2025 ASSESSMENT METHODOLOGY

INDUSTRIAL CONDOMINIUMS

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

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Scope

This guide explains how industrial condominium properties are valued for assessment purposes. The guide is intended as a tool and complements the assessor's judgment in the valuation process. **Valuation Date** refers to the legislated date of July 1, 2024.

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, 2024;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2024;
- 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 *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
Definition and Purpose	Mass appraisal is used to determine the assessment base for property taxation in accordance with legislative requirements	The client specifies the nature of the value to be estimated, including rights to be valued, effective date of valuation, and any limiting conditions
Data Collection	Mass appraisal requires a continuing program to maintain a current database of property characteristics and market information	The extent of data collection is specific to each assignment and depends on the nature of the client's requirements
Market Analysis	Mass appraisal is predicated on highest and best use	Market analysis includes the analysis of highest and best use
Valuation Model	Valuation procedures are predicated on groups of comparable properties	Subject property is the focus of the valuation. The analysis of comparable properties is generally six or less
Validation	The testing of acceptable analysis and objective criteria	The reliability of the value estimate is more subjective. Acceptability can be judged by the depth of research and analysis of comparable sales

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.

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.

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 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

Property Groups

Industrial
A property is included in the industrial inventory based on zoning and highest and best use. Industrial buildings are typically configured with office and warehouse space with overhead doors. As well, based on the principles of urban economics, properties of similar use typically cluster together, as the cluster attracts more suppliers and customers than a single firm could achieve alone.

Sub-Group

The Industrial property group is divided into two sub-groups based on property characteristics which are industrial warehouses and industrial condominiums. This guide is for the industrial condominiums sub-group.

Industrial condominiums are legal condominium units within a warehouse building. Typically, the space is used for storage, light manufacturing and product distribution. They can be constructed of different materials such as wood, concrete, or metal.

> Assessment of condominium unit
> 290.1(1) Each unit and the share in the common property that is assigned to the unit must be assessed
> (a) in the case of a bare land condominium, as if it is a parcel of land, or
> (b) in any other case, as if it is a parcel of land and the improvements to it.
> (2) In this section, "unit" and "share in the common property" have the meanings given to them in the Condominium Property Act. 1
>
> ***MGA*** *s.290.1(1) and (2)*

Industrial warehouses primarily support uses of storage, light manufacturing, and product distribution. They can be constructed of different materials such as wood, concrete, or metal, and can be single or multiple tenants.

Special purpose properties typically have limited utility and marketability other than for its original use. Often these properties are purpose-built with limited alternative uses. Typically, a special purpose property needs significant investment to be converted to an alternative use, making most conversions financially infeasible. With special purpose properties, it is the property itself, not the

use, that is typically unique. Special purpose properties may include churches, schools, hospitals, manufacturing

Approaches to Value

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

Direct Comparison Approach	Typical market value (or some other characteristic) is determined by referencing comparable sales and other market data. It is often used when sufficient sales or market data is available. It may also be referred to as the Sales Comparison Approach.
Income Approach	This approach considers the typical actions of renters, buyers and sellers when purchasing income-producing properties. This approach estimates the typical market value of a property by determining the present value of the projected income stream. Often used to value rental or leased property.
Cost Approach	Typical market value is calculated by adding the depreciated replacement cost of the improvements to the estimated value of land. It is often used for properties under construction or when there is limited market data available.

Direct Comparison Approach

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

Support for the direct comparison approach comes from several reputable sources, for example:

> *This approach is usually the preferred approach for estimating values for residential and other property types with adequate sales.*
>
> IAAO, 2013, sec.4.3

Cost buildings

For parcels valued on using the direct sales approach containing multiple buildings that include one or more buildings valued on the cost approach, the size of the cost building(s) is not included in the $/square foot calculation. This is due to the fact that cost buildings are typically worth less per square foot than buildings valued on the direct sales approach, and therefore including cost building sizes in the $/square foot calculation would dilute the $/square foot

For properties with very new and/or very large cost buildings that have a resulting large impact on the value however, the value of these cost buildings should be removed from the value of the parcel when producing a $/square foot rate for comparison purposes to properties without high value cost buildings. If the value of these cost buildings are not removed from the value the $/square foot for these properties will be inflated and misleading.

Sales
Sales information is received from Land Titles. Sales are validated. Validation may include site inspections, interviews with parties involved, a review of land title documents, corporate searches, third party information, and sale validation questionnaires. ***Sale price reflects the condition of a property on the sale date and may not be equal to the assessed value.***

The City of Edmonton used 406 sales of industrial condominium properties occurring from July 1, 2019 to June 30, 2024 for 2025 valuation. Time adjustments are applied to sale prices to account for any market fluctuations between the sale date and the legislated valuation date. Through the review of sales, the collective actions of buyers and sellers in the marketplace are analyzed to determine the contributory value of specific property characteristics on market value. Once these values have been determined through the mass appraisal process, they are applied to the inventory to estimate the market value. Value estimates were calculated using multiple regression analysis, which replicates the forces of supply and demand in the marketplace.

See the appendix for the Time Adjustment Chart for Industrial Condominiums.

Zoning

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

> s.8.20 **zone:** 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 20001****, 2024, s. 8.20*

See the appendix for the Zone Summary. For further information see City of Edmonton Zoning Bylaw No. 20001 available online at edmonton.ca.

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

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

> effect in spite of the coming into force of the bylaw.
>
> ***MGA**, s.643(1)*

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

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

Variables

All of the below variables were found to affect the assessment value for 2025. The variables work together and although some variables are more significant than others, the significance of any of the above variables is relative to the characteristics of each property.

Main floor area	Main floor finished area
Upper floor finished area	Industrial market area
Effective year built	

- In addition to the variables found to affect value, the following variables were tested to determine their impact on value: traffic influence, condition, wall height, construction type, zoning, tenancy, and land use. These seven variables were found to not significantly affect value. For other variables, there is insufficient data to test their significance to affect value.

Main floor area

The City of Edmonton uses the size measurements from the condominium plan registered at the Land Titles Office as shown on the Detail Report.

Main floor finished area

Based on the exterior measurements of the finished area and generally consists of finished flooring, ceiling, forced air HVAC systems, and windows. This finished space is valued at a premium in relation to unfinished area.

Upper floor finished area

Typically based on the exterior measurements of an upper floor and generally consists of finished flooring, ceiling, forced air HVAC systems, and windows. The contributory value of the upper floor finished area is less than that of the main floor unfinished area.

Industrial market area

Market areas are geographic areas defined using location boundaries. See enclosed maps entitled 2025 Industrial Condominium Market Area Groups. In sequence of desirability, the market areas are as follows:

- Market Area 1 - Summerside
- Market Area 2 - South Edmonton
- Market Area 3 - North Edmonton
- Market Area 4 - Yellowhead Corridor
- Market Area 5 - Winterburn

Effective year built

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

Adjustments

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

Contamination

Contamination adjustments may be applied if a property has been affected by environmental contamination, which includes adverse conditions resulting from the release of hazardous substances into the air, surface water, groundwater, or soil.
Adjustments may be made by the percentage discount of

- Minor 5%
- Moderate 10%
- Major 15%
- Extreme 20%

Easement

Easement adjustments may be applied if a legal encumbrance is registered against the title of the property allowing the right to use and/or enter onto the real property of another without possessing

it. Easements may include easements for access, locating utilities, or otherwise limiting or precluding the use of the area subject to the easement.
Adjustments may be made by the percentage discount of

- Minor 5%
- Moderate 10%
- Major 15%
- Extreme 20%

Definitions

Actual Zoning is set by the *Edmonton Zoning Bylaw 20001* and regulates the use and development of a parcel. This report can be found on the City of Edmonton website at edmonton.ca.

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

Property Use (Land Use Code) defines 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. Industrial Condominium properties may have the following LUC:

Description
Warehouse Condominium
Common area in non-residential condominium complex

Sample Industrial Condominiums Assessment Detail Report

202X Property Assessment Detail Report
Assessment and Taxation

Account **88888888**

Report Date	January 19, 202X	page 1 of 1
2025 Assessed Value	**$1,147,500**	
Date of Issue	January 13, 202X	
Property Address	1000 100 AVENUE NW	
Legal Description	Plan: 1234567 Unit: 1	
Zoning	BE - Business Employment	
Effective Zoning	BE - Business Employment	
Neighbourhood	Pylypow Industrial	
Lot Size	10000.000	
Assessment Class	NON-RESIDENTIAL	
Property Use	100 % Warehouse condominium	
Taxable Status	January 1 - December 31, 202X; FULLY TAXABLE	
Unit of Measurement	IMPERIAL (feet, square feet)	

Factors Used to Calculate Your 202X Assessed Value

		MARKET VALUE APPROACH	DIRECT COMPARISON
VARIABLE	**FACTOR**	**TYPE**	
Industrial Market Area	SOUTH	Account	
Main floor area	5,000	Building	
Main floor finished area	2,000	Building	
Upper floor finished area	1,500	Building	
Total unit area	6,500	Building	
Effective year built	2012	Building	

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"**Type"** specifies whether the variable applies to the account, unit, site or a specific building:

- Account - An adjustment that is applied to a property account. A property account includes the parcel of land and any improvements.
- Unit - An adjustment that is applied to a condominium unit.
- Site - An adjustment that is applied to the parcel of land only.
- Building - An adjustment that is applied to the improvement only.

Methods to Adjust Comparables

There are two types of techniques for reconciliation: **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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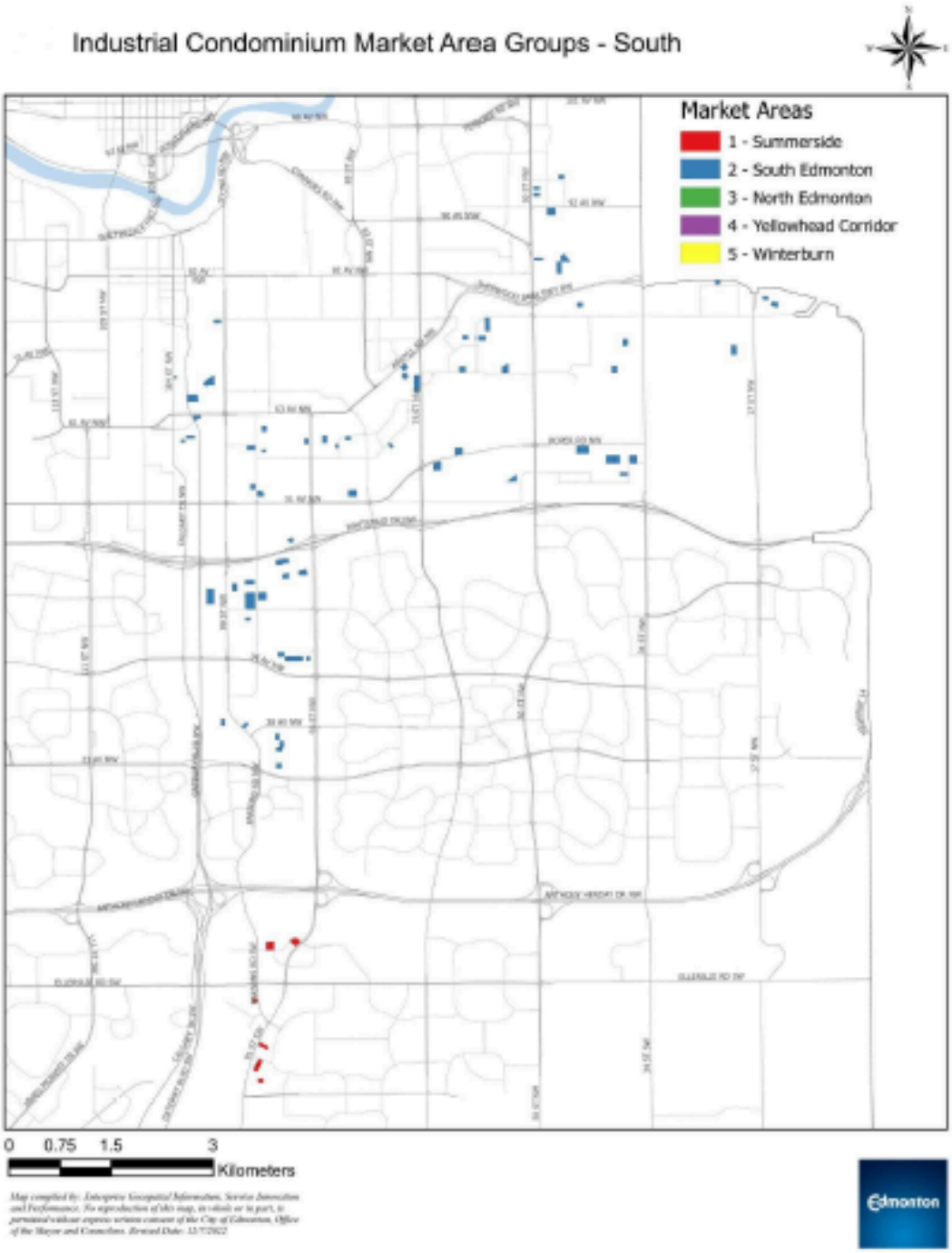
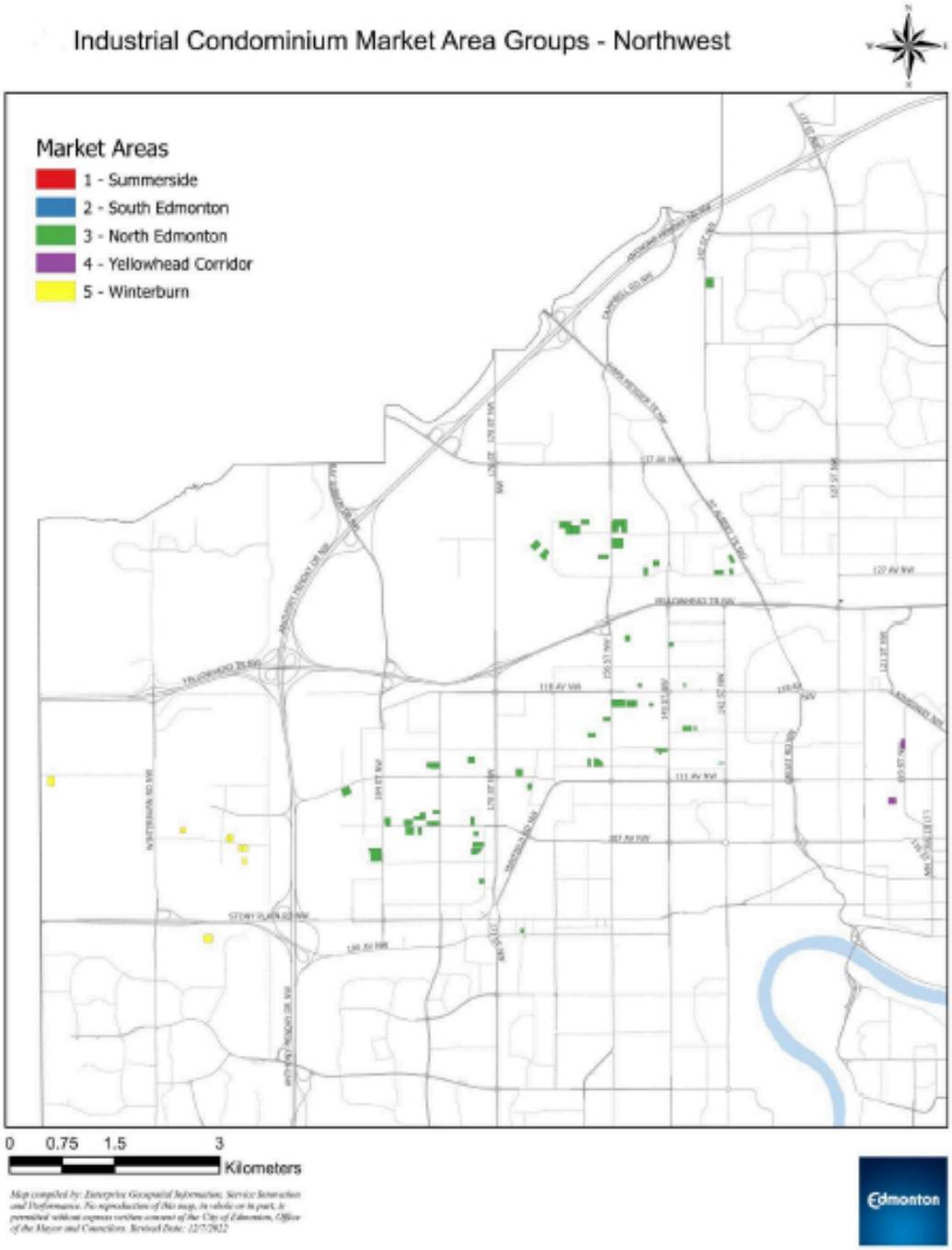
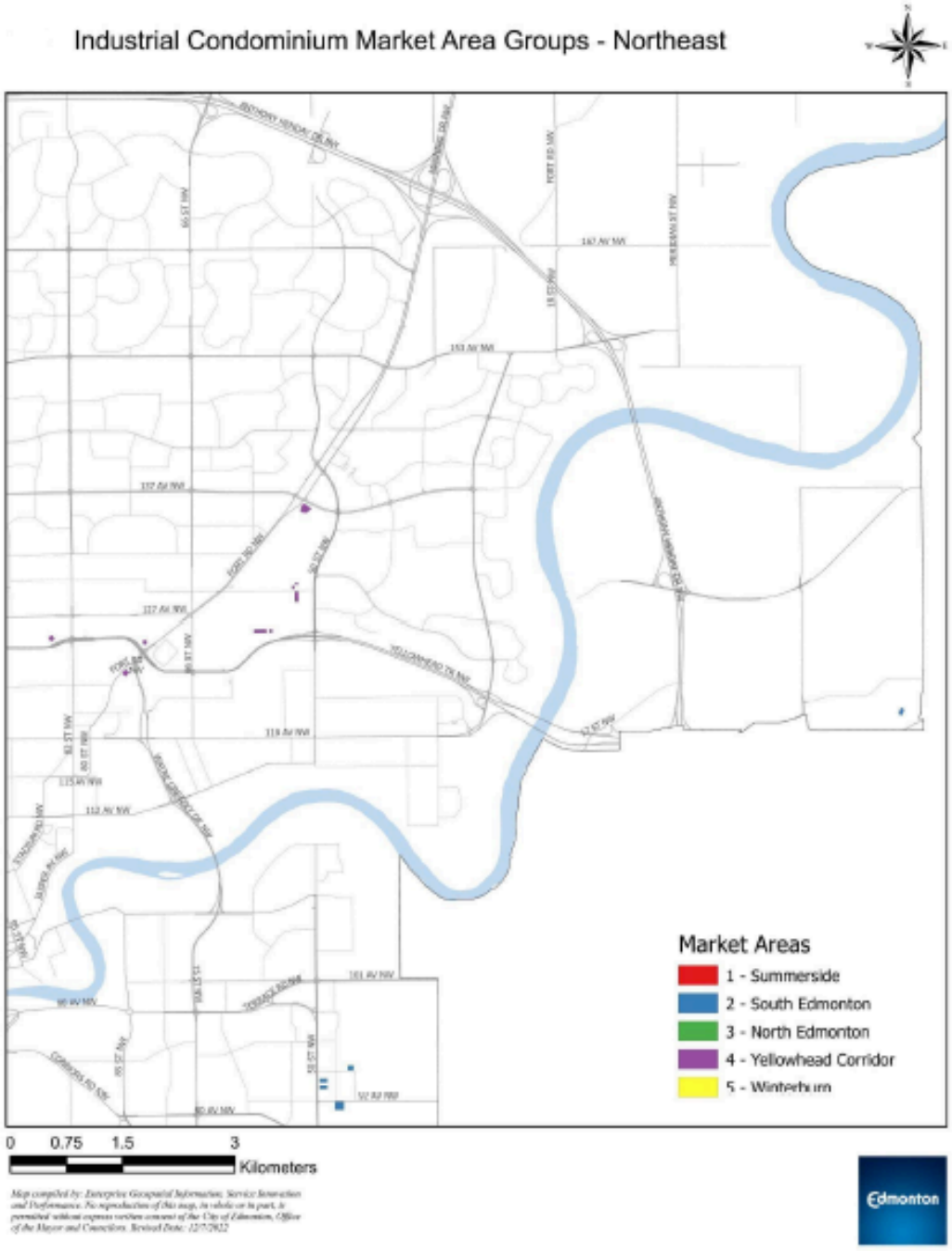
Area Appendix

Industrial Condominium Market Area Group Maps







Time Adjustment Chart

2025 Time Adjustments for Industrial Condominium Model

YEAR	MONTH	ADJUSTMENT	YEAR	MONTH	ADJUSTMENT
2019	Jul	1.1240	2022	Jan	1.0726
2019	Aug	1.1240	2022	Feb	1.0685
2019	Sep	1.1240	2022	Mar	1.0643
2019	Oct	1.1240	2022	Apr	1.0602
2019	Nov	1.1240	2022	May	1.0560
2019	Dec	1.1240	2022	Jun	1.0519
2020	Jan	1.1240	2022	Jul	1.0479
2020	Feb	1.1240	2022	Aug	1.0438
2020	Mar	1.1240	2022	Sep	1.0397
2020	Apr	1.1240	2022	Oct	1.0357
2020	May	1.1240	2022	Nov	1.0317
2020	Jun	1.1240	2022	Dec	1.0276
2020	Jul	1.1240	2023	Jan	1.0236
2020	Aug	1.1240	2023	Feb	1.0197
2020	Sep	1.1240	2023	Mar	1.0157
2020	Oct	1.1240	2023	Apr	1.0118
2020	Nov	1.1240	2023	May	1.0078
2020	Dec	1.1240	2023	Jun	1.0039
2021	Jan	1.1240	2023	Jul	1.0000
2021	Feb	1.1196	2023	Aug	1.0000
2021	Mar	1.1152	2023	Sep	1.0000
2021	Apr	1.1109	2023	Oct	1.0000
2021	May	1.1066	2023	Nov	1.0000
2021	Jun	1.1023	2023	Dec	1.0000
2021	Jul	1.0980	2024	Jan	1.0000
2021	Aug	1.0937	2024	Feb	1.0000
2021	Sep	1.0895	2024	Mar	1.0000
2021	Oct	1.0852	2024	Apr	1.0000
2021	Nov	1.0810	2024	May	1.0000
2021	Dec	1.0768	2024	Jun	1.0000

Zone Summary

Industrial	
BE	**2.120 - Business Employment Zone** is to allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-industrial Zone, while also serving as a transition Zone to buffer medium and heavy industrial Zones. This Zone is generally located on the periphery of industrial areas, Abutting Arterial and Collector Roads, or along mass transit routes.
IM	**2.130 - Medium Industrial Zone** is to allow for light to medium industrial developments that may carry out a portion of their operation outdoors or require outdoor storage areas, with limited supporting commercial businesses. Any nuisance conditions associated with such developments are minimal. This Zone is intended to be used as a transition Zone to buffer between light industrial and heavy industrial Zones and is generally located on the interior of industrial areas Abutting Collector and Local Roads and separated from non-industrial Zones
IH	**2.140 - Heavy Industrial Zone** is to allow for heavy industrial developments that may have the potential to create Nuisance conditions that extend beyond the boundaries of the Site, and to allow for industrial operations that have large land requirements. This Zone is generally located in the interior of industrial areas or other locations where it does not present a major risk to the health and safety of the general public, the enjoyment of abutting developments, or the integrity of the natural environment.
Future Urban Development Zones	
FD	**2.240 - Future Urban Development Zone** is to allow for agricultural and rural Uses that do not prejudice future use until the lands are required in accordance with a Statutory Plan
Direct Control Provisions	
DC1	**Direct Development Control** is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance: a. areas of unique character or special environmental concern b. areas or sites of special historical, cultural, paleontological, archaeological, prehistoric, natural, scientific or aesthetic interest

DC2	**Site Specific Development Control** is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

Through statistical analysis, it was determined that zoning does not affect the value for 2025 assessments.
For additional zone details, please refer to the Zoning Bylaw 20001 found at edmonton.ca.