



Public Sale of Land Report

PREPARED BY:

Derek Kelly, A.M.A.A.

Assessor Name

AS OF DATE:

July 1, 2016

date

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

Public Sale of Land Report


Prepared for:

Rick Wojtkiw, General Manager Corporate Services

Purpose:

Purpose of this report is to estimate the market value of the fee simple estate for a list of properties Sturgeon County will offer for sale, by public auction, in Council Chambers, Morinville, Alberta, on Monday, November 21, 2016 at 10:00 a.m.

This report consists of 5 pages.

Date of Value Estimate: Oct 6, 2016			
Signature of Assessor:	 A.M.A.A.	Date of Signature:	Oct 6 th , 2016
*Amended by:	Senior Legislative Officer	Date of Signature:	Oct 6 th , 2016

**properties removed from original list*

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.

Roll	Urban Legal	MA	Non Std Description	Area	Rural Legal	Market Value
3489001	1220559; 1; 1	81		5.24	SE-12-58-25-4	\$334,720
92012	3160TR; 1; 12	640		1.83	SE-1-1-1-4	\$582,040
4916000	4694MC; 6; 14	600		0.24	NW-13-55-1-5	\$225,210
4380029	7622237; 3; 14	350		3.86		\$408,240
3275001	8823095; 1	81		2.57	NW-2-57-25-4	\$228,040
1551034	7621460; 4; 2	230		3.65	SW-17-58-23-4	\$95,950
1435005	3471TR; 1; 5	120		10.27	NE-12 -57-23-4	\$191,330
1478043	8020061; 3; 9	900		2.17	SE-21-57-23-4	\$146,110
3537001		91	FRL W1/2	2.47	W-1-54-26-4	\$545,560

Effective date of public sale land report:

July 1, 2016

CONTINGENT OR LIMITING CONDITIONS

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.
 4. The distribution of land and building is not separated in this report; highest and best use is proclaimed current use of the property, without consideration of zoning.
 5. Information on subject property and comparable properties is obtained from Assessment Services of Sturgeon County and is not to be used for any other purposes but to obtain value of properties valued for this report.
 1. All values are calculated using a mass appraisal system.
 2. 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. These values then take into consideration changes recorded since July 1 based on information collected by Assessment Services.
 3. 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 derived by properties with similar attributes and sales history. Market influences are applied when necessary.
 4. 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 circumstances.
 5. After the depreciated replacement cost on the structures is determined, values are then adjusted by factors on a mass market basis. Two factors are considered, these being the type of building and property location.
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CERTIFICATION

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 favours 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 final estimate of market value of the above properties are, as of July 1, 2016.



, A.M.A.A.

October 6th, 2016

Signature of Assessor

Date Signed
