

2023 Assessment in Beaver County



Core Values: Strong Governance, Customer Service, Innovative leadership, Accountability, Transparency and Partnership

Strategic Goals: Goal 1 – Collaborative Partnership Goal 2 – Excellent Customer Service

Goal 3 – Responsible Finance Goal 4 – Sustainable Infrastructure

Goal 5 – Lifestyle Enhancement Goal 6 – Strong Leadership

A Place to call HOME

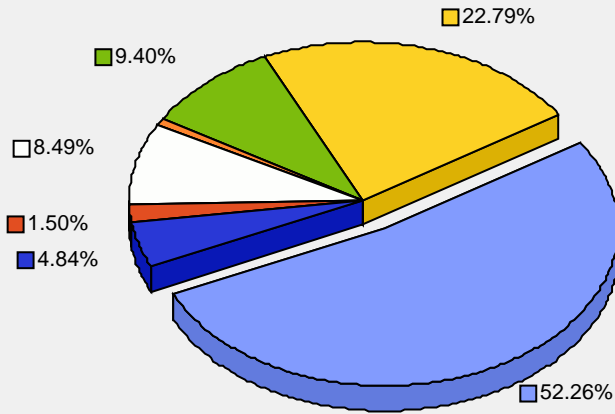


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Assessment Breakdown by Property Description

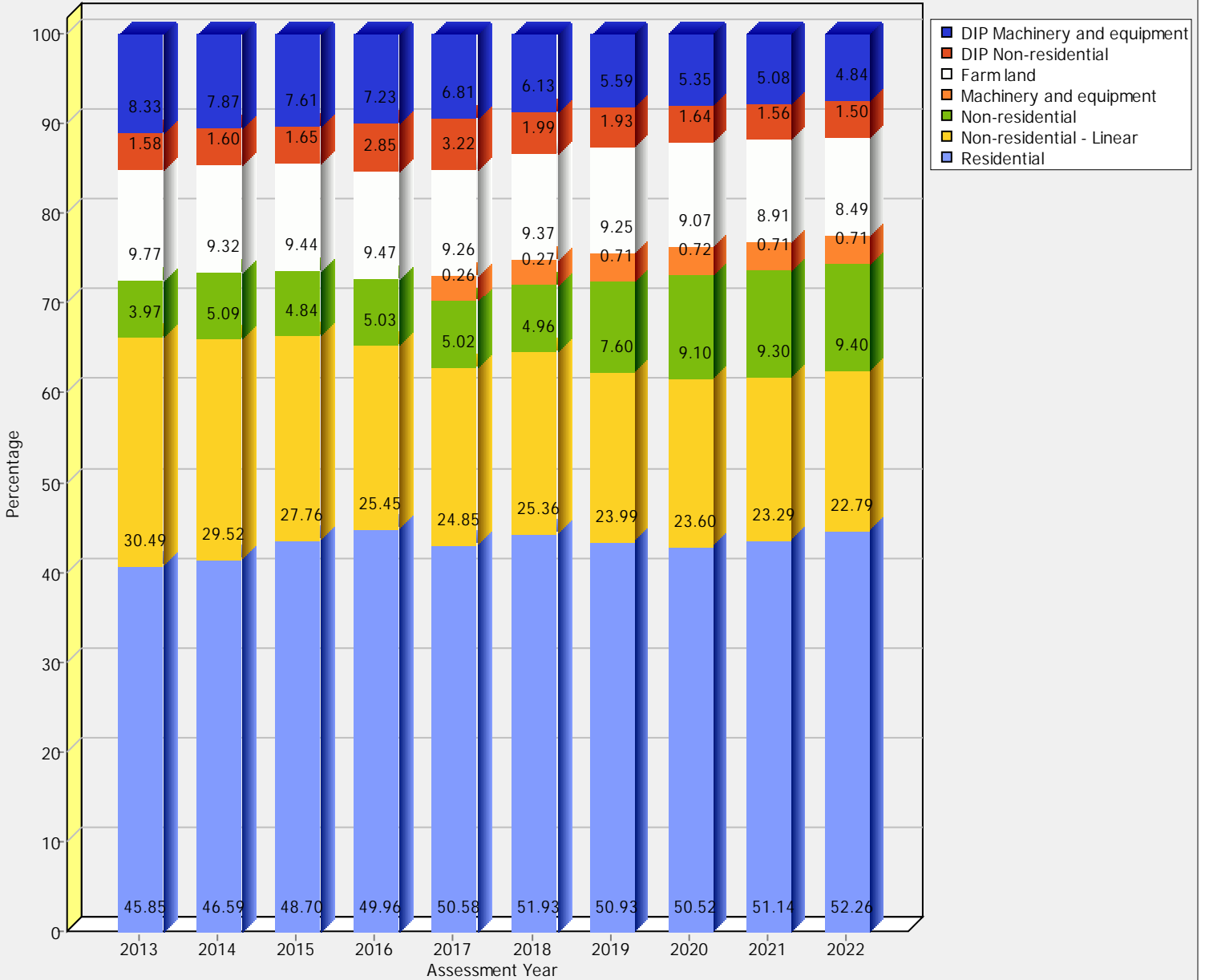
Total: 1,351,793,800



Taxable & Mun. Only

4.84% DIP Machinery and equipment	65,491,970
1.50% DIP Non-residential	20,343,020
8.49% Farm land	114,724,530
0.71% Machinery and equipment	9,655,730
9.40% Non-residential	127,035,300
22.79% Non-residential - Linear	308,075,180
52.26% Residential	706,468,070

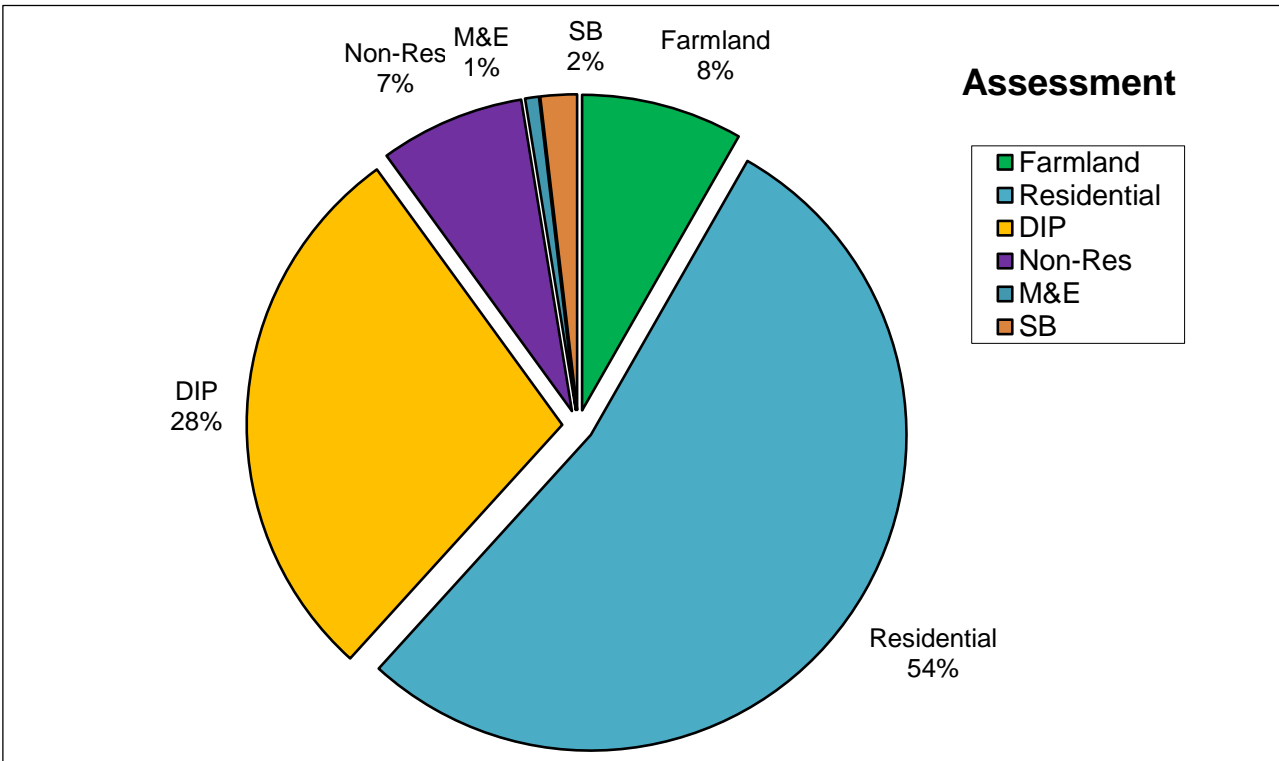
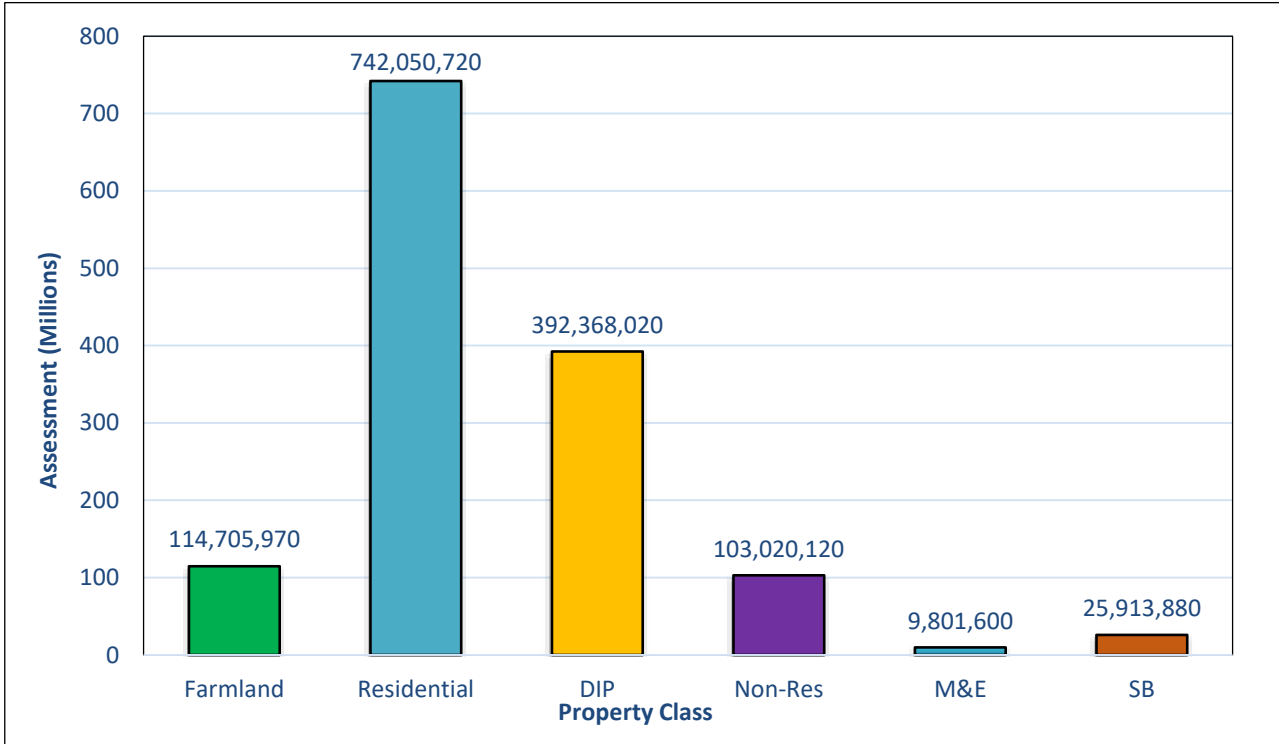
Total Breakdown of percentage by year for Property Description



County

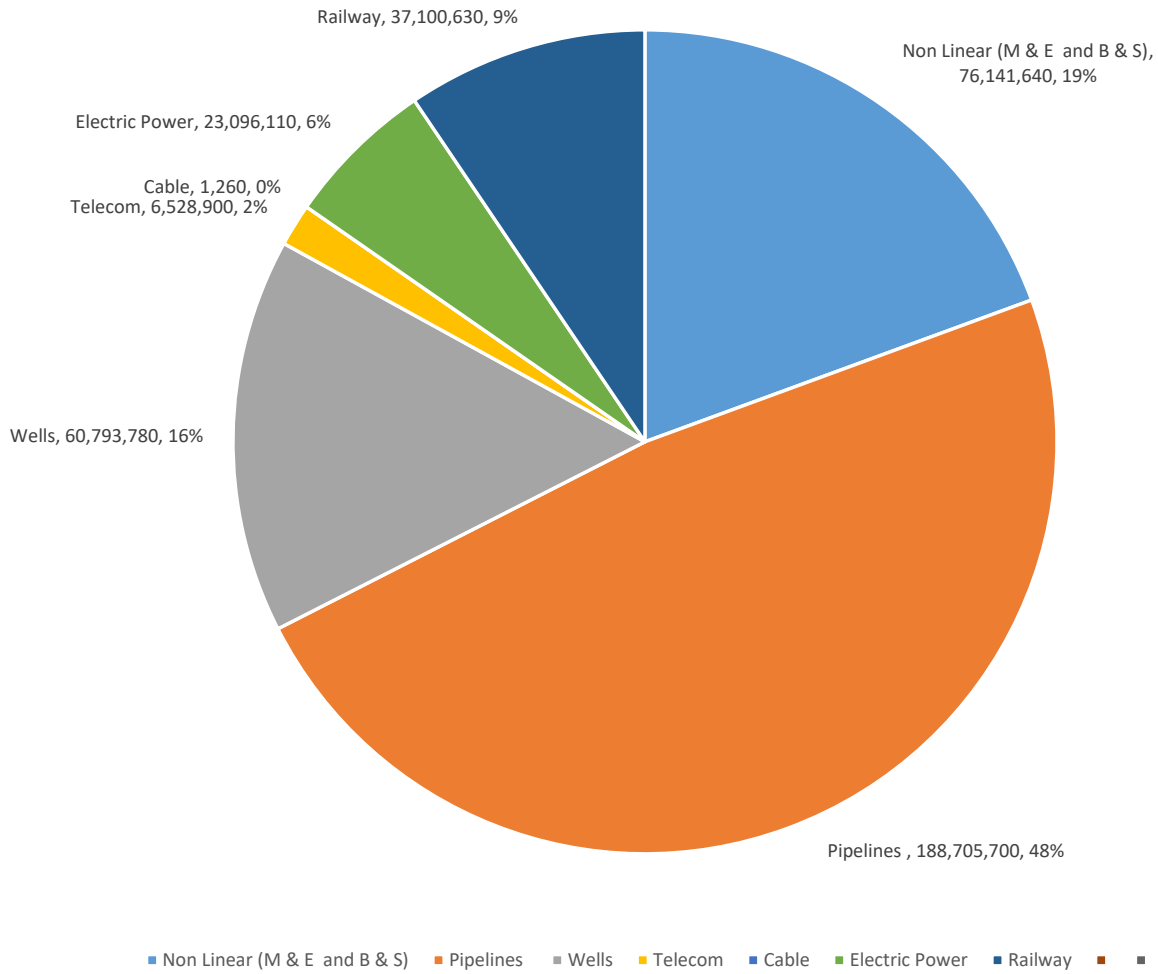
2023 Assessment For 2024 Tax Year

Total Assessment: 1,387,860,310



2023 Assessment for 2024 Tax Year

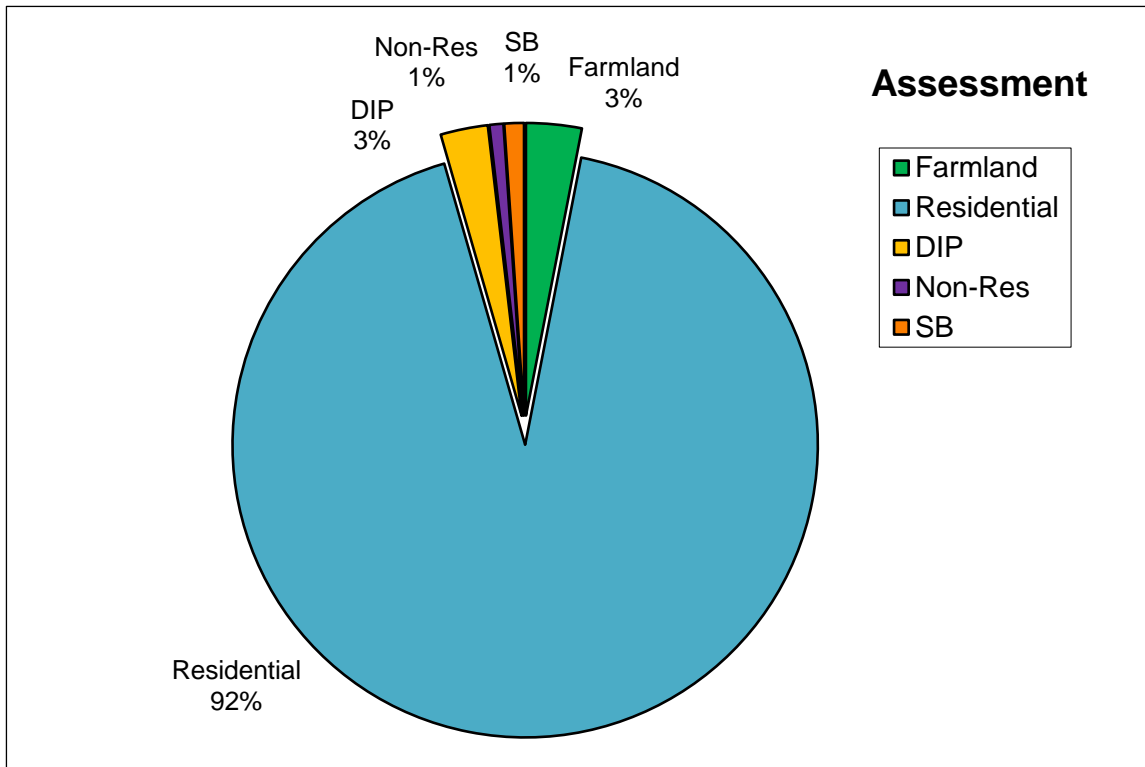
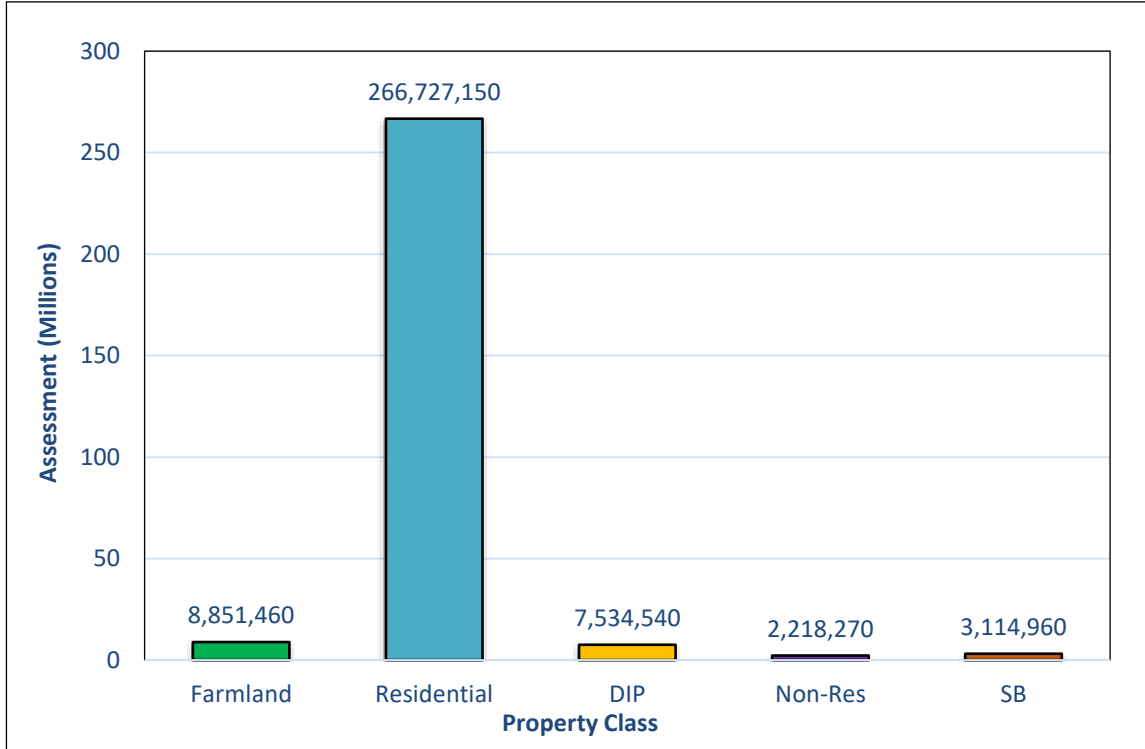
DIP Breakdown



Division 1

2023 Assessment For 2024 Tax Year

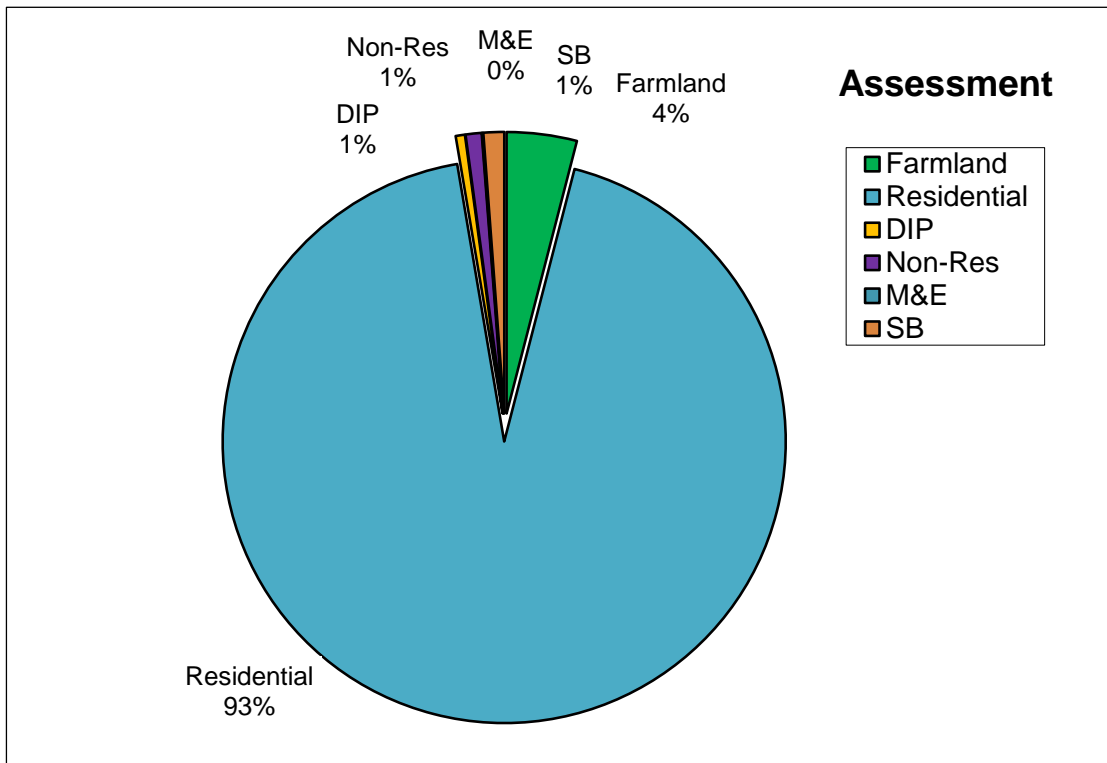
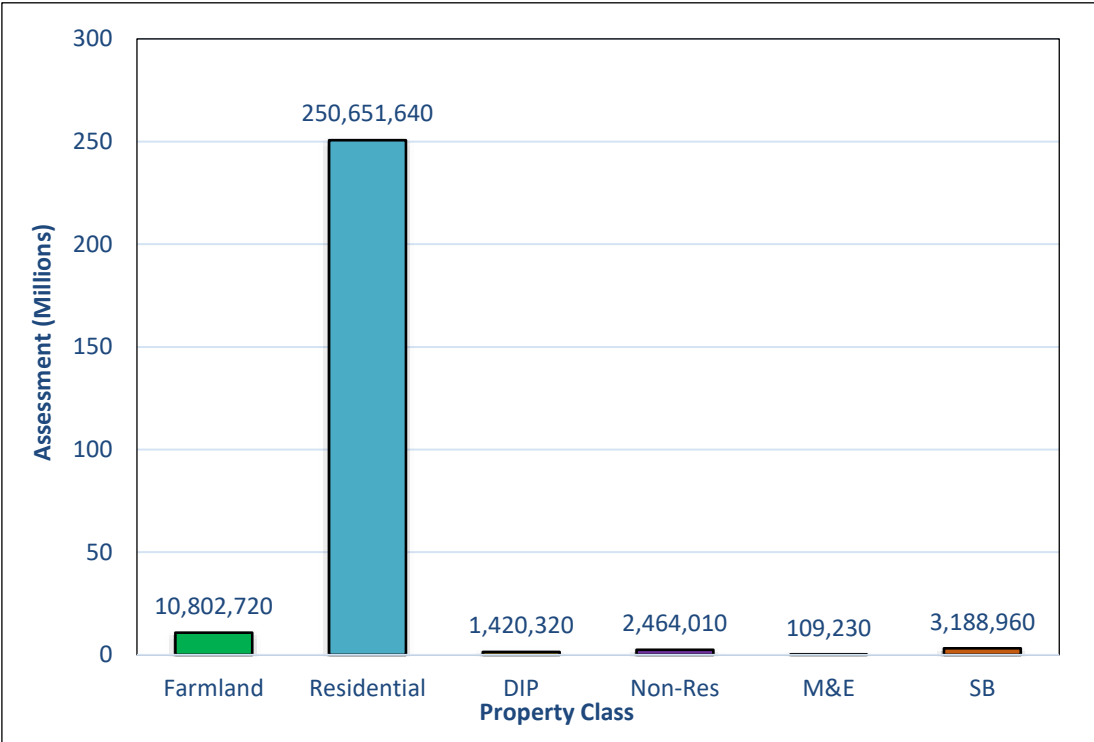
Total Assessment: 288,446,380



Division 2

2023 Assessment For 2024 Tax Year

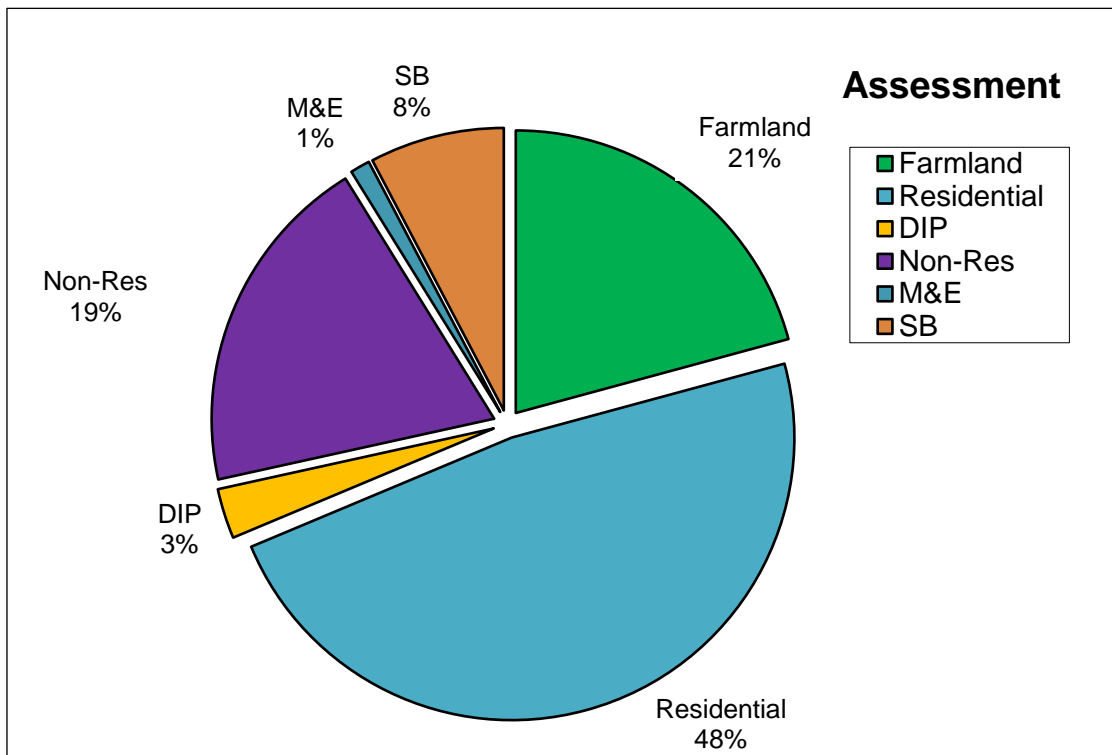
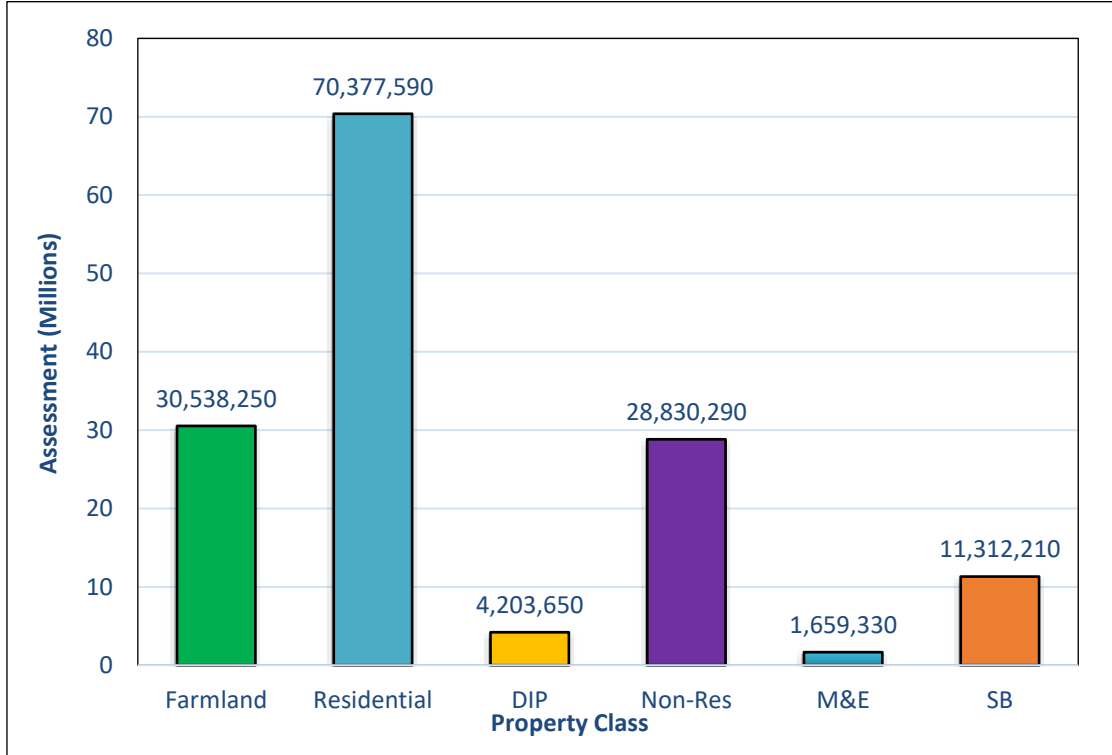
Total Assessment: 268,636,880



Division 3

2023 Assessment For 2024 Tax Year

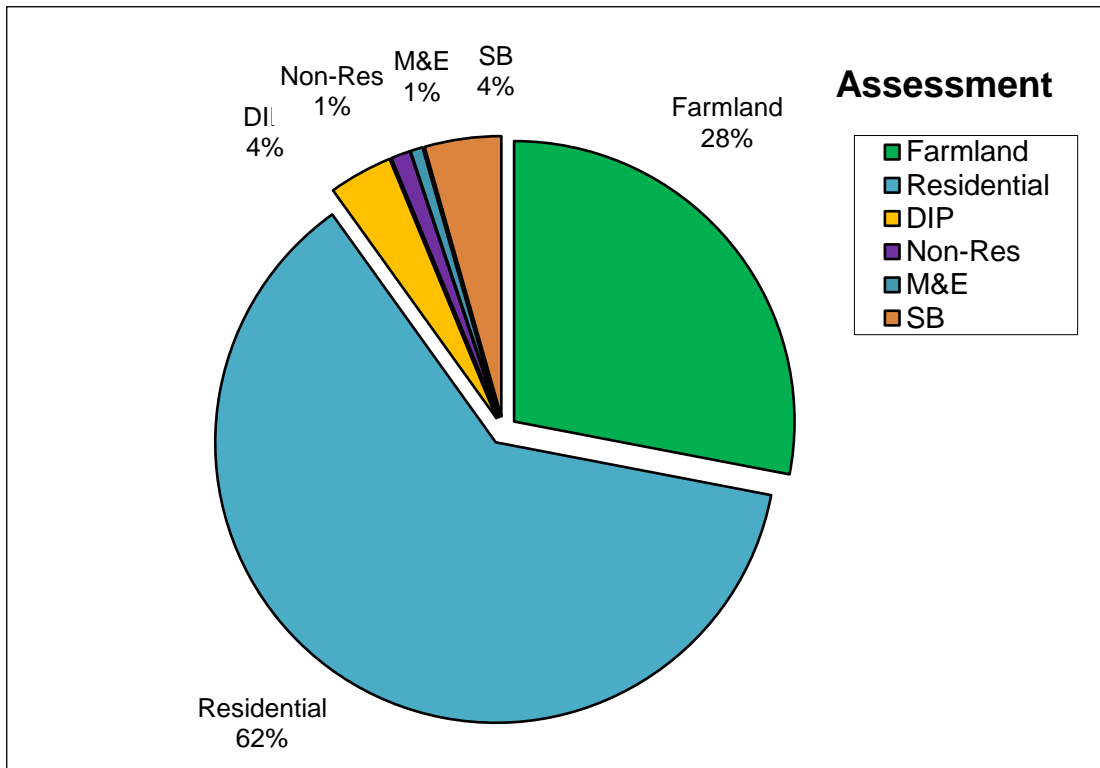
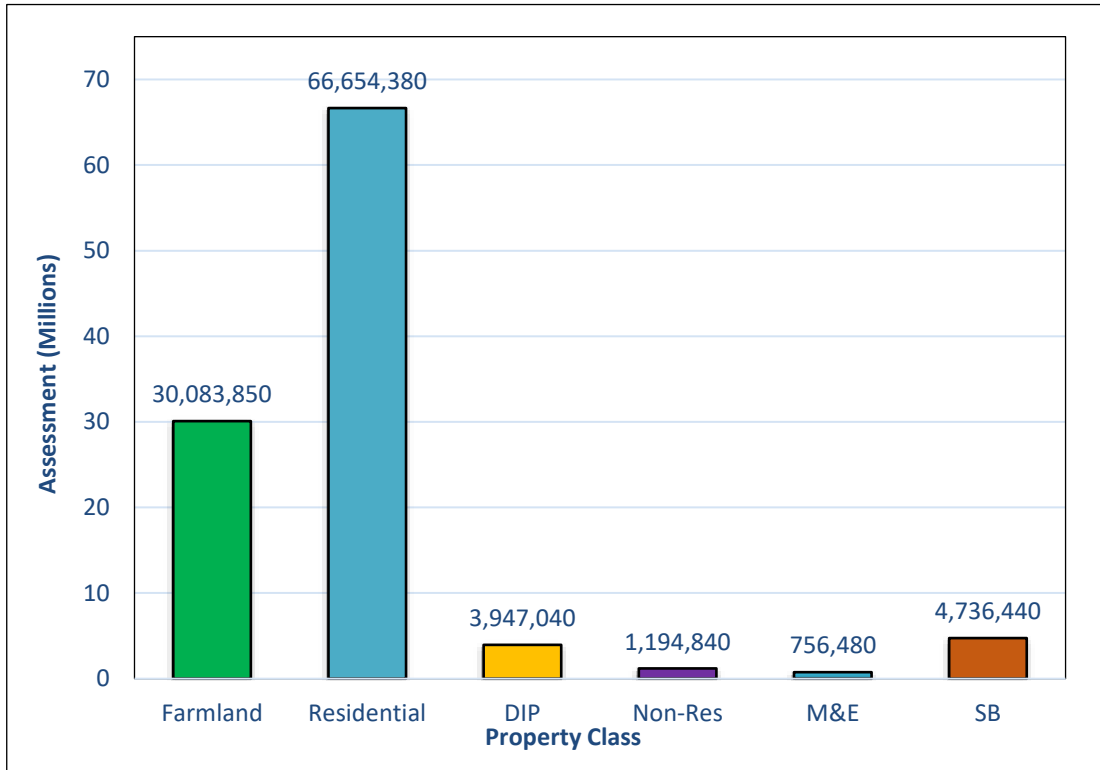
Total Assessment: 146,921,320



Division 4

2023 Assessment For 2024 Tax Year

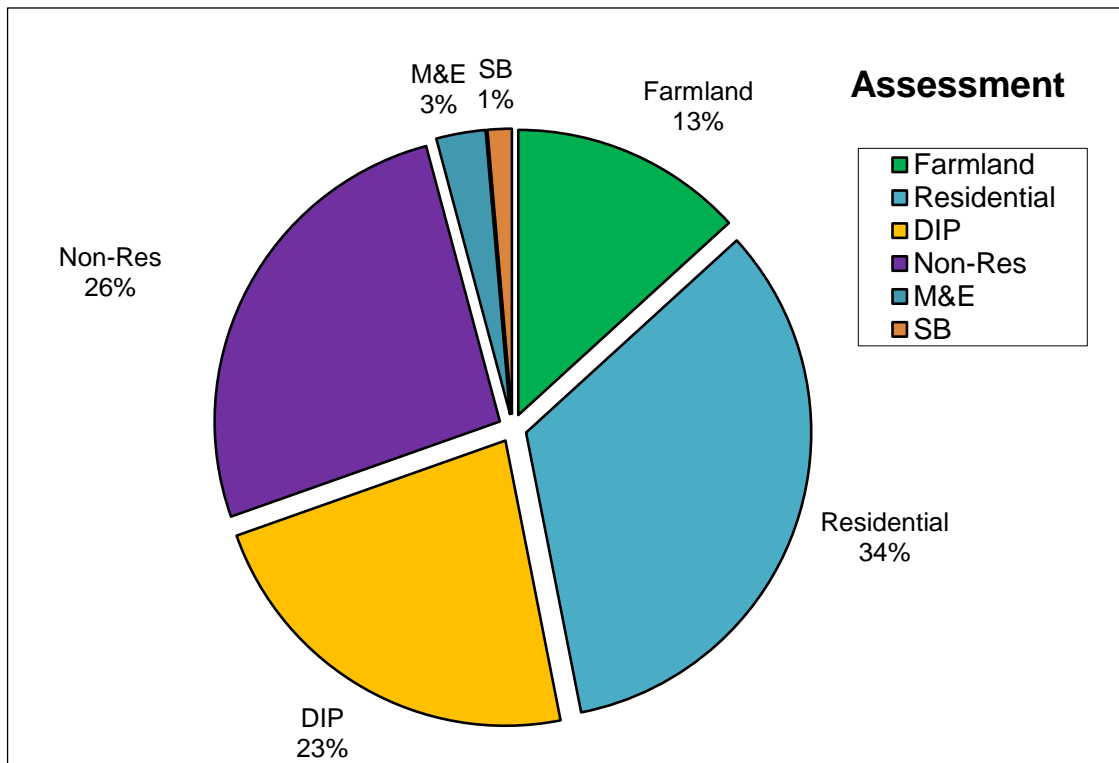
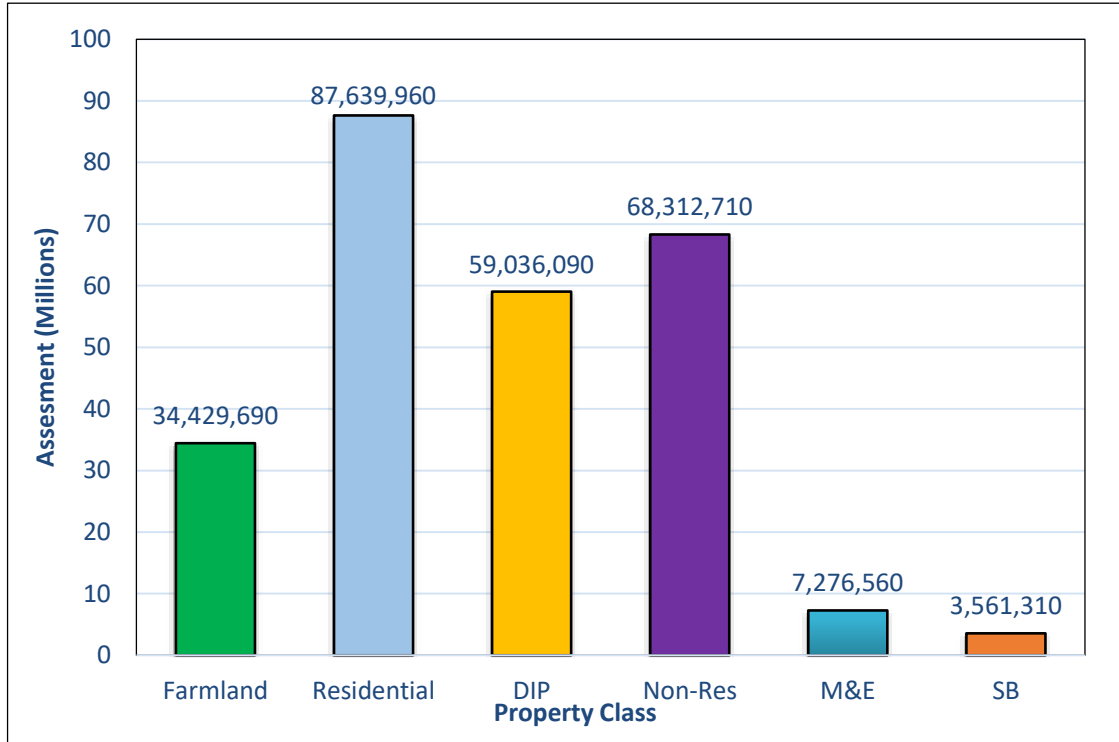
Total Assessment: 107,373,030



Division 5

2023 Assessment For 2024 Tax Year

Total Assesment: 260,256,320



Property Tax Exemption For Residences Rural Assessment Policy (R.A.P.)

Matters Relating to Assessment and Taxation Regulation
Alberta Regulation 203/2017

Sec 24 of MRAT, basically reads within the regulation the following;

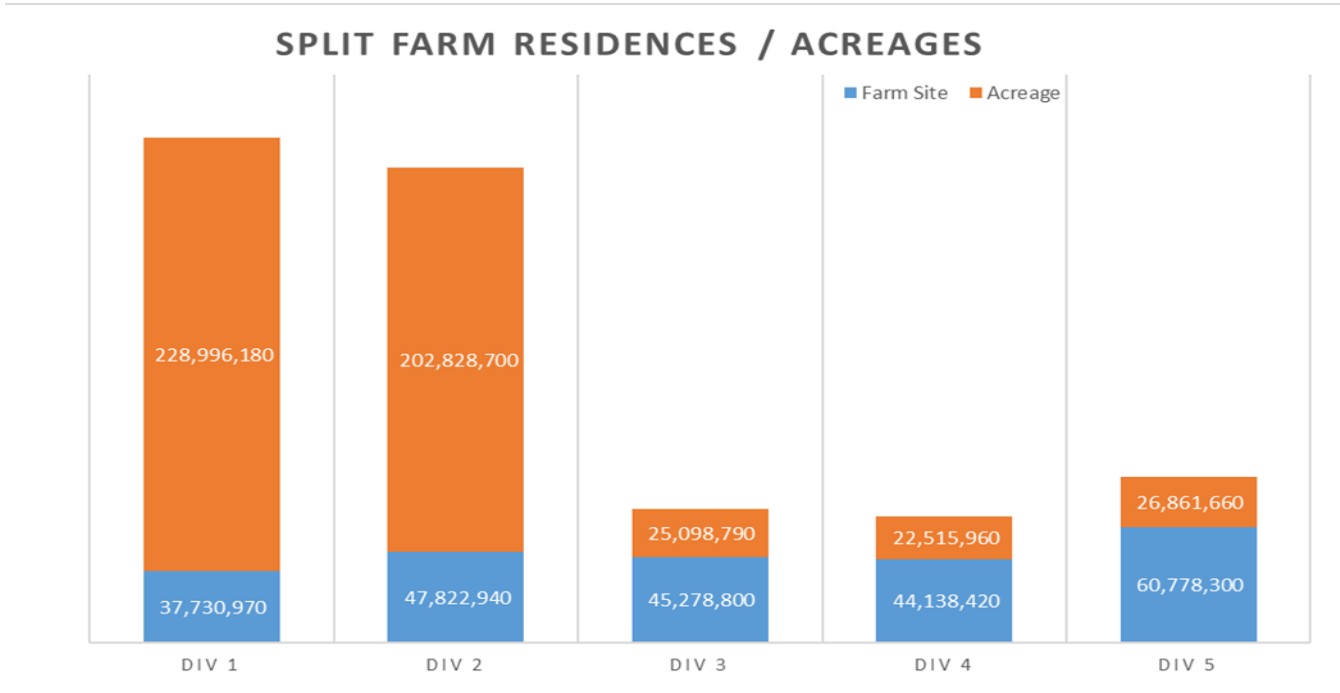
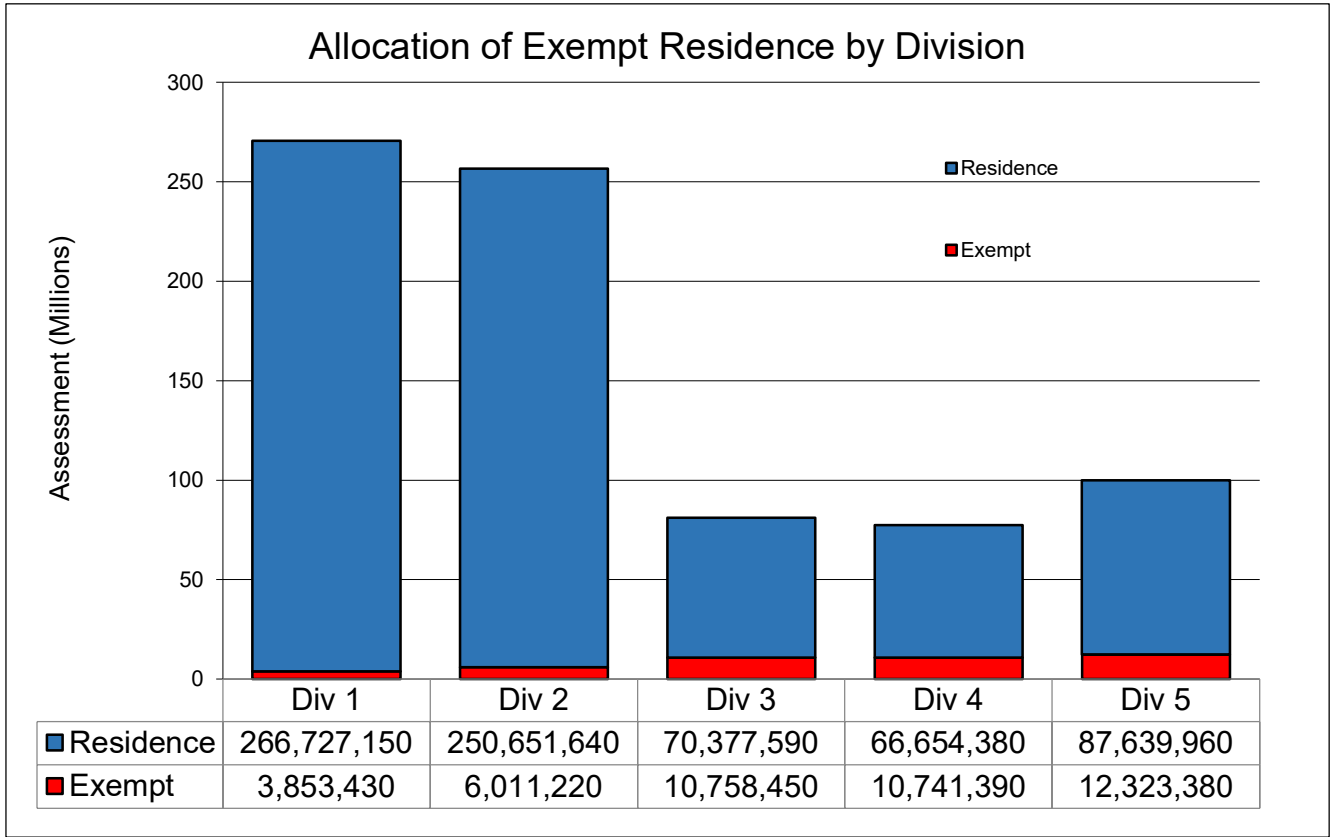
One residence in a farm unit, if the residence is situated in a county, must be situated on a parcel of land not less than 1 acre, to the extent of the assessment, based on agricultural use value, for the land in the farm unit, to a maximum of \$61,540

For each additional residence in the farm unit, again the residence must be situated in the County, and used chiefly in connection with farming operations, to the extent of the assessment, based on agricultural use value for the land in the farm unit that remains after the exemption is made to the primary residence to a maximum of \$30,770 for each additional residence

Total 2023 Residential Assessment Exempt Under Policy Based Upon 2023 Mill Rates

Assessment	Municipal Mill Rate	Taxes
\$43,687,870	0.0049104	\$214,524.92
Assessment	ASF	
\$43,687,870	0.0024277	\$106,061.04
Assessment	Foundations	
\$43,687,870	0.0002584	\$11,288.95
Total Taxes Shielded by Policy		\$331,874.90

2023 Assessment for 2024 Tax Year



Market 3 Acre Site Values 2023 for Tax Year 2024

Loc. Code	Subdivisions	Vacant Lot Values			Servicing			3 Acre Serviced			Market Location Adj	
		2023	2022	\$\$ +/-	2023	2022	\$\$ +/-	2023	2022	% +/-	2023	2022
				Change								
22	Park Glen	\$62,500	\$61,000	\$1,500	\$30,000	\$30,000	\$0	\$92,500	\$91,000	1.62%	100	97
23	Twin Lakes	\$39,000	\$39,000	\$0	\$27,500	\$27,500	\$0	\$66,500	\$66,500	0.00%	100	100
24	El-Greco	\$70,000	\$70,000	\$0	\$30,000	\$30,000	\$0	\$100,000	\$100,000	0.00%	100	100
25	Aspen	\$85,000	\$85,000	\$0	\$30,000	\$30,000	\$0	\$115,000	\$115,000	0.00%	107	107
26	Whispering	\$92,000	\$92,000	\$0	\$30,000	\$30,000	\$0	\$122,000	\$122,000	0.00%	109	109
27	Country Squire	\$90,000	\$85,000	\$5,000	\$30,000	\$30,000	\$0	\$120,000	\$115,000	4.17%	100	100
28	Forest Glen	\$97,000	\$97,000	\$0	\$30,000	\$30,000	\$0	\$127,000	\$127,000	0.00%	115	115
29	Lindbrook	\$97,000	\$97,000	\$0	\$30,000	\$30,000	\$0	\$127,000	\$127,000	0.00%	110	110
30	Birch Grove	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	111	111
31	Meadow Brook	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	111	111
32	Islet Lake 190 TR	\$93,000	\$93,000	\$0	\$30,000	\$30,000	\$0	\$123,000	\$123,000	0.00%	100	100
33	Islet Lake 5932 MC	\$200,000	\$200,000	\$0	\$30,000	\$30,000	\$0	\$230,000	\$230,000	0.00%	130	130
34	Sherwood Forest	\$87,500	\$87,500	\$0	\$30,000	\$30,000	\$0	\$117,500	\$117,500	0.00%	122	122
35	Beaver Hill	\$89,000	\$88,000	\$1,000	\$30,000	\$30,000	\$0	\$119,000	\$118,000	0.84%	120	120
36	Jade	\$85,000	\$80,000	\$5,000	\$30,000	\$30,000	\$0	\$115,000	\$110,000	4.35%	100	100
37	Joyland	\$85,000	\$80,000	\$5,000	\$30,000	\$30,000	\$0	\$115,000	\$110,000	4.35%	100	100
38	Beaver Meadows	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	100	100
39	Cinnamon Ridge	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	100	100
40	Miquelon	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	110	110
41	Kingsway	\$92,500	\$90,000	\$2,500	\$30,000	\$30,000	\$0	\$122,500	\$120,000	2.04%	102	102
42	Lori	\$94,000	\$93,000	\$1,000	\$30,000	\$30,000	\$0	\$124,000	\$123,000	0.81%	105	105
43	Hunter	\$60,000	\$60,000	\$0	\$30,000	\$27,500	\$2,500	\$90,000	\$87,500	2.78%	100	100
44	Rolling Glory	\$77,500	\$77,500	\$0	\$30,000	\$30,000	\$0	\$107,500	\$107,500	0.00%	120	120
45	Willow Lake	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	100	100
46	Beaver Creek 782 2987	\$75,000	\$72,500	\$2,500	\$30,000	\$30,000	\$0	\$105,000	\$102,500	2.38%	105	105
47	Beaver Creek 782 2988	\$85,000	\$85,000	\$0	\$30,000	\$30,000	\$0	\$115,000	\$115,000	0.00%	105	105
48	Beaver Creek 862 2084	\$80,000	\$78,000	\$2,000	\$30,000	\$30,000	\$0	\$110,000	\$108,000	1.82%	110	110
49	Royal Glen	\$110,000	\$110,000	\$0	\$30,000	\$30,000	\$0	\$140,000	\$140,000	0.00%	108	107
50	Hillhurst	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	105	105
51	Spilstead Road	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	100	100
52	Jenwil	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	100	100
53	Croutze S 1/2 31-51-19	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	100	100
54	Carey Ridge Estates	\$120,000	\$125,000	-\$5,000	\$30,000	\$30,000	\$0	\$150,000	\$155,000	-3.33%	102	102
55	Desert Estates	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	100	100
56	Poettcher Estates	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$0	\$110,000	\$110,000	0.00%	100	100
57	Casrose NW 26-51-20	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	100	100
58	Secondary 833	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$0	\$120,000	\$120,000	0.00%	105	105

59	Huntington Estates	\$80,000	\$80,000	\$0	\$30,000	\$30,000	\$30,000	\$0	\$0	\$110,000	\$110,000	0.00%	100	100
60	LaFayette Estates	\$90,000	\$90,000	\$0	\$30,000	\$30,000	\$30,000	\$0	\$0	\$120,000	\$120,000	0.00%	97	97
										AVERAGE		0.56%		

Market 3 Acre Site Values 2023 for Tax Year 2024

Loc. Code	Rural Areas	Vacant Site Values			Servicing			3 Acre Serviced			Market Location Adj	
		2023	2022	\$\$ +/-	2023	2022	\$\$ +/-	2023	2022	% +/-	2023	2022
		Total	Change		Total	Change		Total	Change		Building Value Only	2022
6	Tofield	\$75,000	\$75,000	\$0	\$32,000	\$30,000	\$2,000	\$107,000	\$105,000	1.90%	100	100
21	Lindbrook West	\$75,000	\$75,000	\$0	\$30,000	\$30,000	\$0	\$105,000	\$105,000	0.00%	100	100
20	Spilstead 50-20	\$75,000	\$70,000	\$5,000	\$30,000	\$30,000	\$0	\$105,000	\$100,000	5.00%	100	100
19	Sec 630 East	\$75,000	\$70,000	\$5,000	\$30,000	\$30,000	\$0	\$105,000	\$100,000	5.00%	97	97
18	Bardo, Dodds, North Tofield	\$75,000	\$70,000	\$5,000	\$30,000	\$30,000	\$0	\$105,000	\$100,000	5.00%	100	100
17	Sec 834	\$75,000	\$75,000	\$0	\$30,000	\$30,000	\$0	\$105,000	\$105,000	0.00%	100	100
16	Beaver Hill Lake	\$17,000	\$17,000	\$0	\$30,000	\$30,000	\$0	\$47,000	\$47,000	0.00%	92	92
15	Holden North to Borschiw	\$17,000	\$17,000	\$0	\$32,000	\$32,000	\$0	\$49,000	\$49,000	0.00%	97	97
14	Sec 854, 626, 855, 857	\$22,000	\$22,000	\$0	\$32,000	\$32,000	\$0	\$54,000	\$54,000	0.00%	97	97
13	Bruce South & West	\$16,500	\$16,500	\$0	\$30,000	\$30,000	\$0	\$46,500	\$46,500	0.00%	97	97
13.1	Gladstone - 854 - Dodds	\$18,000	\$18,000	\$0	\$32,000	\$32,000	\$0	\$50,000	\$50,000	0.00%	100	100
12	Ryley Holden Bruce Hwy 14	\$27,000	\$24,000	\$3,000	\$32,000	\$32,000	\$0	\$59,000	\$56,000	5.36%	100	100
12.1	Viking Central & Hwy 36	\$33,000	\$33,000	\$0	\$32,000	\$32,000	\$0	\$65,000	\$65,000	0.00%	100	100
11	Viking North West	\$16,500	\$16,500	\$0	\$32,000	\$32,000	\$0	\$48,500	\$48,500	0.00%	95	95
10	Viking North East	\$16,000	\$16,000	\$0	\$30,000	\$30,000	\$0	\$46,000	\$46,000	0.00%	95	95
10.1	Viking East Hwy 14 East	\$19,000	\$19,000	\$0	\$30,000	\$30,000	\$0	\$49,000	\$49,000	0.00%	100	100
9	Ribstone/Viking South	\$15,000	\$15,000	\$0	\$30,000	\$30,000	\$0	\$45,000	\$45,000	0.00%	97	97
8	Kinsella North	\$13,000	\$13,000	\$0	\$27,500	\$27,500	\$0	\$40,500	\$40,500	0.00%	85	85
7	Kinsella East	\$13,000	\$13,000	\$0	\$27,500	\$27,500	\$0	\$40,500	\$40,500	0.00%	90	90
								AVERAGE		1.17%		

Hamlets - Standard 50' Front

Loc. Code	Rural Areas	Vacant Site Values			Servicing			50' Lot Total Value			Market Location Adj	
		2023	2022	\$\$ +/-	2023	2022	\$\$ +/-	2023	2022	% +/-	2023	2022
		Total	Change		Total	Change		Total	Change		Building Value Only	2022
5	Dodds	\$500.00	\$500.00	\$0	\$25,000	\$25,000	\$0	\$25,500	\$25,500	0.00%	85	85
4	Haight	\$500.00	\$500.00	\$0	\$0	\$0	\$0	\$500	\$500	0.00%	65	65
3	Poe	\$400.00	\$400.00	\$0	\$0	\$0	\$0	\$400	\$400	0.00%	100	100
2	Bruce - Serviced	\$6,000.00	\$5,000.00	\$1,000	\$10,000	\$2,500	\$7,500	\$16,000	\$7,500	53.13%	110	100
2	Bruce - Unserviced	\$6,000.00	\$5,000.00	\$1,000	\$0	\$0	\$0	\$6,000	\$5,000	16.67%	100	100
1	Kinsella	\$5,000.00	\$5,000.00	\$0	\$0	\$0	\$0	\$5,000	\$5,000	0.00%	65	65
								AVERAGE		11.63%		

BASE YEAR MODIFIERS (BYM) COMPARISONS

	Commercial	Steel	Warehouses	M&S Wood Frame	M&S Steel Frame	Railway	Farmland	Residential	M & E	Oilfield Metal Buildings	Linear Pipelines	Linear Wells	Linear Elec Power	Linear Telecom	Linear Cable
2021	2.888	3.003	2.894	Base Cost	Base Cost	1.689	1.000	2.140	1.453	2.360	1.027	1.239	1.529	1.224	1.478
2022	3.119	3.243	3.126	Base Cost	Base Cost	1.815	1.000	2.310	1.548	2.430	1.033	1.416	1.648	1.312	1.584
Change Factor	8.00%	7.99%	8.02%	20.80%	24.60%	7.46%	0.00%	7.94%	6.54%	2.97%	0.58%	14.29%	7.78%	7.19%	7.17%

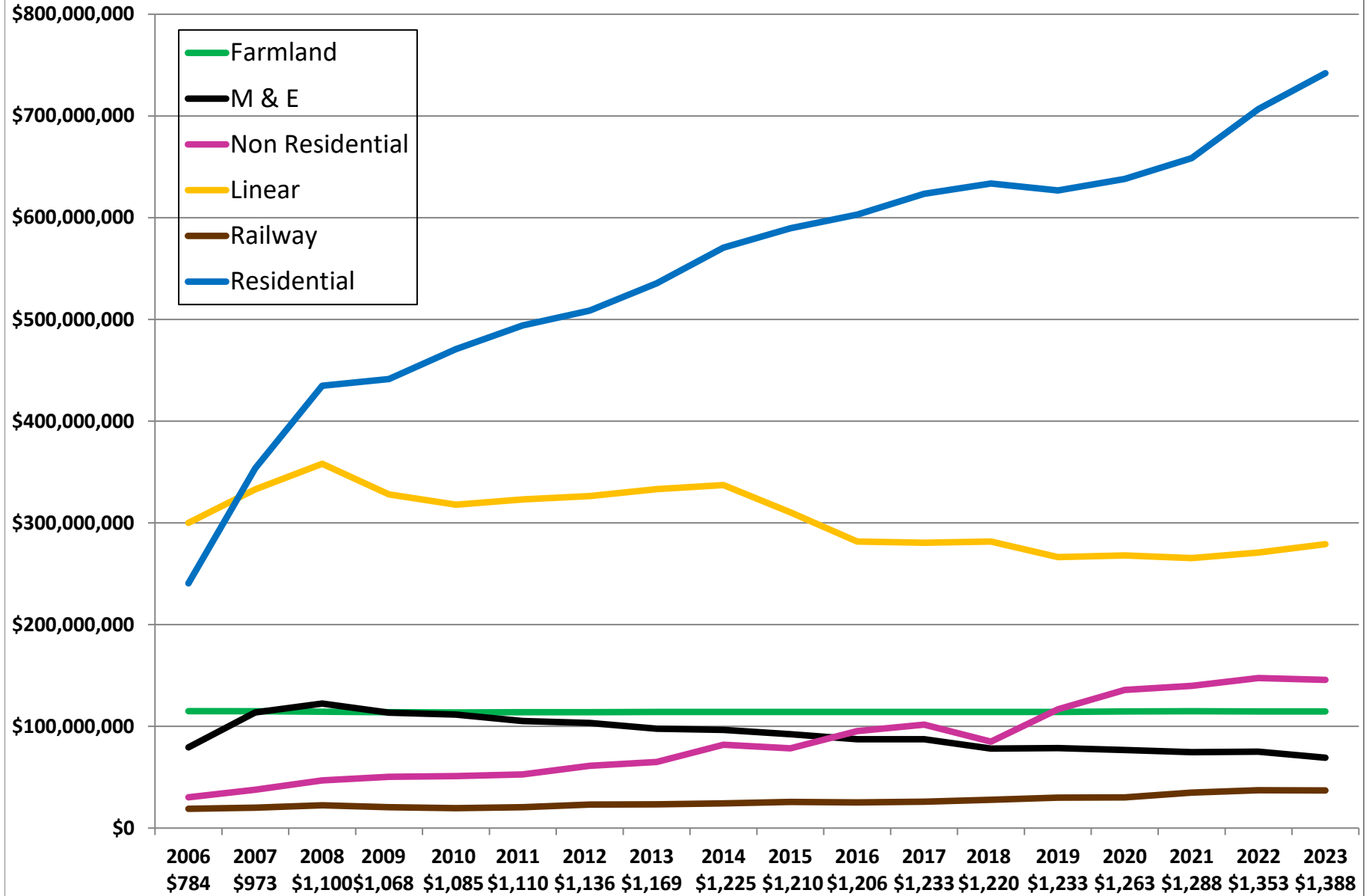
applied additional (dep) obsolescence factor of minus 12 to 16% to mitigate large increase non-res bldg assmt

Important takeaway note for Residential property:
The County assessor has moved to a new residential cost manual. Historically, from 2002 AY up to 2022 AY the County used the 2001 base cost manual. Municipal Affairs & the Camalot software program have developed new 2021 base cost. Right after the assessment appeal period ended July 25, implementation commenced with the Camalot software, the conversion was satisfactory completed for 2023 AY.

BASE YEAR MODIFIERS (BYM) COMPARISONS

	Commercial	Steel	Warehouses	M&S Wood Frame	M&S Steel Frame	Railway	Farmland	Residential	M & E	Oilfield Metal Buildings	Linear Pipelines	Linear Wells	Linear Elec Power	Linear Telecom	Linear Cable
2022	3.119	3.243	3.126	Base Cost	Base Cost	1.815	1.000	1.0799	1.548	2.43	1.033	1.416	1.648	1.312	1.584
2023	3.1574	3.355	3.1644	Base Cost	Base Cost	1.807	1.000	1.1296	1.596	2.46	1.062	1.576	1.715	1.341	1.62
Change Factor	1.23%	3.45%	1.23%	-2.95%	-1.80%	-0.44%	0.00%	4.60%	3.10%	1.23%	2.81%	11.30%	4.07%	2.21%	2.27%

Live Assessment by Year



Alberta Municipal Affairs
Linear Property Assessment
2023AY GO (Growth/Other) Report

This report provides how your municipality's DI linear property assessment changed between tax years 2023 and 2024. The report compares the closing totals of your municipality's 2022AY DI linear property assessment to your opening totals of the 2023AY DI linear property assessment. The following considerations go into each of the two categories:

- Growth Change:** DI linear properties that are new, added, and/or removed for the 2023AY. This excludes the assessment for new wells and pipelines that became operational for this assessment year – these wells and pipelines that qualified under the Tax Holiday initiative will be provided in the 2023AY Policy Impact Report.
- Other Change:** This includes changes between the 2022AY and 2023AY. Note: changes may be due to such things as inflation (AYM); age; change in type of well (ACC); Schedule C; well production (schedule D); policy changes only to properties that were previously assessed and changed as per the 2023 Alberta Linear/Railway Minister's Guidelines. This is not an exhaustive list.

Tax Jurisdiction MA ID: 0020 Beaver County

Municipal Taxable Linear Property Assessment

Property Type	LPAU Count	2022 AY Linear Assessment	2023 AY Linear Assessment	Change in Assessment	Change Due To Growth	Change Due To Other	Overall %Change	%Change Due To Growth	%Change Due To Other
CBL	1	\$0.00	\$1,260.00	\$1,260.00	\$1,260.00	\$0.00	100	100	0
ELE	139	\$21,926,890.00	\$23,096,110.00	\$1,169,220.00	\$-493,000.00	\$1,662,220.00	5.33	-2.25	7.58
PL	1352	\$185,226,750.00	\$188,705,700.00	\$3,478,950.00	\$-308,150.00	\$3,787,100.00	1.88	-0.17	2.04
RL	16	\$37,208,430.00	\$37,100,630.00	\$-107,800.00	\$56,180.00	\$-163,980.00	-0.29	0.15	-0.44
TEL	28	\$6,628,660.00	\$6,528,900.00	\$-99,760.00	\$-809,140.00	\$709,380.00	-1.5	-12.21	10.7
WL	800	\$57,084,450.00	\$60,793,780.00	\$3,709,330.00	\$-663,460.00	\$4,372,790.00	6.5	-1.16	7.66
TOT	2336	\$308,075,180.00	\$316,226,380.00	\$8,151,200.00	\$-2,216,310.00	\$10,367,510.00	111.92	84.36	27.54

Provincial Taxable Linear Property Assessment

Property Type	LPAU Count	2022 AY Linear Assessment	2023 AY Linear Assessment	Change in Assessment	Change Due To Growth	Change Due To Other	Overall %Change	%Change Due To Growth	%Change Due To Other
CBL	1802	\$486,694,450.00	\$555,708,700.00	\$69,014,250.00	\$-4,598,480.00	\$73,612,730.00	0.14	-0.94	1.09
ELE	18691	\$9,838,487,630.00	\$12,920,416,220.00	\$3,081,928,590.00	\$533,232,910.00	\$2,548,695,680.00	31.33	5.42	25.91
EPG	2349	\$7,629,314,290.00	\$9,976,070,670.00	\$2,346,756,380.00	\$2,335,772,169.00	\$10,984,211.00	30.76	30.62	0.14
GDP	900	\$572,853,600.00	\$598,041,190.00	\$25,187,590.00	\$21,750,630.00	\$3,436,960.00	4.4	3.8	0.6
PL	232956	\$26,720,211,330.00	\$27,230,306,200.00	\$510,094,870.00	\$-77,425,890.00	\$587,175,080.00	1.91	-0.29	2.2

Alberta Municipal Affairs
Linear Property Assessment
2023AY GO (Growth/Other) Report

Property Type	LPAU Count	2022 AY Linear Assessment	2023 AY Linear Assessment	Change in Assessment	Change Due To Growth	Change Due To Other	Overall %Change	%Change Due To Growth	%Change Due To Other
RL	1628	\$995,144,680.00	\$1,008,650,110.00	\$13,505,430.00	\$10,179,350.00	\$3,326,080.00	1.36	1.02	0.33
TEL	8581	\$1,961,032,300.00	\$2,181,366,070.00	\$220,333,770.00	\$169,086,680.00	\$51,247,090.00	11.24	8.62	2.61
WL	223960	\$26,306,435,340.00	\$28,250,972,620.00	\$1,944,537,280.00	-\$62,882,860.00	\$2,007,420,140.00	7.39	-0.24	7.63
TOT	490867	\$74,510,173,620.00	\$82,721,531,780.00	\$8,211,358,160.00	\$2,925,114,509.00	\$5,285,897,971.00	88.53	48.01	40.51

Legend: CBL=Cable, ELE=Electric, EPG=Electric Power Generator, GDP=Gas Distribution Pipeline, PL=Pipeline, RL=Railway, TEL=Telecommunication, TOT=Total, WL=Well

Alberta Municipal Affairs
Policy Impact Report
Well and Pipeline Tax Holiday

2023 Assesment Year 2024 Tax Year Assessment Impact

Municipality Code	Municipality Name	Policy Name	2023AY Count	2023AY TH Impact Property Qualified in Year 3
20	BEAVER COUNTY	PIPELINE TAX HOLIDAY	3	\$-5,598,050
20	BEAVER COUNTY	WELL TAX HOLIDAY	1	\$-127,960
20	BEAVER COUNTY	TOTAL IMPACT	4	\$-5,726,010

Note: Includes only new, operational property for the 2023 assessment year.

Assessment Impact 2023 Tax Holiday Policy for the 3 Years (2021AY, 2022AY, 2023AY)

Municipality Code	Municipality Name	Policy Name	2021AY Year 1 Count	2021AY Year 1 TH Impact	2022AY Year 2 Count	2022AY Year 2 TH Impact	2023AY Year 3 Count	2023AY Year 3 TH Impact	2021-2023AY Year 1-3 Total Impact
20	BEAVER COUNTY	PIPELINE TAX HOLIDAY	0	\$0	0	\$0	3	\$-5,598,050	\$-5,598,050
20	BEAVER COUNTY	WELL TAX HOLIDAY	1	\$-225,750	1	\$-256,500	2	\$-412,250	\$-894,500
20	BEAVER COUNTY	TOTAL IMPACT	1	\$-225,750	1	\$-256,500	5	\$-6,010,300	\$-6,492,550

Note: Includes all qualified property for the 2021, 2022, and 2023 assessment years.

2023 Assessment based on Property Class including Policy Change

Taxable Properties	2022 Assessment	2023 Growth \$	New Inventory	% + / -	2023 Inflation \$	% + / -	2023 Policy \$	2023 Assessment	Overall \$ + / -
Farmland/Agricultural Properties	\$114,724,530	-\$18,560	\$114,705,970	-0.02%	\$0	0.00%	\$0	\$114,705,970	-\$18,560
Machinery & Equipment Non - DIP	\$9,655,730	\$10	\$9,655,740	0.00%	\$145,860	1.51%	\$0	\$9,801,600	\$145,870
Machinery & Equipment DIP	\$65,491,970	-\$6,857,210	\$58,634,760	-10.47%	\$730,370	1.25%	\$0	\$59,365,130	-\$6,126,840
Non-Residential (incl SB N/R)	\$125,212,740	\$2,949,450	\$128,162,190	2.36%	-\$1,009,000	-0.79%	\$0	\$127,153,190	\$1,940,450
Non-Residential DIP	\$20,343,020	-\$3,480,640	\$16,862,380	-17.11%	-\$85,870	-0.51%	\$0	\$16,776,510	-\$3,566,510
Linear (3 Yr Impact Policy)	\$270,866,750	-\$2,272,490	\$268,594,260	-0.84%	\$10,531,490	3.92%	-\$6,492,550	\$279,125,750	\$1,766,450
Railway Linear	\$37,208,430	\$56,180	\$37,264,610	0.15%	-\$163,980	-0.44%	\$0	\$37,100,630	-\$107,800
Residential (occupied & vacant)	\$706,468,070	\$10,967,280	\$717,435,350	1.55%	\$24,615,370	3.43%	\$0	\$742,050,720	\$35,582,650
Total Taxable	\$1,349,971,240	\$1,344,020	\$1,351,315,260	0.10%	\$34,764,240	2.57%	-\$6,492,550	\$1,386,079,500	\$29,615,710
Grant-in-lieu									
Non-Residential	\$1,822,560	\$0	\$1,822,560	0.00%	-\$41,750	-2.29%	\$0	\$1,780,810	-\$41,750
Total G-I-L	\$1,822,560	\$0	\$1,822,560	0.00%	-\$41,750	-2.29%	\$0	\$1,780,810	-\$41,750
Grand Total Assessment (Taxable & G-I-L)	\$1,351,793,800	\$1,344,020	\$1,353,137,820	0.10%	\$34,722,490	2.57%	-\$6,492,550	\$1,387,860,310	\$29,573,960

Summary of importance

Farmland assessment growth	-\$18,560				Total Gains	\$29,592,520
M & E (Non-DIP) inflation	\$145,870				Total Losses	-\$18,560
Total Gain of M&E DIP	-\$6,126,840				Net	\$29,573,960
Total Gain to Non-Residential	\$1,940,450				Overall % Growth	2.19%
Total Gain DIP Non Res (Land & Structu	-\$3,566,510					
Linear	\$1,766,450					
Linear Property Impact Policy		-\$6,492,550	Well Tax Holiday (Assmt is hidden & not in formula over 3 years)			
Linear Railway (inflation)	-\$107,800	19.1167	Lost Tax Revenue	-\$124,116		
Total Residential Gain	\$35,582,650					
Grants in Place of Taxes (Prov)	-\$41,750					
GOA Policy only pay's 50% of Tax Levy	\$29,573,960					

2023 Assessment Growth based on Mill Rate Property Classification

Taxable Properties	2022 Previous Assessment	2023 Growth \$ with Policy \$	New Inventory	% + / -	2023 Inflation \$	% + / -	2023 Assessment	Overall % + / -	Overall \$ + / -
Farmland/Agricultural Properties	\$114,724,530	-\$18,560	\$114,705,970	-0.02%	\$0	0.00%	\$114,705,970	-0.02%	-\$18,560
Farm Residence and Site	\$224,516,300	\$1,596,540	\$226,112,840	0.71%	\$9,636,590	4.26%	\$235,749,430	5.00%	\$11,233,130
Hamlet Improved Residential	\$7,571,440	\$54,270	\$7,625,710	0.72%	\$575,590	7.55%	\$8,201,300	8.32%	\$629,860
Linear (Wells, Pipe, Rwy, Cable, Power, Tele-corr)	\$308,075,180	-\$2,216,310	\$305,858,870	-0.72%	\$10,367,510	3.39%	\$316,226,380	2.65%	\$8,151,200
Machinery & Equipment (DIP & Non DIP)	\$75,147,700	-\$6,857,200	\$68,290,500	-9.12%	\$876,230	1.28%	\$69,166,730	-7.96%	-\$5,980,970
Designated Industrial Real Property	\$20,343,020	-\$3,480,640	\$16,862,380	-17.11%	-\$85,870	-0.51%	\$16,776,510	-17.53%	-\$3,566,510
Non-Residential	\$100,513,100	\$464,440	\$100,977,540	0.46%	\$261,770	0.26%	\$101,239,310	0.72%	\$726,210
Small Business Non-Residential	\$24,699,640	\$2,485,010	\$27,184,650	10.06%	-\$1,270,770	-4.67%	\$25,913,880	4.92%	\$1,214,240
Acreage Residential	\$454,908,560	\$9,839,580	\$464,748,140	2.16%	\$14,024,750	3.02%	\$478,772,890	5.25%	\$23,864,330
Vacant Acreages, Multi-lot, Large Parcels @ MV	\$19,471,770	-\$523,110	\$18,948,660	-2.69%	\$378,440	2.00%	\$19,327,100	-0.74%	-\$144,670
Total Taxable	\$1,349,971,240	\$1,344,020	\$1,351,315,260	0.10%	\$34,764,240	2.57%	\$1,386,079,500	2.67%	\$36,108,260
Grant-in-lieu									
Non-Residential	<u>1,822,560</u>	<u>\$0</u>	<u>\$1,822,560</u>	<u>0.00%</u>	<u>-\$41,750</u>	<u>-2.29%</u>	<u>\$1,780,810</u>	<u>-2.29%</u>	<u>-\$41,750</u>
Total G-I-L	\$1,822,560	\$0	\$1,822,560	0.00%	-\$41,750	-2.29%	\$1,780,810	-2.29%	-\$41,750
Grand Total Assessment (Taxable & G-I-L)	\$1,351,793,800	\$1,344,020	\$1,353,137,820	0.10%	\$34,722,490	2.57%	\$1,387,860,310	2.67%	\$36,066,510

Summary of importance

Farmland assessment	-\$18,560
Linear	\$8,151,200
Total Gain of M&E (DIP & Non-DIP M&I)	-\$5,980,970
Total Gain to Residences	\$35,727,320
Total Gain to Vacant Acreages	-\$144,670
Total Gain to Non-Res, SB & DIP	-\$1,626,060
Total Gain to G-I-L	-\$41,750

GOA Policy only pay's 50% of Tax Levy

\$36,066,510

Total Gains

\$43,878,520

Total Losses

-\$7,812,010

Net

\$36,066,510

Overall % Growth

2.67%

Municipal Tax Implications based on 2023 AY Growth and Inflation

Taxable Properties	2022	2023	New Inventory	% + / -	2023	% + / -	2023	Overall	Overall
	Assessment	Growth \$			Inflation \$		Assessment		
Farmland/Agricultural Properties	\$114,724,530	-\$18,560	\$114,705,970	-0.02%	\$0	0.00%	\$114,705,970	-0.02%	-\$18,560
Farm Residence and Site	\$224,516,300	\$1,596,540	\$226,112,840	0.71%	\$9,636,590	4.26%	\$235,749,430	5.00%	\$11,233,130
Linear (Wells, Pipe, Rwy, Cable, Power, Tele-con)	\$308,075,180	-\$2,216,310	\$305,858,870	-0.72%	\$10,367,510	3.39%	\$316,226,380	2.65%	\$8,151,200
Machinery & Equipment	\$75,147,700	-\$6,857,200	\$68,290,500	-9.12%	\$876,230	1.28%	\$69,166,730	-7.96%	-\$5,980,970
Non-Residential w/DIP Bldgs & Land	\$120,856,120	-\$3,016,200	\$117,839,920	-2.50%	\$175,900	0.15%	\$118,015,820	-2.35%	-\$2,840,300
Small Business Non-Residential	\$24,699,640	\$2,485,010	\$27,184,650	10.06%	-\$1,270,770	-4.67%	\$25,913,880	4.92%	\$1,214,240
Residential Acreages & Hamlets	\$462,480,000	\$9,893,850	\$472,373,850	2.14%	\$14,600,340	3.09%	\$486,974,190	5.30%	\$24,494,190
Vacant Acreages, Multi-lot, Large Parcels @ MV	\$19,471,770	-\$523,110	\$18,948,660	-2.69%	\$378,440	2.00%	\$19,327,100	-0.74%	-\$144,670
Total Taxable	\$1,349,971,240	\$1,344,020	\$1,351,315,260	0.10%	\$34,764,240	2.57%	\$1,386,079,500	2.67%	\$36,108,260
Grant-in-lieu									
Farmland/Agr Property	\$0	\$0	\$0		\$0		\$0		\$0
Non-Residential	<u>\$1,822,560</u>	<u>\$0</u>	<u>\$1,822,560</u>	<u>0.00%</u>	<u>-\$41,750</u>	<u>-2.29%</u>	<u>\$1,780,810</u>	<u>-2.29%</u>	<u>-\$41,750</u>
Total G-I-L	\$1,822,560	\$0	\$1,822,560	0.00%	-\$41,750	-2.29%	\$1,780,810	-2.29%	-\$41,750
Grand Total Assessment (Taxable & G-I-L)	\$1,351,793,800	\$1,344,020	\$1,353,137,820	0.10%	\$34,722,490	<u>2.57%</u>	\$1,387,860,310	2.67%	\$36,066,510

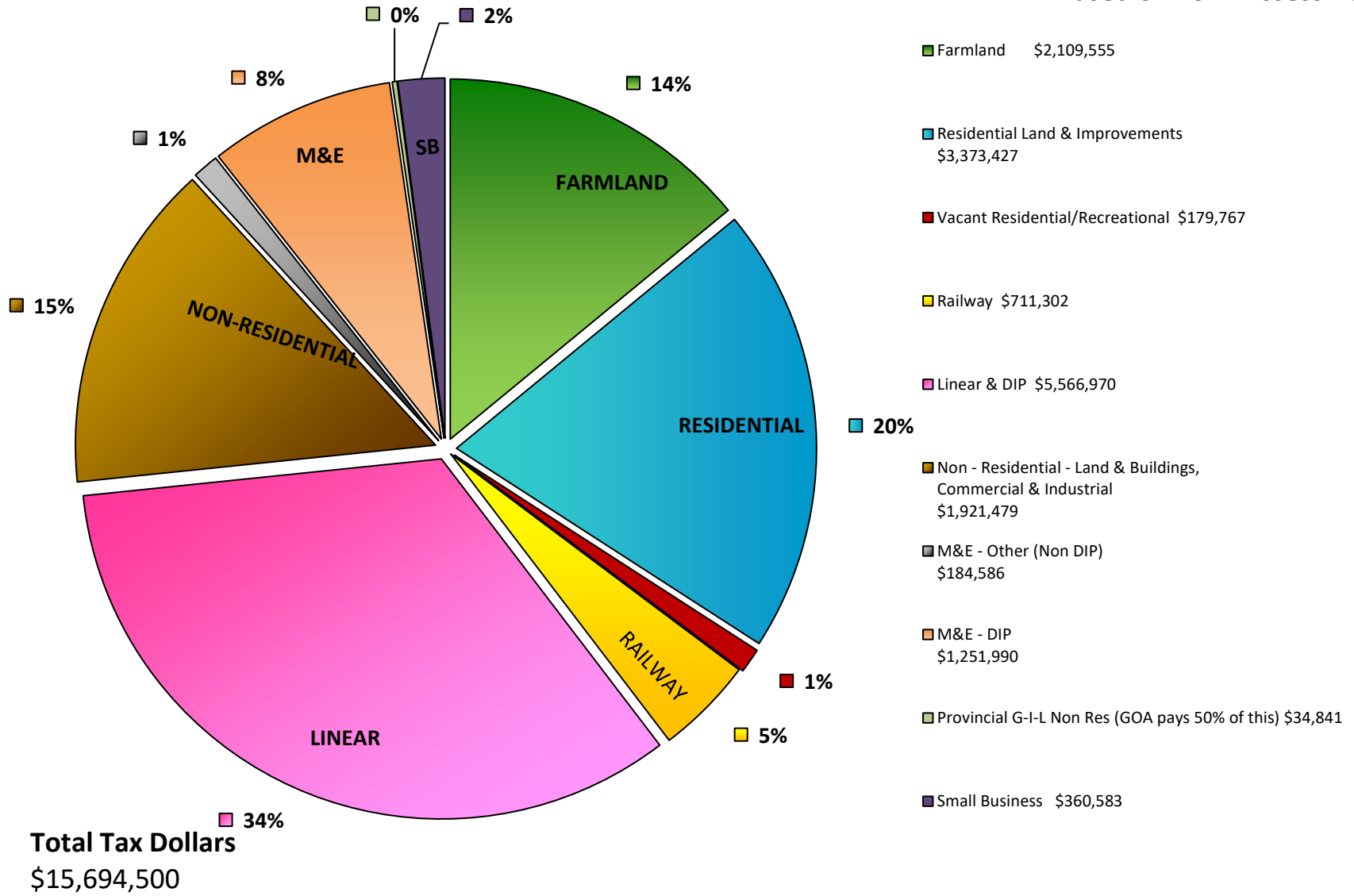
Tax Implication by Growth		Growth/Taxes	
Farmland assessment	-\$18,560		-\$341.28
Linear Assessment	-\$2,216,310		-\$42,368.53
DIP M&E & Other Non-DIP M&E	-\$6,857,200		-\$131,087.04
Farm Residences, Acreages & Hamlets	\$11,490,390		\$56,422.41
Vacant Acreages	-\$523,110		-\$4,829.46
Non-Residential	-\$3,016,200		-\$57,659.79
Small Business Non-Res	\$2,485,010		\$36,277.92
Total Increase to G-I-L	<u>\$0</u>		<u>\$0.00</u>
<i>*GOA Policy only pays 50% of GIL Tax Levy</i>	\$1,344,020	Taxes	-\$143,585.77

Tax Implication by Inflation/Taxes		Net Tax
\$0	\$0	-\$341.28
\$10,367,510	\$198,192.58	\$155,824.05
\$876,230	\$16,750.63	-\$114,336.41
\$24,236,930	\$119,013.02	\$175,435.43
\$378,440	\$3,493.83	-\$1,335.62
\$175,900	\$3,362.63	-\$54,297.16
-\$1,270,770	-\$18,551.59	\$17,726.33
<u>-\$41,750</u>	<u>-\$798.12</u>	<u>-\$798.12</u>
\$34,722,490	Taxes \$321,462.97	
	Total Tax Gain	\$177,877.20

Farmland	0.0183880	0.0183880
Linear	0.0191167	0.0191167
M&E	0.0191167	0.0191167
Residential	0.0049104	0.0049104
Vac Res	0.0092322	0.0092322
NON- Res	0.0191167	0.0191167
G-I-L	0.0191167	0.0191167
SB Non-Res	0.0145987	0.0145987

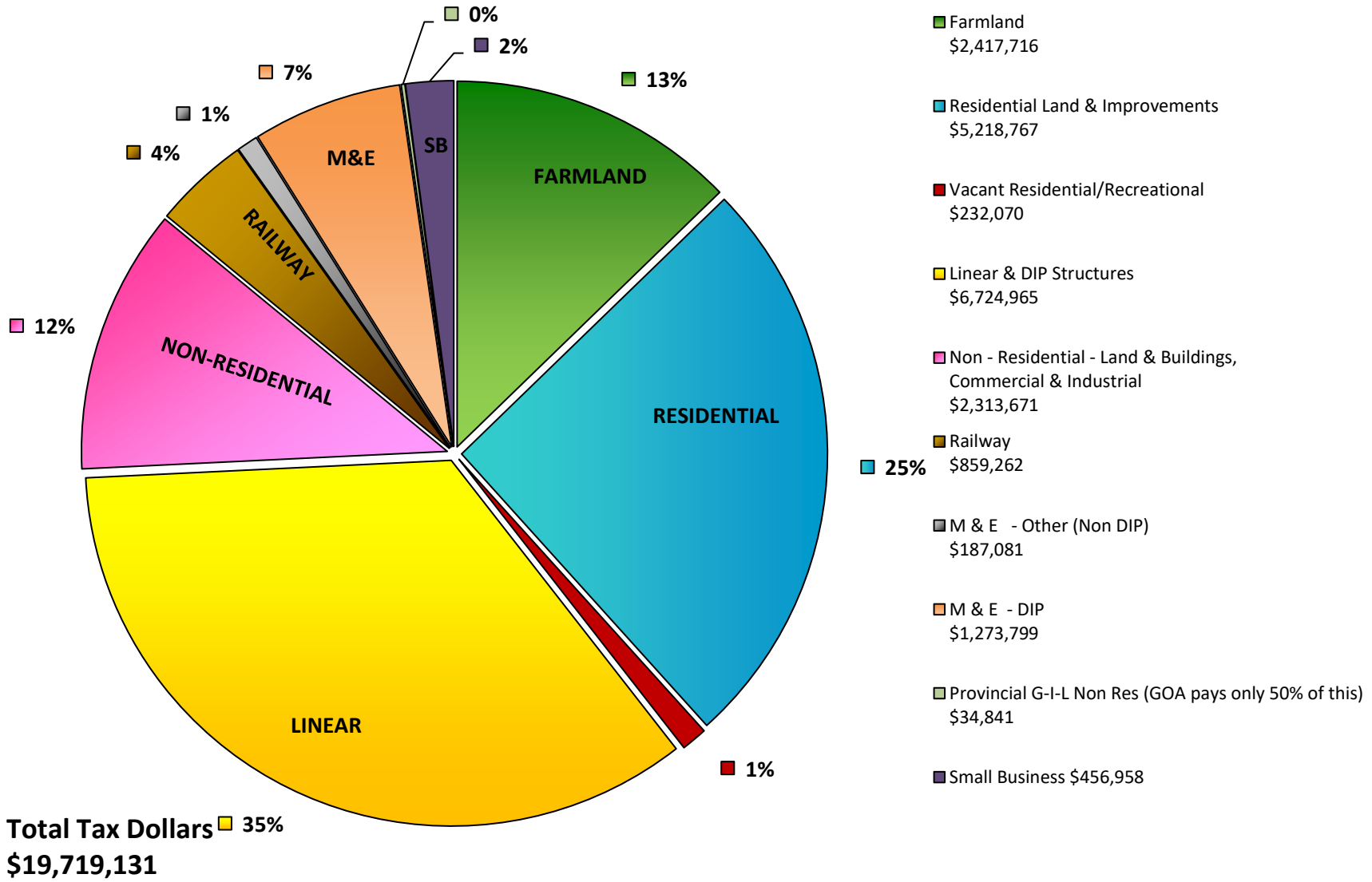
2023 Municipal Tax % Distribution - Municipal Only

Based on 2022 Assessment



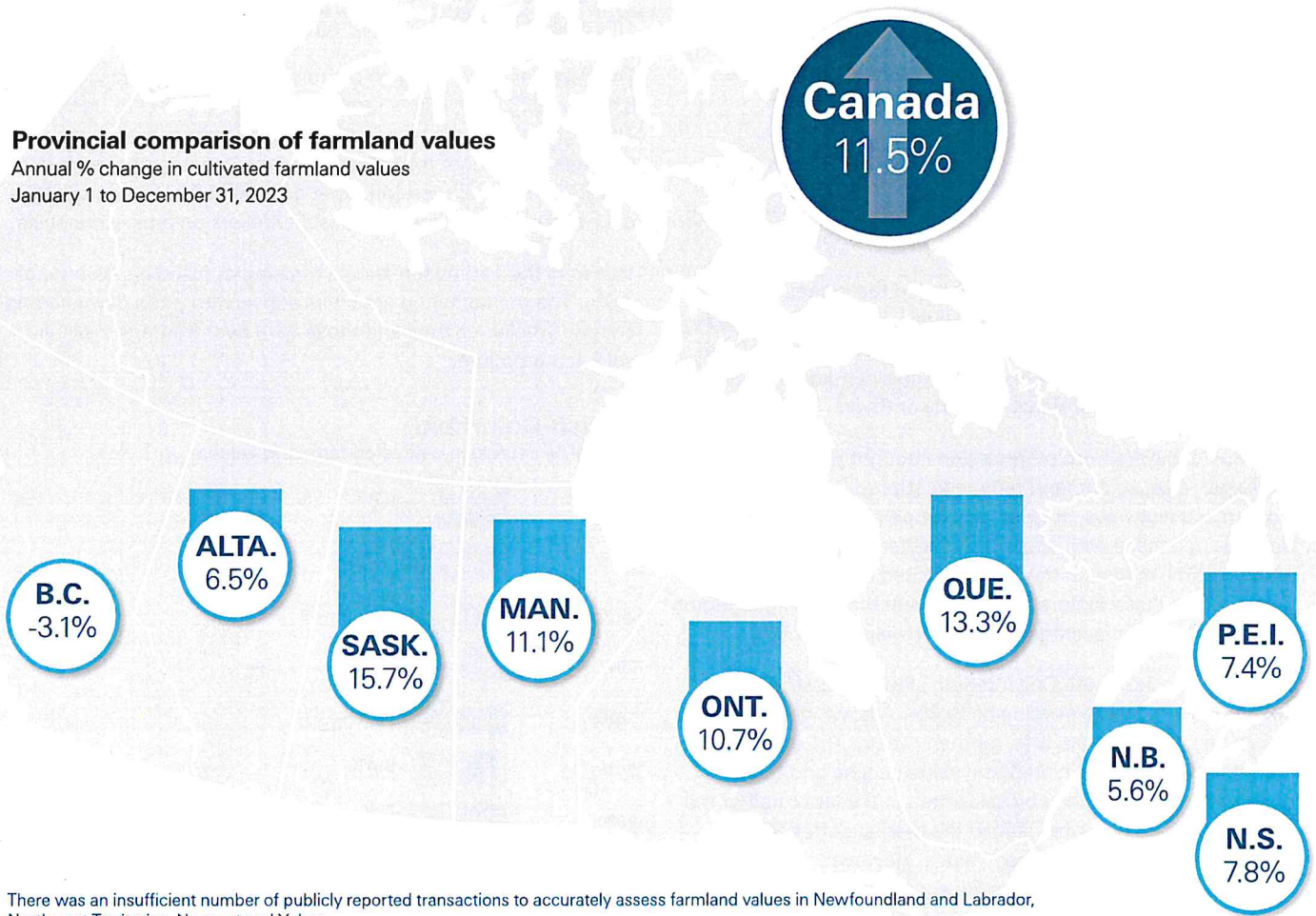
2023 Tax % Distribution - Municipal/Education/Beaver Foundation

Based on 2022 Assessment



Provincial comparison of farmland values

Annual % change in cultivated farmland values
January 1 to December 31, 2023



There was an insufficient number of publicly reported transactions to accurately assess farmland values in Newfoundland and Labrador, Northwest Territories, Nunavut and Yukon.



ALBERTA

Cultivated farmland values in Alberta increased by 6.5% in 2023, following a 10.0% increase in 2022 and a 3.6% increase in 2021.

Farmland values in the province were affected by high demand for quality land. It should be noted that more land transactions occurred through live auctions or sealed land tenders than in previous years.

Southern Alberta recorded a 9.1% increase in cultivated land values, with the west side of the area showing the largest increase in dryland acres. There was strong demand for good quality farmland from large landholders who were expanding. High temperatures and drought conditions in 2023 created a less than ideal growing season for dryland. The southern part of the region saw strong demand for productive dryland, with limited sales.

In 2023, Central Alberta saw a 6.7% increase in cultivated land values, similar to the provincial average. The crop year had average to below-average yields for crops and forages, with good spring moisture followed by a hot, dry summer. Land values remained consistent, with some sealed land tenders showing prices above that of the current market.

In the Peace region, cultivated land values increased by 2.9%, with most of the increase in the La Crete and Hines Creek areas resulting from large producers expanding. The region saw a reduction in sales volumes of high-quality cultivated farmland, but overall sales volume remained similar to 2022. Regionally, 2023 crop yields were below average, with some regions reporting yields significantly lower than historical averages.

Northern Alberta land values increased by 5.7%, with a large increase in values of cultivated dryland in the north, while other areas saw minimal increases. Yields were average to above average in some regions.

Irrigated farmland saw an increase of 11.7% in 2023, less than the increase of 29.9% for irrigated land reported in 2022.

Southern Alberta saw rising irrigation land values in what was already an area of high demand. In terms of cultivated irrigated land, there was strong demand east of Lethbridge, with competing influences from various sectors of activity. Early moisture in the 2023 growing season led to some specialty crop growers recording their highest yield to date, resulting in

increased demand and rising land prices. Irrigation saw a slight restriction on water levels in 2023, with further restrictions expected for 2024 based on current reservoir and moisture levels.

Pastureland in Alberta saw an increase in value of 9.6% on average in 2023.

The Peace region had modest growth of 4.9% and minimal sales for pastureland. This region was the only one in Alberta with a lower growth rate of pastureland in 2023 than reported in 2022.

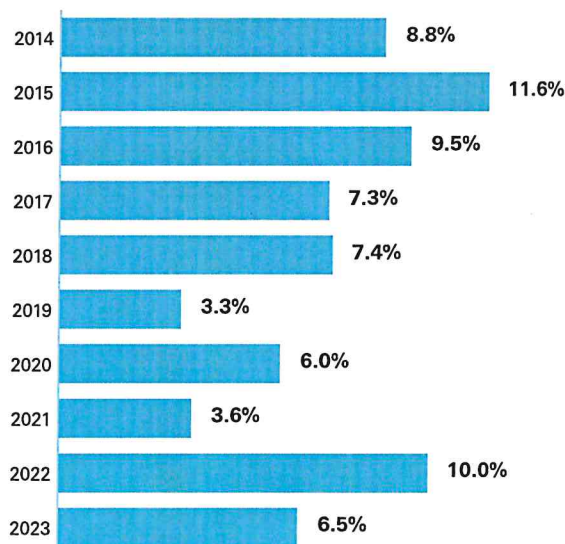
Central Alberta had the province's largest increase in pastureland values, with a 13.4% average increase, driven by sales in the eastern part of the region. Hay production was down, pastures burnt and water holes dried up, causing concern for cattle producers.

Northern Alberta saw the second-highest increase in pastureland values with an increase of 12.1%, largely due to high priced sales in the north of the region. Grass and pasture held out longer through the summer heat due to timely rains.

Pastureland in the Southern region of Alberta remained the most expensive and had year-over-year growth of 5.7%.

Alberta

Annual % change in cultivated farmland values



Cultivated Land
Alberta farmland regions



	% change	Value \$/acre*	Value range**
1 Peace	2.9%	\$2,800	\$1,600 – \$4,700
2 Northern	5.7%	\$4,200	\$1,800 – \$7,500
3 Central	6.7%	\$5,900	\$2,300 – \$10,100
4 Southern	9.1%	\$5,000	\$3,200 – \$11,800
4 Southern (irrigated)	11.7%	\$16,600	\$10,100 – \$24,400

*FCC reference value \$/acre.
 **The value range represents 90% of the sales in each area and excludes the top and bottom 5%.

Pastureland
Alberta farmland regions



	% change	Value \$/acre*	Value range**
1 Peace	4.9%	\$1,500	\$500 – \$2,700
2 Northern	12.1%	\$2,100	\$1,000 – \$5,400
3 Central	13.4%	\$3,600	\$1,100 – \$7,700
4 Southern	5.7%	\$3,700	\$1,600 – \$6,000

Provincial average 9.6%

*FCC reference value \$/acre.
 **The value range represents 90% of the sales in each area and excludes the top and bottom 5%.

