HOW WE ASSESS NON-RESIDENTIAL PROPERTIES

Edmonton

There are many different types of non-residential properties in the City of Edmonton. We use your assessed property value to determine your share of the property taxes that help fund City services like police, fire rescue, transit and road maintenance. Our goal is always to get the most accurate assessments we can, to ensure everyone pays their fair share of property taxes.

MASS APPRAISAL

The City uses mass appraisal methods on all properties in Edmonton to figure out your property value, as required by the Alberta Municipal Government Act. Here's how mass appraisal works:

1 Comparable properties are grouped by their use (e.g. hotels/motels, office buildings, commercial retail, etc.).

2 Common characteristics are identified for each property group (e.g. building type, road access, square footage, types of utility servicing, etc.).

3 Once common characteristics are identified, a valuation model is built for each property group. This is a mathematical equation that includes variables, factors and coefficients for property characteristics; it explains the relationship between property characteristics and estimated property value.

4 A property value is calculated by applying the appropriate valuation model equation to an individual property.

VALUATION APPROACHES

The City uses one of three different valuation models to determine a property's market value, depending on the property.

DIRECT COMPARISON APPROACH

Typical market value is determined by referencing comparable sales and 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.
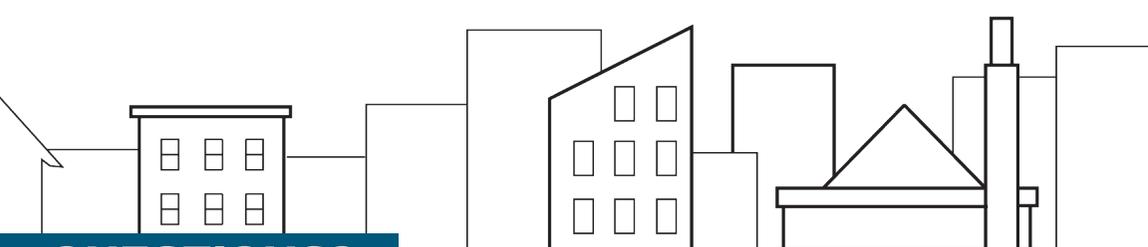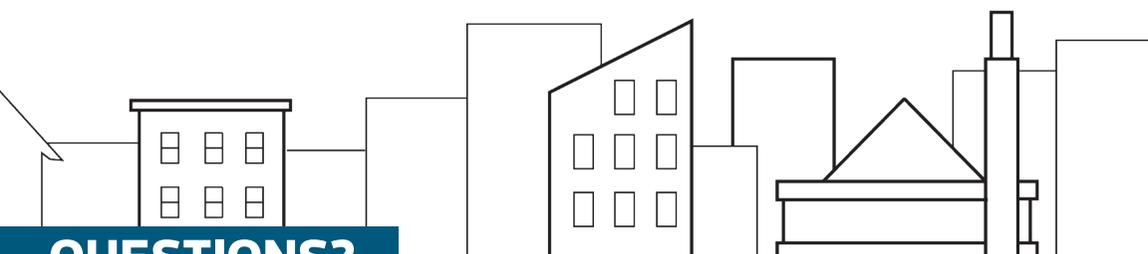
QUESTIONS?

Call 311 to be connected to our assessors. We can help to explain your assessment and answer any questions you may have. More information is available on edmonton.ca/assessment.

WHAT APPROACH IS USED FOR YOUR PROPERTY?

Check out our Reference Materials page for a more detailed explanation of the methodology used for your assessment.

PROPERTY	MOST COMMON VALUATION APPROACH
Commercial Free-Standing Parkade	Income Approach
Commercial Land	Direct Comparison Approach
Commercial Neighbourhood, Power & Box Retail	Income Approach
Commercial Offices Downtown	Income Approach
Commercial Offices Suburban	Income Approach
Commercial Retail & Office Condominiums	Direct Comparison Approach
Commercial Retail & Retail Plaza	Income Approach
Farmland, Development, Urban Service & Other Land	Direct Comparison Approach
Golf Courses	Cost Approach
Hotels & Motels	Income Approach
Industrial Condominiums	Direct Comparison Approach
Industrial Land	Direct Comparison Approach
Industrial Warehouses	Direct Comparison Approach
Manufactured Home Park	Income Approach
Multi-Residential Fourplex	Income Approach (Multi-Residential)
Multi-Residential Highrise Apartments	Income Approach (Multi-Residential)
Multi-Residential Land	Direct Comparison Approach
Multi-Residential Lowrise	Income Approach (Multi-Residential)
Multi-Residential Row Houses	Income Approach (Multi-Residential)

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