

Assessment Bulletin

Phone: 780-422-1377
Fax: 780-422-3110
aismall@gov.ab.ca
www.gov.ab.ca/ma

15th Floor Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4L4

EQUALIZED ASSESSMENT PANEL TECHNICAL COMMITTEE

EAP Technical Committee Recommendation

Item: 6

Title: MQS (Model, Quality, Structure) Codes

EAP Recommendation: 1, 5, 6A

Question: The ASB cost manual codes for classifying improvements based on model, quality and structure are not currently mandated. Should there be a standard for improvement classification? Are MQS (Model, Quality, Structure) codes acceptable as the standard?

Background:

Sharing assessment data between municipalities necessitates that every municipality use a single set of codes or that a cross-reference table be established to translate between each municipality's custom code set. ASB has chosen the latter approach for this matter. The code set meets ASB needs for province-wide information collection. While a municipality may chose to adopt the ASB code set as their standard, there is no need to do so. Each municipality, using ASSET, will maintain the cross reference between its custom code set and the ASB standard set. Any number (zero, one or many) of municipality custom codes may map to one and only one ASB standard code.

Recommendation:

The attached schedule of MQS (Model, Quality, Structure) codes should be the draft standard for improvement classification. Each municipality must maintain a table on ASSET that cross-references their custom codes to this standard. Municipalities should be required to cross-reference at least 75% of properties for tax year 2003, and should cross-reference the remainder for tax year 2004.

Recommendation Background:

The instructions for use of these codes should be dealt with in the Minister's Guidelines. It is recognized that the current list is incomplete, and will be revised based on the needs of the assessment community.

Assessors are currently required by regulation to maintain a record of the improvement classification. (AR 289/99 s(13)).

The intention of this recommendation is to apply a standard classification to improvements where it makes sense to do so. Certain types of improvements will not be classified using this standard (i.e. heavy industrial property, unique/specialty buildings etc).

Recommended




Steve White
EAP Technical Committee Chair

Feb. 8, 2002

Date

Accepted



Brad Pickering
ASSET Steering Committee Chair

Feb 13/02

Date

MOD-QU-STR

Model Type		Quality		Structure	
Code	Description	Code	Description	Code	Description
001	Single Family - All Ages	00	Poor	00	One Storey & Basement
002	Single Family - Before 1940	01	Economy	01	One Storey Basementless
003	Single Family - After 1940	02	Substandard	02	Split Entry
004	Single Family - After 1970	03	Fair	03	Split Level
005	Single Family - After 1980	04	Standard	04	Split Level & Crawl Space
008	Single Family - Cedar/Log	05	Semi Custom	05	1 1/2 Storey & Basement
022	Swimming Pool Buildings	06	Custom	06	1 1/2 Storey Basementless
025	Greenhouses	07	Good Custom	07	1 3/4 Storey & Basement
030	Garages	08	Expensive	08	1 3/4 Storey Basementless
031	Multiple Garages	09	Luxurious	09	2 Storey & Basement
035	Carports			10	2 Storey Basementless
040	Single Wide Manufactured Homes			14	A-Frame & Basement
045	Double Wide Manufactured Homes			15	A-Frame Basementless
048	Manufactured Home Parks			27	Detached
050	Summer Cottages			28	Attached
052	Summer Cottages - Cedar/Log			33	Foundationless
060	Duplex Housing			34	Foundation - Basementless
061	Fourplex Housing			35	Basement
070	Multiple Housing -Side by Side			40	Site
071	Multiple Housing -Back to Back			45	1 Storey & Slab on Grade
088	Rooming Houses			46	1 1/2 Storey & Slab on Grade
090	Low Rise Apartments			47	1 3/4 Storey & Slab on Grade
100	High Rise Apartments			48	2 Storey & Slab on Grade
150	Motels - Side by Side Units			49	A-Frame & Slab on Grade
151	Motels - Back to Back Units			50	Concrete Slab on Grade
200	Hotels			51	Foundation - Basementless
205	Motor Hotels			52	Basement
206	Motor Hotel Room Sections			53	Basement 1/2 Above Grade
300	Stores			54	Sub-Basement Level
305	Convenience Stores			60	Main Level Structure
310	Strip Shopping Centres			61	Main Level & Concrete Slab
312	Mall Shopping Centres			62	Main Level & Foundation
350	Offices			63	Main Level & Basement
390	Skywalk Pedways			64	Main Level & Bsmt 1/2 Above Grad
391	Underground Pedways				
395	Mechanical Penthouses				
400	Restaurants				
405	Fast Food Restaurants				
430	Parkades				
440	Theatre Lobbies				
445	Theatre Auditoriums - Single				
450	Multiple Theatres				
490	Banks				
500	Warehouses				
505	Warehouses/Metal Clad				
510	Sales Warehouses				
520	Bag Fertilizer Warehouses				
521	Bulk & Bag Fertilizer Whse				
522	Bulk Elevator Fertilizer Whse				
600	Quonset metal Warehouses				
605	Agro Metal Warehouses				
610	Self Framing Metal Warehouses				
615	Rigid Frame Metal Warehouses				
620	Modular Rigid Frame Metal Whse				
622	Rigid Frame Metal Whse Side Ex				
630	Arched Warehouses				
750	Service Station - Sales Area				
751	Service Station - Bays				
760	Service Station - Klosks				
762	Service Station - Canopies				
770	Bulk Oil Warehouses				
775	Bulk Oil Offices				
850	Grain Elev/Composite Grain Ele				
852	Twin Elevators				
855	Cribbed Annexes				
856	Balloon or Frame Annexes				
857	Street Bin Anned				
860	Grain Elevator Offices				
870	Relocatable Offices				
875	Relocatable Comm Equip Bldg				
876	Relocatable Metal Oilfield Bldg				
880	Frame & Fabric Buildings				
881	Air-Supported Buildings				
882	Post-Tension Buildings				
890	Quonset Type Greenhouses				
891	Bowrib Type Greenhouses				
892	Gable Type Greenhouses				
894	Solariums				