

An aerial photograph of a city building complex, likely a government or institutional site, with various buildings, parking lots, and green spaces. The image is faded and serves as a background for the text.

City of Fort Saskatchewan

2024 Assessment Overview

Presenter:

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Summary

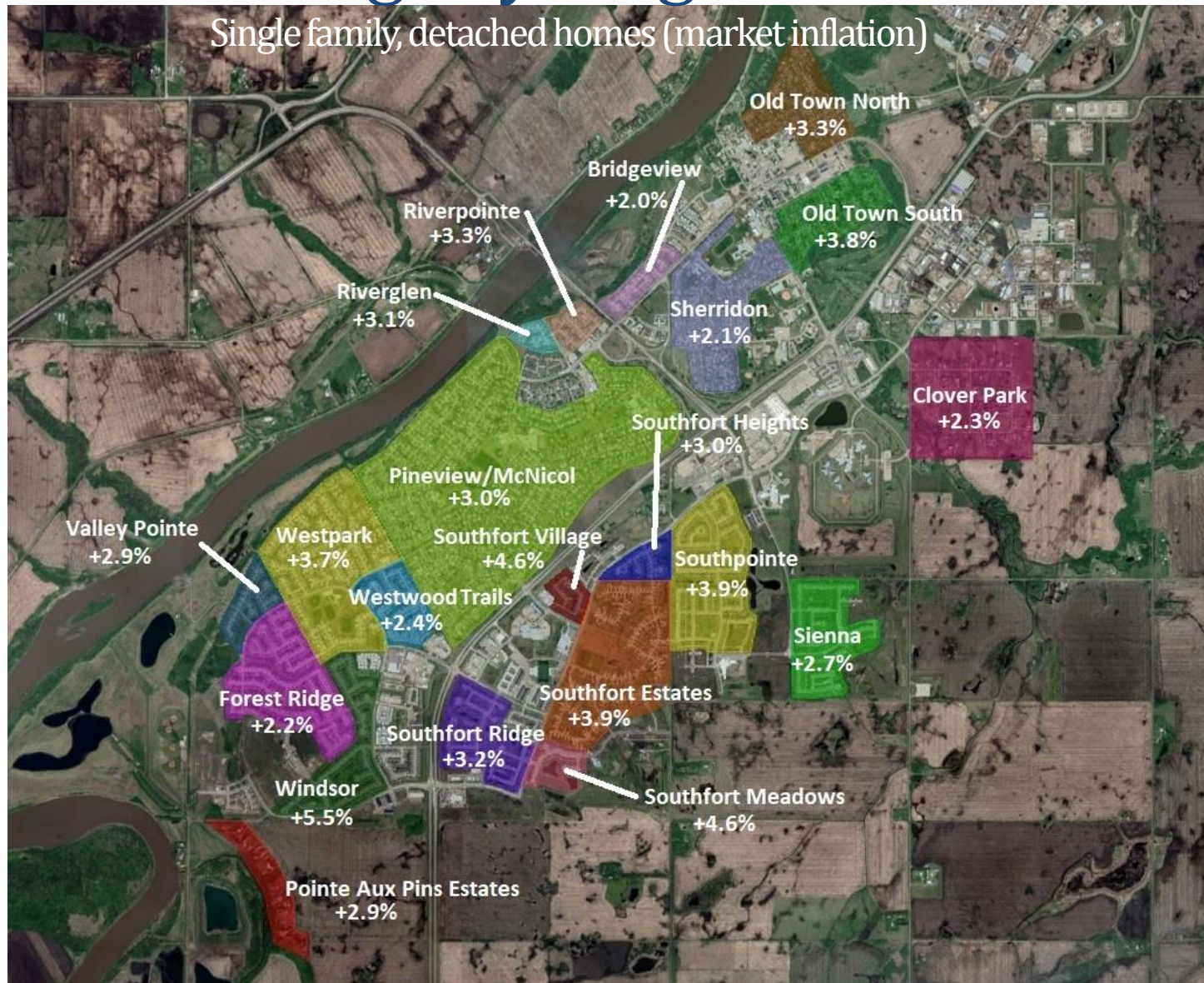
- 11,828 taxable assessment parcels
 - 11,150 residential parcels
 - 59 farmland parcels
 - 619 non-residential parcels
 - Includes Designated Industrial
- \$7.72 billion total taxable assessed value
 - \$4.29 billion residential & farmland assessed value
 - \$3.43 billion non-residential assessed value
 - \$1.965 billion of Designated Industrial (DI) assessed value
 - \$614.6 million of Heavy Industrial (non DI) assessed value
 - \$855.6 million of commercial/light industrial assessed value

July 1, 2023 valuation date

- \$444,000 average assessed value for a single family detached home
 - Increased +4.1% (+3.4% market inflation)
- \$322,100 average assessed value for a single family attached home (duplex, triplex)
 - Increased +4.2% (+4.0% market inflation)
- \$199,500 average assessed value for a condominium
 - Increased +2.8% (+2.3% market deflation)

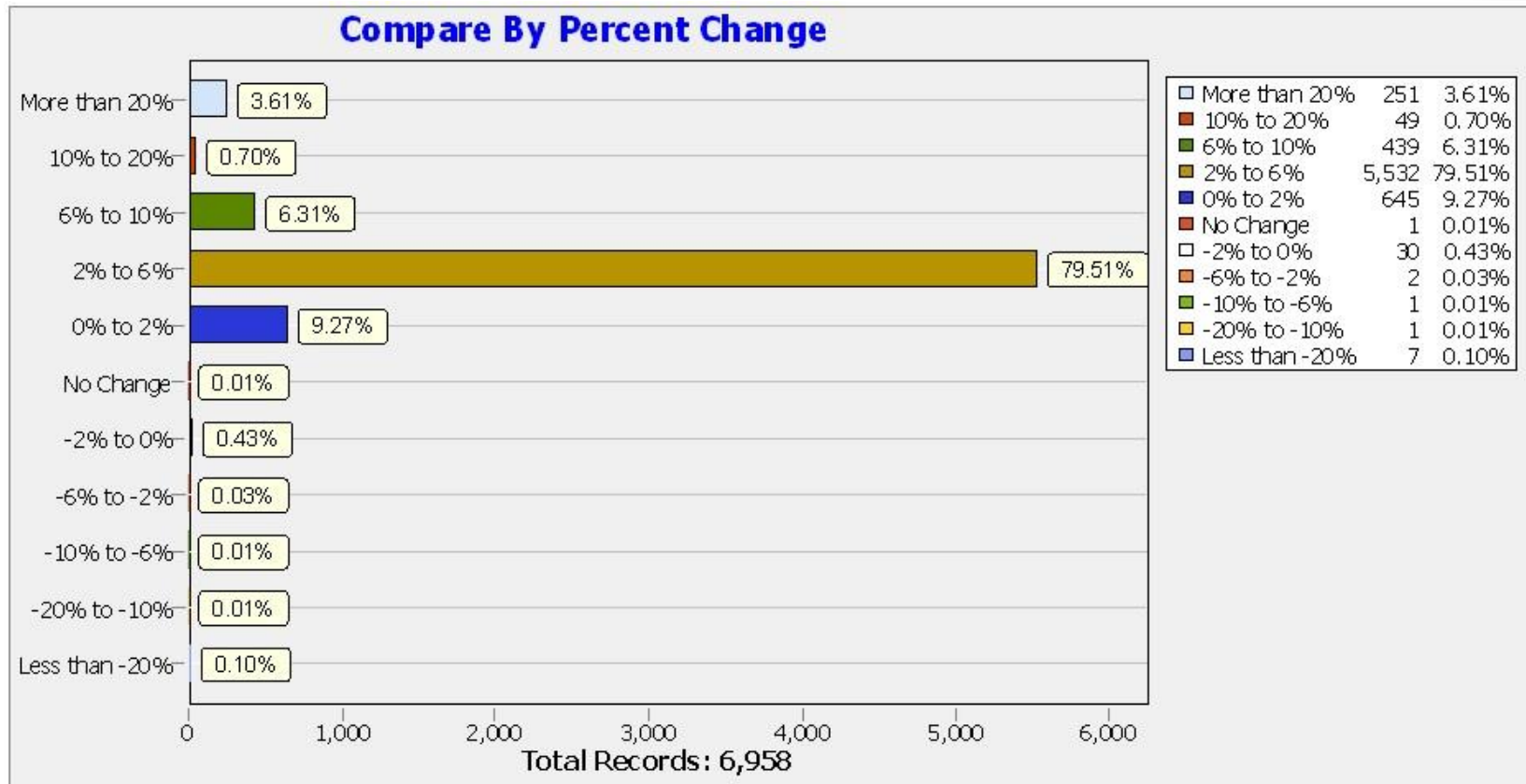
Change by neighborhood

Single family, detached homes (market inflation)



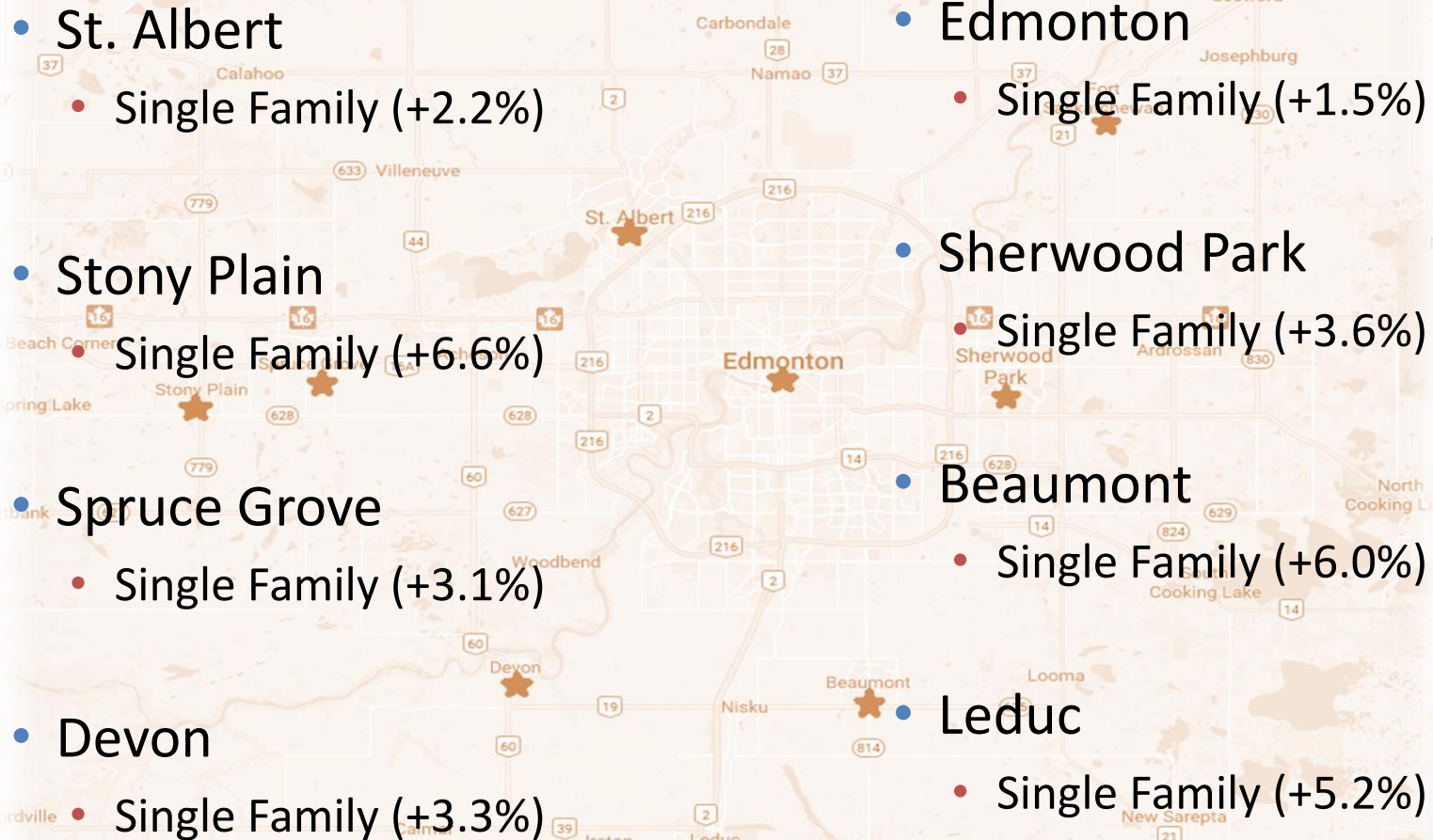
Compare by percent change

single family detached homes



79.51% of single family properties changed between +2% and +6%

Other Jurisdictions (market changes)

- 
- A map of Edmonton, Alberta, and its surrounding areas, including St. Albert, Stony Plain, Spruce Grove, Devon, Beaumont, Leduc, Sherwood Park, and Edmonton. The map shows the locations of these jurisdictions and the percentage change in single-family home market values. The jurisdictions are marked with orange stars and labeled with their names and the percentage change in single-family home market values.
- St. Albert
 - Single Family (+2.2%)
 - Stony Plain
 - Single Family (+6.6%)
 - Spruce Grove
 - Single Family (+3.1%)
 - Devon
 - Single Family (+3.3%)
 - Edmonton
 - Single Family (+1.5%)
 - Sherwood Park
 - Single Family (+3.6%)
 - Beaumont
 - Single Family (+6.0%)
 - Leduc
 - Single Family (+5.2%)

Multi-Residential (Apartments)

- Fort Saskatchewan (+3.8%)

- Edmonton (-0.6%)
- Sherwood Park (+7.0%)
- Stony Plain (+5.0%)
- St. Albert (+8.6%)
- Spruce Grove (-1.0%)
- Beaumont (+1.9%)
- Leduc (+1.7%)
- Devon (+2.6%)

Non-residential (Commercial)

- Fort Sask overall (+2.4%)
 - Downtown Comm'l (+1.9%)
 - Mall Redevelopment (N/C)
 - Highway Comm'l (+2.8%)
- Other jurisdictions
 - Edmonton (-15.7% on offices to +3.8% on retail)
 - Sherwood Park (+4.3%)
 - Stony Plain (+4.5%)
 - St. Albert (+3.2%)
 - Spruce Grove (+2.4%)
 - Beaumont (+4.4%)
 - Leduc (+4.3%)
 - Devon (+0.4%)

Non-residential (Hotels)

- Fort Saskatchewan (+3.3%)
 - Edmonton (+17.2%)
 - Sherwood Park (+19.8%)
 - Stony Plain (+4.5%)
 - St. Albert (+11.3%)
 - Spruce Grove (+17%)
 - Leduc (+14%)

Non-residential (light industrial)

- Fort Saskatchewan (+5.7%)
 - Edmonton (+0.4%)
 - Sherwood Park (+4.5%)
 - Stony Plain (+4.5%)
 - St. Albert (+2.0%)
 - Spruce Grove (+2.6%)
 - Leduc (+7.1%)
 - Devon (+1.7%)

Assessment Growth (residential)

- Residential (total growth of \$111.2 million)
 - 173 new single family and 34 new duplex/fourplex dwellings added to the roll
 - Previous new progressive builds which are now complete
 - Updates due to renovations and changes
 - 126 new residential lots (in Windsor Pointe, Southfort Meadows)

Assessment Growth (non-residential)

- Commercial and Light Industrial growth of \$25.8 million
 - New construction (Market Square, John Deere, Co-op Distribution Centre)
 - Light industrial land development



Assessment Growth (Heavy Industrial)

(total of \$48.1 million)

- Designated Industrial Property Growth at:
 - Dow Chemical
 - Meglobal
 - Wolf Midstream
 - Linear - telecommunications
- Non-Designated Industrial Property Growth at:
 - Nutrien – Increased facility size, upgrades to furnace and other components
 - Sherritt – routine changes and replacements
 - Corefco – routine changes and some minor upgrades and replacements

Overall Growth vs Inflation Summary

	2023 tax year	2024 tax year	Growth	Inflation/ Deflation
Farmland	1,424,480	1,421,380	-3,100	0
Residential	4,038,231,300	4,284,874,240	111,666,510	134,976,430
Comm'l & Light Ind'l	799,863,630	855,599,660	25,775,100	29,960,930
Designated Industrial	1,923,789,110	1,965,861,820	14,250,410	27,822,300
Non- Designated Industrial	571,457,680	614,616,020	33,856,910	9,301,430
	7,334,766,200	7,722,373,120	185,545,830	202,061,090
			Growth 2.53%	Inflation +2.75%

2023 Assessment Review Area



2023 Residential Information Requests

CITY OF FORT SASKATCHEWAN

Complete Survey Online: rfi.camalot.ca
 Ref: _____
 Survey Key: _____

Residential Request for Information

Property Address: _____
 Daytime Phone Number: _____
 Email Address: _____

EXTERIOR

1. Describe the roofing material:
☐ Asphalt shingle roof
☐ Shake roof
☐ Clay tile roof
☐ Metal roof
☐ Other _____

2. Which of the following does the property have?
☐ No deck or patio
☐ Balcony
☐ Solarium
☐ Covered deck
☐ Enclosed deck / Sunroom
☐ Open (uncovered) deck / patio
☐ Stone / brick / concrete patio

3. Describe other buildings on property:
☐ Garage
☐ Second garage
☐ Carport
☐ No carport / garage

Attached ☐ Detached ☐ Heated ☐

INTERIOR

4. Which best describes the kitchen countertops:
 Laminate / arborite or similar (usually has visible seams) ☐
 Granite, marble or similar (usually has no visible seams) ☐
 Other _____

5. Indicate the type and location of fireplaces / stoves:
 Natural gas fireplace (built-in) Main ☐ Upper ☐ Bsmt/Lower ☐
 Wood or pellet fireplace (built-in) Main ☐ Upper ☐ Bsmt/Lower ☐
 Electric fireplace (built-in) Main ☐ Upper ☐ Bsmt/Lower ☐
 Freestanding or woodstove Main ☐ Upper ☐ Bsmt/Lower ☐

6. Areas with in-floor heating (check all that apply):
☐ Main floor
☐ Upper floor
☐ Basement
☐ Bathrooms only
☐ Garage
☐ Other _____

7. Describe the flooring materials (excluding the basement):

Flooring Type	Approx. % of Coverage
Carpet	
Linoleum	
Hardwood	
Ceramic Stone / Tile	
Laminate	
Vinyl Plank	
Other _____	
Total = 100%	

8. Indicate number of plumbing fixtures:

Description	Main Floor	Upper Floor	Bsmt/Lower

- 1483 mailed
 - 73.3% response rate
 - 70.7% in 2022
 - 64.6% in 2021

2023 Non-residential and Multi-family Information Requests

Tanmar Consulting
PROPERTY ASSESSORS

CURRENT COMMERCIAL PROPERTY RENTAL SCHEDULE (CONFIDENTIAL)

201 - 37 Athabasca Ave
Sherwood Park, AB, T8A4H3
admin@tanmarconsulting.com

Form # _____
Complex name _____
Municipality _____
Date _____

Owner/prepared by: _____
Contact phone for above: _____
Contact email for above: _____
Owner/prepared by signature: _____

ALL SPACES INCLUDING VACANT AND OWNER OCCUPIED MUST BE LISTED ON THIS FORM

DO NOT INCLUDE GST

Was there an appraisal done on the property in the last 24 months? Y / N
If yes, please provide a copy or complete the following:
Date of Appraisal: _____
Purpose of Appraisal: _____
Appraised Value: _____

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Unit	Tenant Name	Lease Type (Owner/tenant/vacant)	Type of floor (Office/retail/warehouse/other)	Floor (story) (main/2nd/3rd)	Lease area (sq. units)	Lease start date	Lease end date	Contract base rent per month	Additional op. cost charged per month	Other rent costs charged per month	Total Gross rent (J + I + K)	Rent Escalation Month/Year	Escalated base rent (\$/month)	Months of free rent (next 12 mos.)	Tenant improvement allowance	Other cash inducements
101	EXAMPLE 1 ABC Clothing	tenant	Retail	Main	2000	May 1, 2020	Apr. 30, 2025	\$2,000	\$300	\$25	\$2,325	May-23	\$2,250	2		
201	EXAMPLE 2 XYZ Accounting	owner	Office	2nd	1500	June 1, 2021	May 31, 2024	\$1,750	\$0	\$0	\$1,750	N/A	N/A	0		
301	EXAMPLE 3	vacant		3rd	1500			\$0	\$0	\$0	\$0					
Total Rentable area (including oil leaseable and vacant space)																

- 244 mailed
 - 51.6% response rate

2023 recap

- 1st year separation of assessment/tax notices
 - Residential....
 - Fielded similar # of calls/inquiries as previous years
 - 10 registered assessment appeals (tax agent and self representation)
 - None to the Assessment Review Board (ARB)
 - Non-Residential....
 - Fielded similar # of calls/inquiries as previous years
 - 21 registered assessment appeals (mainly tax agent representation)
 - 1 to ARB

2024 thus far

- Assessment notices were mailed January 26th
- Appeal deadline was April 5th
- As of April 1st
 - Residential....
 - Similar # of calls/inquiries as previous years
 - 1 registered assessment appeal
 - Non-Residential....
 - Similar # of calls/inquiries as previous years
 - 0 registered assessment appeals

Questions?