

A grayscale aerial photograph of a residential neighborhood. The image shows a grid of streets with houses, trees, and some larger buildings like a church with a prominent steeple. The perspective is from above, looking down at the urban sprawl.

# City of Fort Saskatchewan

2024 Assessment Overview

Presenter:

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# Summary

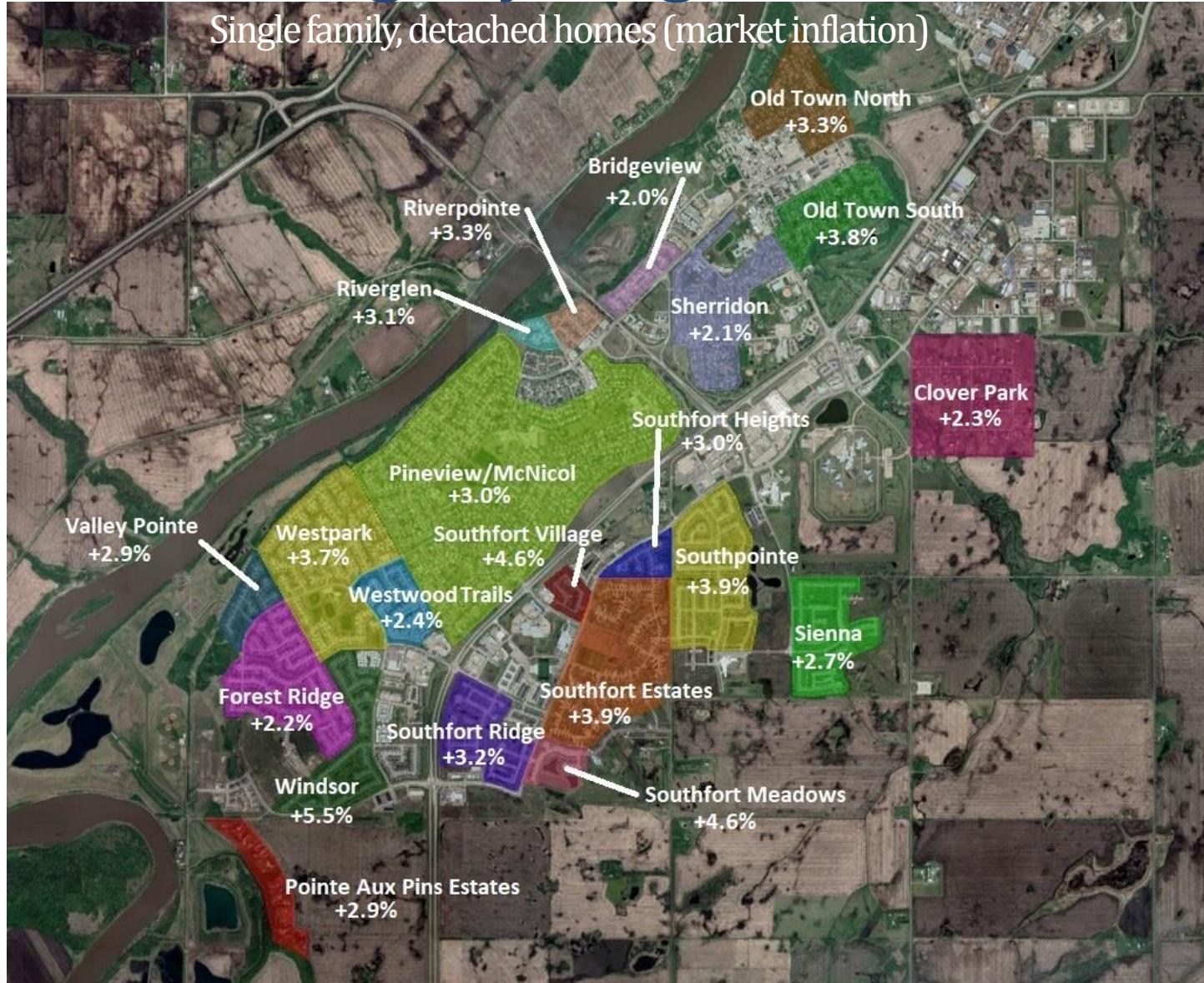
- 11,828 taxable assessment parcels
  - 11,150 residential parcels
    - 59 farmland parcels
    - 619 non-residential parcels
      - Includes Designated Industrial
- \$7.72 billion total taxable assessed value
  - \$4.29 billion residential & farmland assessed value
  - \$3.43 billion non-residential 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)

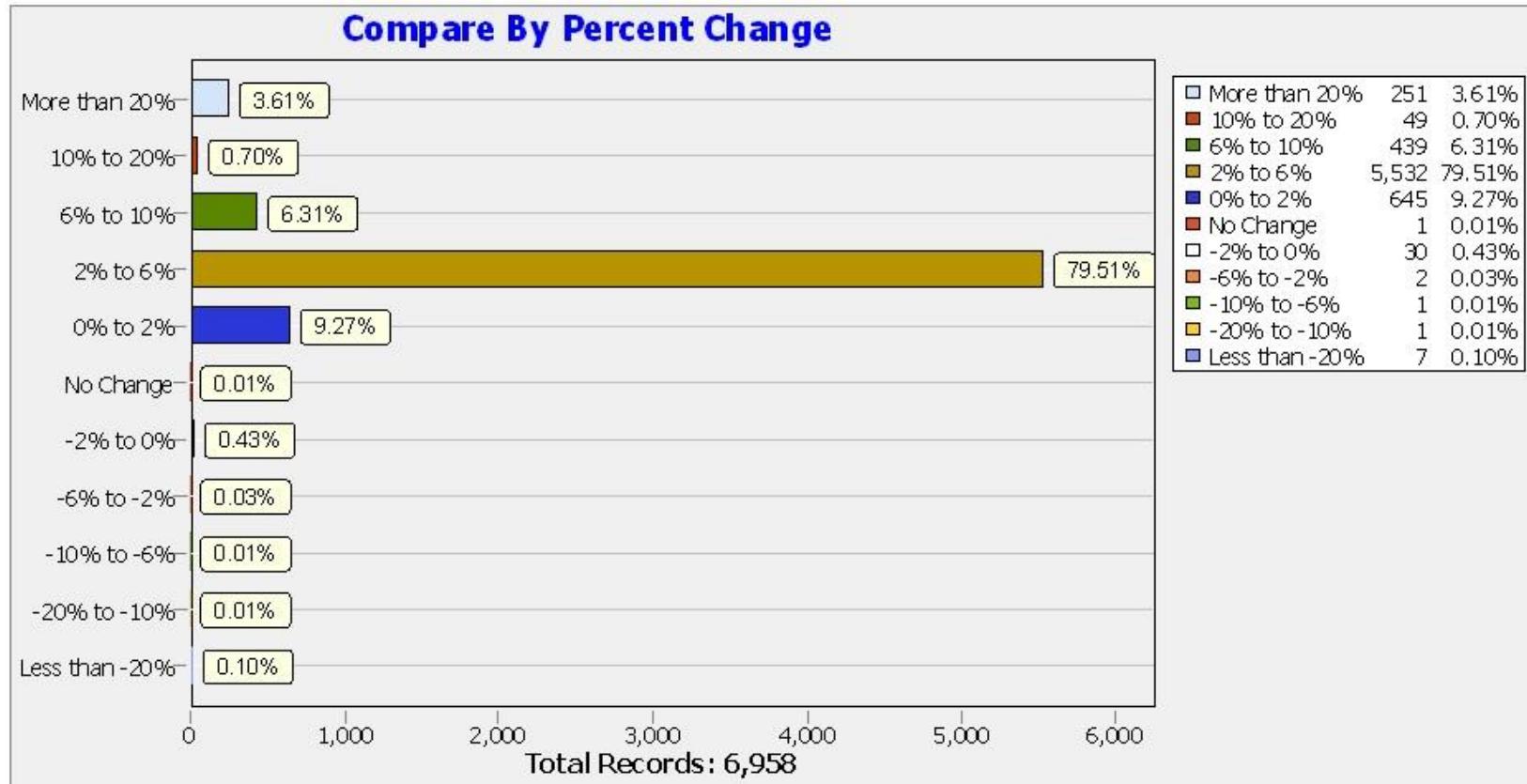
# Change by neighborhood

Single family, detached homes (market inflation)



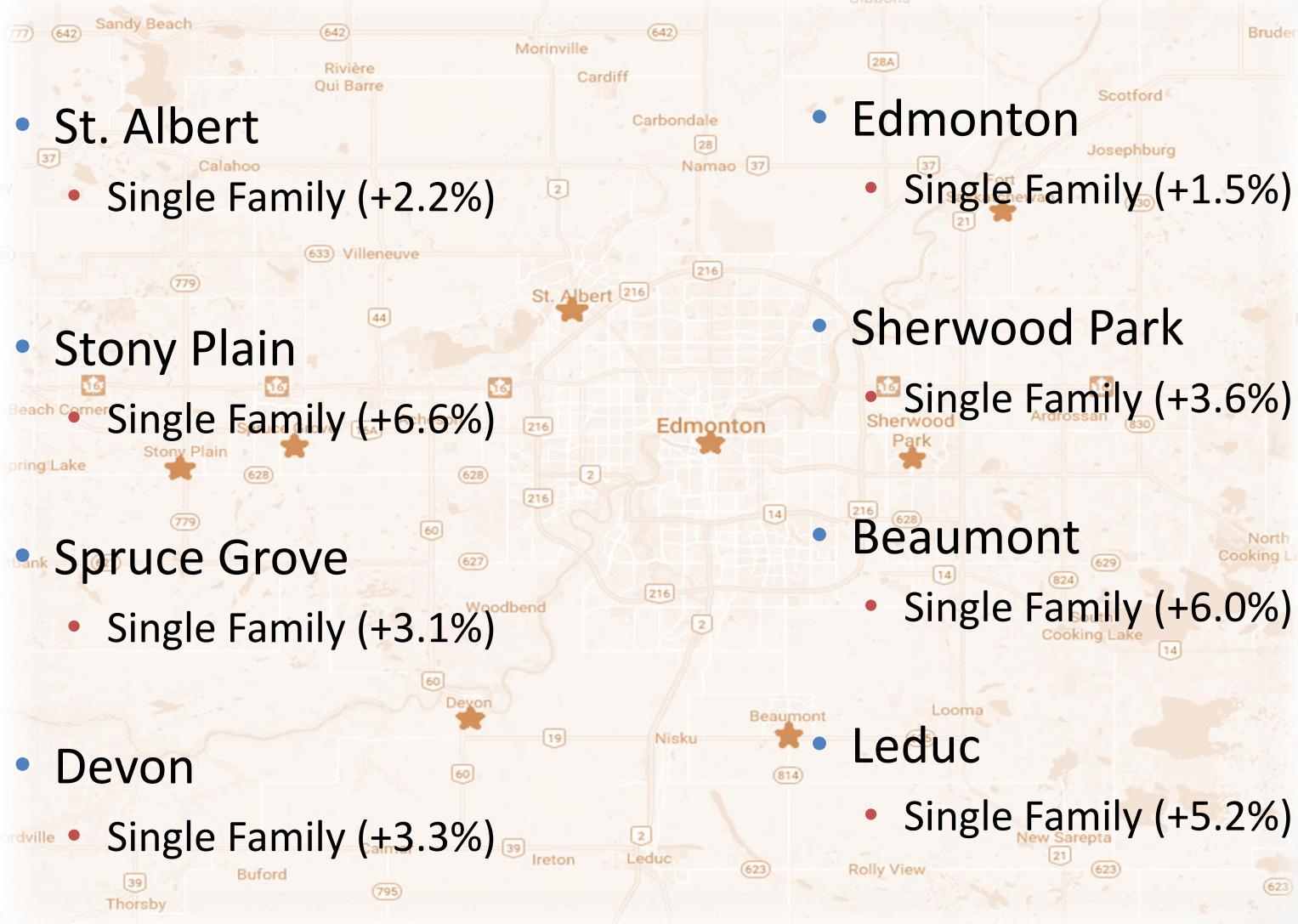
# Compare by percent change

## single family detached homes



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

# Other Jurisdictions (market changes)



- 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](http://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:

Attached    
Detached    
Heated

**INTERIOR**

6. Which best describes the kitchen countertops:

Laminate / arborite or similar (usually has visible seams)  
  
Granite, marble or similar (usually has no visible seams)  
  
Other \_\_\_\_\_

7. Indicate the type and location of fireplaces / stoves:

	Main	Upper	Bsmt/Lower
Natural gas fireplace (built-in)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood or pellet fireplace (built-in)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric fireplace (built-in)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freestanding or woodstove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Areas with in-floor heating (check all that apply):

Main floor  
 Upper floor  
 Basement  
 Bathrooms only  
 Garage  
 Other \_\_\_\_\_

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

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

Total = 100%

10. 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 ASSESSMENT**

**CURRENT COMMERCIAL PROPERTY RENTAL SCHEDULE (CONFIDENTIAL)**

Roll #: \_\_\_\_\_

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**

Unit # Tenant Name Tenant type (tenant/owner/retail/other) Tenant name (if other) Tenant address (if other) Floor/height/size (sq ft) Lease start date Lease end date Contract base rent per month Additional op. costs charged per month Other rent costs charged per month Total gross rent (i + j + k) Rent Escalation Monthly/year Escalated base rent (\$/month) Months of free rent (first 12 mos.) Tenant improvement allowance Other cash inducements

101 EXAMPLE 1 ABC Clothes 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 N/A N/A 0

Total Rentable area (including all leaseable and vacant space) \_\_\_\_\_

Was there an appraisal done on the property in the last 24 months? If yes, please provide a copy or complete the following:

Date of Appraisal: \_\_\_\_\_

Purpose of Appraisal: \_\_\_\_\_

Appraised Value: \_\_\_\_\_

201 - 37 Athabasca Ave  
Sherwood Park, AB T8A 4H3  
admin@tanmarconsulting.com

Y / N

- 244 mailed
  - 51.6% response rate

# 2023 recap

- 1<sup>st</sup> 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 26<sup>th</sup>
- Appeal deadline was April 5<sup>th</sup>
- As of April 1<sup>st</sup>
  - 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?