



**Public Sale  
of  
Land Report**

**PREPARED BY:** Luis Delgado, A.M.A.A., BBRE  
Assessor Name

**AS OF DATE:** July 1, 2021  
Date

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***Vision:** A diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.  
**Mission:** providing quality, cost-effective services, and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability*

**Definition of property rights being valued:**

The Fee simple estate is "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat."

*Appraisal of Real Estate (2<sup>nd</sup> Canadian edition)*

**Definition of market value:**

Market value is defined in the *Appraisal of Real Estate (2<sup>nd</sup> Canadian edition)* as: "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

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## Public Sale of Land Report

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**Prepared for:**

Sturgeon County Council

**Purpose:**

Purpose of this report is to estimate the unencumbered market value of the *fee simple* estate for a list of properties Sturgeon County will offer for sale, by public auction, in the Cardiff room, Morinville, Alberta, on Wednesday, November 10, 2021, at 10:00 a.m.

This report consists of 5 pages.

Date of Value Estimate     July 1, 2021

Completed:

Signature of Assessor:



A.M.A..A, BBRE

Date of Signature:

August 3<sup>rd</sup>, 2021

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing Certificate of Title. The reserved bid is based on market value established using mass appraisal techniques. Mass appraisal data used is obtained from data collected to prepare assessments for Sturgeon County by Assessment Services. The final estimate of market value for the properties up for auction is as described below.

Roll	Address	Urban Legal	Rural Legal	Market Neighbourhood	Parcel Size	Estimated 2021 Value	Type
1098002	23228 TWP RD 554		SW-27-55-23-4	C2	40	\$714,000	Improved
1159000	23308 TWP RD 560	0123565 1	SE-4-56-23-4	C2	17.42	\$607,000	Improved
1160001	23516 TWP RD 560	0125966 3 1	SE-5-56-23-4	C2	32.87	\$280,000	Vacant
1165000	23532 TWP RD 560	9824862 1	SW-6-56-23-4	C2	3.93	\$449,000	Improved
1202000	56116 RGE RD 230		SE-12-56-23-4	C2	5	\$729,000	Improved
1483023	131 Meadow Crescent	8020637 2 16	SW-22-57-23-4	WOODRIDGE	3.24	\$239,000	Improved
1483033	124 Meadow Crescent	8020637 3 5	SW-22-57-23-4	WOODRIDGE	2.84	\$90,000	Vacant
1513001	57501 LILY LAKE ROAD		SW-32-57-23-4	D1	79.25	\$1,101,000	Improved
1530001		1324635 1 1	NW-6-58-23-4	C3	2.47	\$83,000	Vacant
1539010	21 Eduard Road	7820399 1 11	NW-8-58-23-4	BRAUN VILLAGE	3.02	\$50,000	Vacant
174076	120- 54324 BELLEROSE DR	8020218 4 12	SE-1-1-1-4	SUMMERBROOK	1.19	\$617,000	Improved
190016	248- 25122 STURGEON RD	1522864 2 16		RIVERS GATE	0.51	\$366,000	Improved
2074002	55520 RGE RD 244	0224794 1 1	NE-32-55-24-4	C1	2.59	\$918,000	Improved
2208000	24132 TWP RD 564		SW-26-56-24-4	C2	5	\$316,000	Improved
2457001	58102 RGE RD 240	9822911 1	SE-12-58-24-4	C3	4.08	\$168,000	Improved
2807018	82 25015 TWP RD 544A	0525934 1 55	SE-25-54-25-4	RIVER STONE POINTE	0.53	\$1,111,000	Improved
2988113	44 Prospect Place	8220388 10 155	NE-23-55-25-4	CARDIFF ECHOES	0.21	\$352,000	Improved
3537001	54017 RGE RD 261		W -1-54-26-4	G	2.47	\$535,000	Improved
3716005	54417B RGE RD 261		NW-25-54-26-4	G	76.35	\$1,719,000	Improved
4134000	26018 TWP RD 570		SW-1-57-26-4	C3	15.99	\$306,000	Improved
4372000	54302 RGE RD 275		SE-19-54-27-4	A	79.5	\$1,055,000	Improved
4380039	49 Zodiac Drive	7622237 3 24	N-19-54-27-4	GLORY HILLS	3	\$443,000	Improved
4388000	54307 RGE RD 274	0126083 1 4	SW-21-54-27-4	E1	5.95	\$372,000	Improved
4746000	27404 TWP RD 570		SE-5-57-27-4	B4	96.25	\$1,004,700	Improved
6005000			SW-6-57-20-4	HEARTLAND	4.36	\$377,000_**	Improved
6254000			NW-17-57-21-4	D2	4	\$20,000	Vacant
6276000		1930HW OT	SW-21-57-21-4	D2	2.25	\$14,000	Improved
6289000			SW-23-57-21-4	HEARTLAND	158.78	\$413,000_**	Improved
6362000	22122 TWP RD 570		SW-2-57-22-4	HEARTLAND	77.43	\$765,000	Improved
6482002	57330 Rge RD 224	9322113 A	NE-20-57-22-4	D1	9.66	\$397,000	Improved
6556000	57530 RGE RD 222		NE-34-57-22-4	D1	80	\$484,000	Improved
6568000			NW-36-57-22-4	D1	156.73	\$454,000	Improved

\*\* These parcels are valued as having oilfield Machinery & Equipment and/or related Buildings & structures on site, however their current operational capacity, presence, and/or condition is unconfirmed.

#### Effective valuation date for public sale of land report:

**July 1, 2021**

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## CONTINGENT OR LIMITING CONDITIONS

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This report is subject to the following contingent or limiting conditions:

1. Legal description is that which is recorded in the Registry or Land Title office and is assumed to be correct.
2. Every effort has been made to verify the information received from others which is believed reliable and correct.
3. Sketches, drawings, diagrams, photographs, etc., are included for the sole purpose of illustration and serve to assist the reader in visualizing the property.
4. The distribution of land and building as stated in this report, apply only under the program of utilization as identified in the report.
5. Information on subject property and comparable properties is obtained from the Assessment Department of Sturgeon County and is not to be used for any other purposes but to obtain value of subject property for this land value report.
6. All values are calculated using a mass appraisal system.
7. All values are time adjusted and reflective of a July 1 of given year as per Alberta Regulation 220/2004, Matters Relating to Assessment and Taxation Regulation, Part 1, Standards of Assessment.
8. All values provided represent the market value of the unencumbered fee simple state in the property. Mineral rights, business interest or goodwill, are specifically excluded from analysis in this report and a third-party appraisal is recommended for properties where these features exist.
9. Vacant Land values are calculated by using the direct comparison approach on a mass scale. Sturgeon County is divided into specific Market Areas. Market Areas are composed of properties with similar attributes and sales history. Market influences are applied when necessary.
10. A depreciated replacement cost on all single-family dwellings is determined using the 2001 Alberta Assessment Manual and subsequent computer program. First the building(s) are classified by model type, quality, and type of structure. We determine the structure size from either measurement or submitted blueprints, multiply this size by a base area rate plus constant, and adjust for variables not included in the base area rate. Next a Base Year Modifier is applied to bring the 2001 manual rates up to current levels. An allowance is made for depreciation based on age and condition of the structures using age/life tables and percentage adjustments as set out in the 2001 manual. Additional site-specific depreciation adjustments can be made as well for functional and /or physical obsolescence.
11. After the depreciated replacement cost on the structures is determined, values are sometimes adjusted on mass market basis to represent market value.

## CERTIFICATION

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I certify that, to the best of my knowledge and belief:

- the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of preparing assessments in accordance with *The Municipal Government Act*, and its' regulations.
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- **The valuation date for the above properties is July 1, 2021.**



Luis Delgado, A.M.A.A., BBRE

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Signature of Assessor

August 3, 2021

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Date Signed