

Assessment Bulletin

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2012 BASE YEAR MODIFIERS

Attached are the applicable replacement pages for the 2001 Alberta Residential Assessment Manual and the 2001 Alberta Metal Buildings Manual that set out the base year modifiers for the 2012 assessment year.

The 2001 Residential Assessment Manual is also available through the Queen's Printer Bookstore, which may be contacted by phone at 780-427-4952 (dial 310-0000 first to call toll-free), or by fax at 780-452-0668.

The 2001 Alberta Metal Buildings Manual is available on the ministry website at the following link:

http://municipalaffairs.alberta.ca/documents/as/Alberta_2001_Metal_Buildings_Manual_September_2012_update.pdf

Note: The Assessment Services Branch no longer provides modifiers and cost indices for the 1984 Alberta Commercial Cost Manual and 1994 Alberta Residential Cost Manual.

For further information, please contact the branch at 780-422-1377 (toll free from anywhere in Alberta by first dialling 310-0000).

Attachments

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**Government
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Municipal Affairs

1.9

BASE COST MODIFIERS

The Replacement Cost New of an improvement, in the year of assessment, is determined as follows:

- 1) Calculate the 2001 replacement cost new of improvements using Schedules 1, 2, and 3, and
- 2) Multiply the 2001 replacement cost new by the residence factor for the year of the assessment.

BASE COST MODIFIER FACTOR TABLE

Classification (Schedule 2)	
Year of Assessment	Residence Factor
2001	1.00
2003	1.11
2004	1.18
2005	1.27
2006	1.40
2007	1.52
2008	1.66
2009	1.67
2010	1.70
2011	1.75
2012	1.80

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1-11 Base Year Modifiers

The replacement cost new of an improvement, in the year of assessment, is determined as follows:

- 1) Calculate the 2001 replacement cost new of improvements using Schedule 1 and 2, and
- 2) Multiply the 2001 replacement cost new by the factor for the year of the assessment.

Base Year Modifier Factor Table

<u>Year of Assessment</u>	<u>Factor</u>
2001	1.00
2002	1.04
2003	1.10
2004	1.16
2005	1.37
2006	1.55
2007	1.75
2008	1.90
2009	1.88
2010	1.91
2011	1.97
2012	2.02

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