

Assessment Bulletin

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ASSET NEWS

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Contact us:

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To speak with an assessment auditor, please contact the Assessment Services Branch, at (780) 422-1377.

2006 Equalized assessment process

The 2005 ASSET (Assessment Shared Services Environment) data submissions will be used this fall to prepare the 2006 equalized assessments. The 2006 equalized assessments will then form the basis for calculating the 2006 education property tax requisitions for each municipality. Municipal Affairs sends a report of the annual equalized assessments to municipalities on November 1.

Assessment growth information request

In August, the Assessment Services Branch sent a Property Assessment Growth form to each municipality to ask for estimates of "real" growth from new construction and property developments. The department is collecting the data to determine an overall estimate of the real growth that is occurring throughout Alberta. Municipal Affairs will provide the growth estimate to Alberta Finance so that it may be considered when determining the education requisition requirement for 2006.

The assessment growth form shows the municipality's 2005 assessment data as submitted into the ASSET system, which will be used in calculating the 2006 equalized assessment. The branch is also asking you to double-check the assessment figures on the form to ensure they are accurate.

Please have all of the new codes added to your CAMA system.

New actual use codes

In response to assessor requests, the Equalized Assessment Panel Technical Committee has approved the following new actual use codes:

- M102100** Improved industrial, processing, agricultural processing and sales – no conditions;
- M102101** Improved industrial, processing, agricultural processing and sales – special conditions; and
- M102102** Improved industrial, processing, agricultural processing and sales – special purpose.

New indicator-of-value (IOV) code

Reminder:

Certificate of Title information contains 9 or 12 characters.

Do not include spaces or plus "+" signs.

A correct entry:
992123456001

An incorrect entry:
992 123 456+1

Several municipalities have also requested that a new indicator-of-value code be added to ASSET for non-title lease sales (NTLS).

The **NTLS** code is for non-title lease sites that sell to another leaseholder. This new code should be used for sales of improvements on leased land, where no transfer of a leasehold interest is registered with the land titles office. Examples of **NTLS** sales would include sales of lease-holder-owned improvements on leased land in the national parks, town-owned cottage lots with privately owned improvements, and privately owned improvements in Redwood Meadows, etc.

The **NTLS** code is not to be used for the sale of a manufactured home on a leased site in a park. In these cases, continue to use the **MANH** code.

Protocol change – loading IOV data

To match with the assessor practice of reloading complete submissions of IOV data, the ASSET system has been updated to delete all previously loaded IOV information for the corresponding assessment year.

Previously, the ASSET system allowed users to add new IOV information to the IOV data already stored in the system. As assessors typically reload a complete IOV data set, the ASSET loading function that allowed assessors to add new data to existing data for the same assessment year has been removed.

Update to the annual audit ratio study

The annual audit ratio study has been updated to ensure that the following conditions are met before an annual assessment return can be declared on the ASSET system:

- Indicator-of-value data has been submitted, and
- assessment levels for both residential and non-residential properties in municipalities, where both are present, can be determined by the ASSET system.

Note: Please contact an auditor from the Assessment Services Branch for assistance if the above criteria cannot be met.



Watch for new audit and declaration status messages in the annual audit ratio study.

A new audit message clarifies the status of an annual return submission; and,

A new declaration status message has been added to the ratio study report.