions.
<b>Data Collection</b>	Mass appraisal requires a 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 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
- statistical analysis determines how variables affect market value
- factors and coefficients are determined
- the resulting valuation models are applied to property characteristics

## Property Groups

**Residential Lowrise Condominiums** are single dwelling units that are typically part of a larger building site or complex. These units are registered as separate titles, and therefore can be **bought and sold separately**. They can include living units, accessory structures, parking units and common area units.

## 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.

### Direct Comparison Approach

For this property group, the assessment is determined using the direct sales approach. It is the most appropriate method of valuation for Residential Condominiums in the City of Edmonton because it mirrors the actions of buyers and sellers in the marketplace and sufficient residential sales data exists in order to derive reliable market estimates.

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

The cost approach may be used to determine the value of residential condominiums while under construction and partially complete. Once construction is completed, residential condominiums are valued using the sales comparison approach.

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 *four years of sales* occurring from July 1, 2016 to June 30, 2020 for valuation of Residential Lowrise Condominium. Time adjustments are applied to living unit sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date. For the valuation of Accessory Condominium Units, 6 years of sales were used (July 1, 2014 to June 30, 2020).

**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:** 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:** 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**

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 on what it's permitted to be developed as (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)**

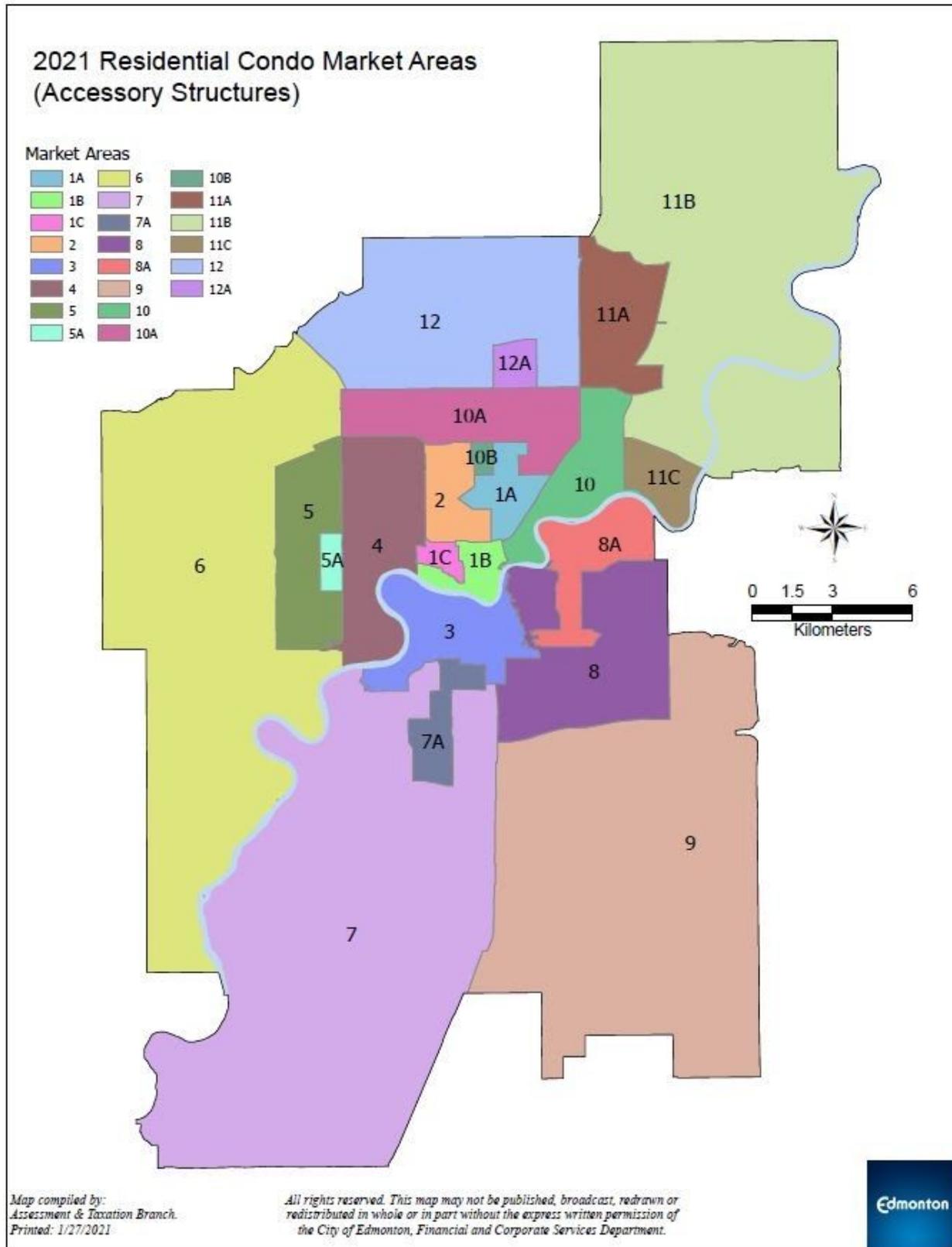
## Lowrise Condominium Units

Condominium units are under the lowrise classification when they are “apartment style” and the condominium building is **five stories or less**. The condominium plan registered with Alberta Land Titles has sufficient information to determine the classification for each registered condominium unit.

## Accessory Condominium Units

Accessory Condominium Units include titled parking stalls, titled storage areas, accessory structure units or other areas that have distinct legal descriptions. There is one valuation model that encompasses Accessory Condominium Units.





## How Residential Lowrise Condominiums are Measured

The City of Edmonton does not determine measurements for these types of condominiums. Rather, they are measured by the surveyor/engineer creating the new plan for the development. Condominium plans are registered through Alberta Land Titles. The City of Edmonton then uses the size measurements from the registered condominium plan. Each condo unit will have a size referenced on the plan. This process usually occurs so the developer can sell or transfer individual condominium units.

## Variables Used In Valuation Model

Not all variables affect market value. Below is the list of variables that affect the assessment value for 2021.

Lowrise Condominium Units			
Unit Attributes		Building Attributes	Site Attributes
Floor Level	Unit Location	Effective Year Built	Neighbourhood
Renovations or Upgrades	Unit Building Area	Quality	Neighbourhood Subgroupings
Space Type	Unit Style	Year Built	Traffic Influence
Stories			View

Accessory Condominium Units		
Effective Year Built	Land Use (Common Area)	Market Area
Land Use (Parking stalls)	Land Use (Accessory structure)	

## Variable Definitions

### Unit Attributes

**Floor Level:** The floor level location where a living unit is situated within the condominium complex (e.g, 2<sup>nd</sup> floor). A factor in determining market value, e.g. living units on higher floor levels typically generate higher market values due to desirability. As floor level increases, the assessed value of a unit increases slightly as well.

#### Renovations or Upgrades

- **Minor:** Your property has one or several cosmetic upgrades: for example, new paint, flooring, electrical fixtures, countertops, cabinet doors or painted interior doors. Or, your property is considered to be upgraded when compared to the “base” units typically found within a newly constructed condominium complex.
- **Moderate:** Your property has a combination of cosmetic and extensive upgrades: for example, new kitchen and bathroom cabinets, paint, flooring, electrical and plumbing fixtures, countertops or painted interior doors. The scope of renovations under the moderate factor affects the majority of the unit rather than just one room. The quality of renovations is similar to or slightly better than the original quality of construction.
- **Major:** Your property is fully upgraded. It may have, for example, new kitchen and bathroom cabinets, paint, flooring, electrical and plumbing fixtures, countertops or painted interior doors. The scope of renovations under the major factor affects the majority of the unit rather than just one room. The quality of renovations is significantly better than the original quality of construction. The condominium unit may have custom built features or characteristics not generally found in the market.

**Space Type:** Space type of a living unit

- **Loft** - Condominium unit has a loft.
- **Oversized, one bedroom** - Consists of all one bedrooms units that are 70 square meters or larger.
- **One bedroom** - Consists of all one bedroom units that are less than 70 square meters.
- **Two bedroom with den** - This variable distinguishes a unit with two bedrooms and a den.

**Stories:** This variable represents the number of stories that an individual residential condominium unit has.

- **2 Storey:** A property with two or more storeys.

**Unit Location:** Location within the building of the unit or dwelling relative to others within the building

- **Corner Unit** – two outside walls at right angles.
- **End Unit** - three outside walls, where one wall abuts common property (hallway)

#### Unit Building Areas:

The following building areas are factored into the assessment:

- **Unit Net Area:** net area measurements are taken directly off of the registered condominium plan.

### Unit Style (Loft-Style Condominiums)

- Loft-style condominiums typically have open-concept spaces, large support pillars in the living space, high ceilings, exposed beams and pipes, large windows, brickwork, exposed ceilings and cement floors.
- Traditionally, loft-style condominiums are located in former industrial or warehouse buildings that were converted to residential use. Some lofts, however, are newly constructed to replicate most of the look and feel of a traditional loft.
- This attribute should not be confused with the “Loft” variable that accounts for a loft as a space type.

## Building Attributes

**Year Built:** The year that a condominium building was originally constructed. If construction spanned over several years, this is the first year of construction.

**Effective Year Built:** The effective year built is the age of a condominium building adjusted for any physical changes that affect market value.

For example, a condominium building that has been damaged by fire and fully rebuilt may have a newer effective year built than its actual year built. Same applies when the condominium building goes through extensive renovations as part of its maintenance of quality and value.

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

It allows not only to compare the property to a typical property built that year but also take into consideration the overall usability and condition of the condominium.

### Quality Classification:

- **Fair:** This quality class represents basic condominium projects that barely met building requirements for their era of construction. The exterior is usually square or rectangular and shows very little attention to detail. Condominium units have poor layout and small rooms. Little attention was given to interior and exterior workmanship, materials and finishes.
- **Standard:** This quality class represents average condominium projects that met building requirements for the era. The exterior is generally rectangular. The floor plan is functional. The interior has a minimum number of decorative features, and finishes are normally limited to standard quality, pre-manufactured materials.
- **Semi-custom:** This quality class represents above-average condominium projects that exceeded building requirements for the era. Attention was given to the exterior details (for example, the building has breaks in the roof line), shape of the condominium building and construction materials. The floor plan is functional, with a sense of spaciousness.

Architectural design was used in living areas. Interior finishes show a mix of standard and above-standard materials with decorative features.

- **Custom:** This quality class represents good condominium projects that exceeded building requirements for the era and may have been contract built. Attention was given to the exterior details (for example, the building has breaks in the roof line), shape of the condominium building and construction materials. The floor plan is functional, with an open design concept creating a sense of spaciousness. Architectural design was used in living areas. Finishing materials and workmanship are of good quality.
- **Good Custom:** This quality class represents superior condominium projects that exceeded building requirements for the era and may have been contract built. Attention was given to the exterior details (for example, the building has breaks in the roof line), shape of the condominium building and construction materials. The floor plan is functional, with an open design concept creating a sense of spaciousness. Architectural design was used in living areas. Finishing materials and workmanship are of good quality.

## Site Attributes

**Neighbourhood:** Neighbourhoods as defined by the City of Edmonton (see City of Edmonton website link below for maps).

[http://www.edmonton.ca/residential\\_neighbourhoods/your-neighbourhood.aspx](http://www.edmonton.ca/residential_neighbourhoods/your-neighbourhood.aspx)

### Neighbourhood Subgroups

- **Downtown Subgroups**
  - Downtown 104 Street - Portion of downtown on 104 Street, between Jasper Avenue and 104 Avenue.
  - Downtown - Portion of downtown not on 104 Street between Jasper Avenue and 104 Avenue
- **Oliver Subgroups**
  - Oliver 1 - North of Jasper Avenue and east of 116 Street.
  - Oliver 2 - North of Jasper Avenue and west of 116 Street.
  - Oliver 3 - South of Jasper Avenue, but does not include properties located in close proximity to the North Saskatchewan River Valley.
  - Oliver 4 - South of Jasper Avenue and is in close proximity to the North Saskatchewan River Valley.
- **Queen Mary Park Subgroups**
  - Brewery District 1 - Newer condominiums (built 2005 or later) in Queen Mary Park that are located just north of the Brewery District.
  - Brewery District 2 - Condominiums (built before 2005) in Queen Mary Park that are located just northwest of the Brewery District.
  - Queen Mary Park - Condominiums in Queen Mary Park that are located in not direct proximity to the Brewery District.

- **Westwood Subgroups**
  - Westwood 97 Street - Includes properties in Westwood located between 97 Street and 101 Street.
  - Westwood - Includes properties in Westwood are not located between 97 Street and 101 Street.
  
- **Belvedere Subgroups**
  - Belvedere 1 - Consists of condominiums in Belvedere that were built before the year 2000.
  - Belvedere 2 - Consists of condominiums in Belvedere that were built after the year 2000.
  -
  
- **Strathcona Subgroups**
  - Strathcona 99 Street - Condominiums in Strathcona that are located directly on 99 Street.
  - Strathcona Whyte Avenue - Condominiums in Strathcona between 82 Ave and 84 Ave, and 99 Street and 109 Street.
  - Strathcona - Condominiums in Strathcona that are not located on 99 Street or between 82 and 84 Avenues, and between 99 and 109 Streets.

**Views:** The view variables that have affected the assessment value this year are listed below. Each view can be coded as open or limited. For example, if a unit has a view of a courtyard, it would be coded as courtyard-open, or courtyard-limited. A view may be either a negative or a positive attribute. In some cases, due to the lack of statistical significance, the open and limited view have been combined to create one view.

- **Open** – View is considered a primary view, unobstructed and or directly in front of the subject unit or dwelling.
- **Limited/Obstructed** – View is obstructed, limited, or not directly facing the unit. For example, the view could be partly obstructed by a building or tree, or far away from the unit or dwelling.

#### Courtyard View

A condominium unit which has a view of a courtyard. A courtyard is an open, unroofed area surrounded by the walls of a building or complex. A courtyard view has a positive impact on a property's assessed value.

#### Lake View

A condominium unit has a view of a lake or storm pond. A lake view has a positive impact on a property's assessed value.

#### Park View

A condominium unit has a view of a park (green space with trees or playgrounds). The park is located directly in front of a unit's windows. A park view has a positive impact on a property's assessed value.

#### Ravine View

A condominium unit has a view of a ravine (land included in the City's protection overlay). A ravine view has a positive impact on a property's assessed value.

#### River valley View

A condominium unit has a view of the North Saskatchewan River Valley (land included in the City's protection overlay). A river valley view has a positive impact on a property's assessed value.

### Traffic Influence

A property is adjacent to a traffic source. We assign these factors according to the latest City traffic count data [Average Annual Weekday Traffic Report](#)

- **Minor:** Property is adjacent to a road with the recorded traffic flow of 5,000-9,999 vehicles per day.
- **Moderate:** Property is adjacent to a road with the recorded traffic flow of 10,000-19,999 vehicles per day.
- **Major:** Property is adjacent to a road with the recorded traffic flow of 20,000-29,999 vehicles per day.
- **Extreme:** Property is adjacent to a road with the recorded traffic flow of 30,000-49,999 vehicles per day.
- **Mega:** Property is adjacent to a road with the recorded traffic flow of more than 50,000 vehicles per day.

The traffic influence has a negative impact on your property's assessed value.

## Accessory Condominium Units

### Market Area

- A geographic area, typically encompassing a group of neighbourhoods. The purpose of a market area is for market analysis. These borders are similar to those defined by the CMHC (Canada Mortgage and Housing Corporation) zones. Please refer to the 2021 Residential Condo Market Areas (Accessory structures) map within this methodology guide.

### Parking Stall, Accessory Structure and Common Area Units

#### Accessory Structure In Residential Condominium Complex

Individually owned condominium units developed in buildings or structures that do not conform to any other land use description. Reserved for *individually titled* storage units or mailboxes.

#### Residential Condominium Parking Stall

This land use is reserved exclusively for *individually titled* condominium parking stall units including surface and underground parking units.

#### Common Area In Residential Condominium Complex

Reserved for titled common property buildings or structures and/or parts thereof (e.g., clubhouse, community hall, condominium association storage buildings). Building portions in common areas that extend beyond the unit's interior living space.

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## Adjustments Outside The Valuation Model

- **Condominium Complex Market Factor**

Not all condominium complexes may decrease/increase in value at the same rate as the typical annual decrease/increase found in the time adjustment analysis. Where market evidence demonstrates that a condominium complex or group of units in a condominium complex display different tendencies than the other similar complexes or groups of units, a market condominium complex factor may be applied to ensure the assessment accurately reflects market value. A condominium complex market factor, generally a percentage, is based on market evidence and other considerations. It may be an upward or downward adjustment.

### **Sample Assessment Detail Report**

The variables and the factors used to calculate each individual property assessment are displayed in the direct sales approach summary section of each property's assessment detail report.

## 2021 Property Assessment Detail Report Assessment and Taxation



Account 00000000

<b>Report Date</b>	February 12, 2021	page 1 of 1
<b>2021 Assessed Value</b>	<b>\$71,500</b>	
<b>Date of Issue</b>	February 12, 2021	
<b>Property Address</b>	000 00000 000 AVENUE NW	
<b>Legal Description</b>	Plan: 00000000 Unit: 00	
<b>Zoning</b>	RA7 - Low Rise Apartment District	
<b>Effective Zoning</b>	RA7 - Low Rise Apartment District	
<b>Neighbourhood</b>	Boyle Street	
<b>Assessment Class</b>	RESIDENTIAL	
<b>Property Use</b>	100% Lowrise condominium	
<b>Taxable Status</b>	January 1 - December 31, 2021; FULLY TAXABLE	
<b>Unit of Measurement</b>	METRIC (metres, square metres)	

### Factors Used to Calculate Your 2021 Assessed Value

VARIABLE	FACTOR	MARKET VALUE APPROACH		DIRECT COMPARISON
		TYPE		
Neighbourhood	BOYLE STREET	Site		
Year built	1960	Building		
Effective year built	1960	Building		
Unit net area	61	Unit		
Quality	FAIR	Unit		
Floor level	FLOOR 2	Unit		
Unit location	END	Unit		
Top floor	YES	Unit		
Space type	ONE BEDROOM	Unit		
Renovations or upgrades	MODERATE	Unit		
Traffic	MINOR	Unit		

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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 such as paired data analysis, grouped data analysis, and secondary data analysis, statistical analysis, including 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)

*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 comparable transactions, an appraiser may attribute greater accuracy and give more weight to the value indications obtained from these transactions, particularly if the magnitude of the adjustments is approximately the same.*

(AIC, 2010, p. 13.16)

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## Appendix

### Zone Chart: Residential Condominiums

<b>RF5</b>	<b>Row Housing Zone (s. 160)</b> is to provide for relatively low to medium density housing, generally referred to as Row Housing.
<b>RF6</b>	<b>Medium Density Multiple Family Zone (s. 170)</b> is to provide for medium density housing, where some units may not be at Grade.
<b>RA7</b>	<b>Low Rise Apartment Zone (s. 210)</b> provides for lowrise 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 highrise apartment buildings.
<b>RMD</b>	<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.
<b>UCRH</b>	<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.

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

### Measure Conversion Chart

Imperial to Metric - Length	Imperial to Metric - Area
1 inch (in) = <b>2.54</b> centimetres (cm)	1 square foot (sqft) = <b>0.09290</b> square metre (m <sup>2</sup> )
1 foot (ft) = <b>0.3048</b> metres (m)	1 acre (ac) = <b>4,046.86</b> square metre (m <sup>2</sup> )
<b>Imperial Conversions</b>	1 acre (ac) = <b>0.40469</b> hectares (ha)
1 acre (ac) = <b>43,560</b> square feet (sqft)	<b>Metric Conversions</b>
1 square mile = <b>640</b> acres (ac)	1 square kilometer (sq km) = <b>100</b> hectares (ha)
1 section = <b>640</b> acres (ac)	1 hectare (ha) = <b>10,000</b> square metres (m <sup>2</sup> )