

Assessment Bulletin

Phone: 780.422.1377
 Fax: 780.422.3110
 Email: lgsmail@gov.ab.ca
 www.municipalaffairs.gov.ab.ca
 15th Floor, Commerce Place
 10155-102 Street
 Edmonton, AB T5J 4L4

IB Bulletin No. 17-01
 September 29, 2017

2017 Base Year Modifiers (BYMs)

Below are the 2017 base year modifiers for the Alberta 2001 Residential Cost Manual and the Alberta 2001 Metal Buildings Cost Manual.

BASE YEAR MODIFIER FOR THE 2001 RESIDENTIAL COST MANUAL

2017	2.03
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BASE YEAR MODIFIER FOR THE 2001 METAL BUILDINGS COST MANUAL

2017	2.21
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The base year modifiers for the 2001 Residential Cost Manual are 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.

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

Attachments

ISBN 978-1-4601-3611-9
 ISSN 2291-983X

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
2013	1.85
2014	1.93
2015	1.96
2016	1.98
2017	2.03

Note: (2001 = 1.000)

Updated September 2017

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

BASE COST MODIFIER FACTOR TABLE

Classification Schedule (2)

Year of Assessment	Factor
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
2013	2.07
2014	2.13
2015	2.14
2016	2.15
2017	2.21

Updated September 2017