

2009 BASE YEAR MODIFIERS

Below are the 2009 base year modifiers for the 2001 Alberta Residential Assessment Manual and the 2001 Metal Buildings Manual.

BASE YEAR MODIFIER FOR THE 2001 RESIDENTIAL COST MANUAL

2009	1.67
------	------

BASE YEAR MODIFIER FOR THE 2001 METAL BUILDINGS MANUAL

2009	1.88
------	------

The base year modifiers for the 2001 assessment 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.

Note: As indicated in previous bulletins, the Assessment Services Branch will no longer be providing 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).

Attachment

ISBN 978-0-7785-7956-4 (Printed Version)
ISBN 978-0-7785-7957-1 (Online Version)

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

Note: (2001 = 1.000)