# Agenda
# Local Assessment Review Board Hearing

**10:00 AM - Friday, July 24, 2026**

Town of Strathmore Municipal Building, 1 Parklane Drive, Strathmore AB

---

Regarding:

Property Located at Strathmore, AB – Plan 0613850, Block 1, Lot 42
112 Aspen Creek Cres.

**Tax Roll 18736.00**

Parties before the Board:

Complainant: Brett Nail
Respondent: David Clark, Wild Rose Assessment Services Inc.

1. **<u>CALL TO ORDER</u>**
   1.1 Appointment of the Chair

2. **<u>CONFIRMATION OF AGENDA</u>**

3. **<u>APPEAL HEARING</u>**
   3.1 Appeal of: 2026 Tax Assessment Complaint 2026-04-24-FILE#01
   Property Location: 112 Aspen Creek Cres., Strathmore, AB – Plan 0613850, Block 1, Lot 42

   Attachment I: Assessment Review Board Complaint Form 112 Aspen Creek Cres.

   Attachment II: Appeal Acknowledgment File No.2026-04-24-FILE#01 112 Aspen Creek Cres. – Board

   Attachment III: 112 Aspen Creek Crescent – Assessment Review – Complainant Discovery Package

   Attachment IV: 112 Aspen Creek Crescent – Assessment Review – Respondent Discovery Package

4. **<u>BUSINESS</u>**

   4.1 Deliberations – Advice from officials – ATIA S. 29(1)(a) and Disclosure harmful to personal privacy – ATIA S. 20(1)

5. **<u>ADJOURNMENT</u>**

AW

Alberta Government

# Assessment Review Board Complaint

TOWN OF STRATHMORE
Accounting

The personal information on this form is being collected under the authority of the *Municipal Government Act*, section 460, as well as the *Freedom of Information and Protection of Privacy Act*, section 33(c). The information will be used for administrative purposes and to process your complaint. For further information, contact your local Assessment Review Board.

| Municipality Name (as shown on your assessment notice or tax notice) | Tax Year |
|---|---|
| Town of Strathmore | 2026 |

APR 24 2026

RECEIVED:

**Section 1 - Notice Type**

Assessment Notice:
- [x] Annual Assessment
- [ ] Amended Annual Assessment
- [ ] Supplementary Assessment
- [ ] Amended Supplementary Assessment

Tax Notice:
- [ ] Business Tax
- [ ] Other Tax (excluding property tax and business tax)

Name of Other Tax

**Section 2 - Property Information**

Assessment Roll or Tax Roll Number: 18736

Property Address: 112 Aspen Creek Cres, Strathmore, AB, T1P 1R4

Legal Land Description (i.e. Plan, Block, Lot or ATS 1/4 Sec-Twp-Rng-Mer)

Property Type (*check all that apply*)
- [x] Residential property with 3 or fewer dwelling units
- [ ] Residential property with 4 or more dwelling units
- [ ] Farm land
- [ ] Non-residential property
- [ ] Machinery and equipment

| Business Name (if pertaining to business tax) | Business Owner(s) |
|---|---|
| | |

**Section 3 - Complainant Information**

Is the complainant the assessed person or taxpayer for the property under complaint? [x] Yes [ ] No

Note: If this complaint is being filed on behalf of the assessed person or taxpayer by an agent for a fee, or a potential fee, the Assessment Complaints Agent Authorization form must be completed by the assessed person or taxpayer of the property and must be submitted with this complaint form.

Complainant Name (if the complainant, assessed person, or taxpayer is a company, enter the complete legal name of the company)

| Mailing Address (if different from above) | City/Town | Province | Postal Code |
|---|---|---|---|
| | | | |

| Telephone Number (*include area code*) | Fax Number (*include area code*) | Email Address |
|---|---|---|
| [redacted] | | |

If applicable, please indicate any date(s) that you are not available for hearing

**Section 4 - Complaint Information**

Check the matter(s) that apply to the complaint (see reverse for coding)

[ ] 1 [ ] 2 [x] 3 [ ] 4 [ ] 5 [ ] 6 [ ] 7 [ ] 8 [ ] 9 [ ] 10 [ ] 11 [ ] 12 [ ] 13

**Note: Some matters or information may be corrected by contacting the municipal assessor prior to filing a formal complaint.**

**Section 5 - Reason(s) for Complaint**

**Note: An assessment review board panel must not hear any matter in support of an issue that is not identified on the complaint form**

A complainant must
- indicate what information shown on an assessment notice or tax notice is incorrect,
- explain in what respect that information is incorrect,
- indicate what the correct information is, and
- identify the requested assessed value, if the complaint relates to an assessment.

Requested assessed value:

The assessment value of my House is incorrect

**Section 6 - Complaint Filing Fee**

If the municipality has set filing fees payable by persons wishing to make a complaint, the filing fee must accompany the complaint form, or the complaint will be invalid and returned to the person making the complaint.

If the assessment review board panel makes a decision in favour of the complainant, or if all the issues under complaint are corrected by agreement between the complainant and the assessor, and the complaint is withdrawn prior to the hearing, the filing fee will be refunded.

**Section 7 - Complainant Signature**

| Date (*mm/dd/yyyy*) | Printed Name of Signatory Person and Title | Signature |
|---|---|---|
| 04/24/2026 | Brett Neil | [redacted] |

**Important Notice: Your completed complaint form and any supporting attachments, the agent authorization form, and the prescribed filing fee must be submitted to the person and address with whom a complaint must be filed as shown on the assessment notice or tax notice prior to the deadline indicated on the assessment notice or tax notice. Complaints with an incomplete complaint form, complaints submitted after the filing deadline, or complaints without the required filing fee, are invalid.**

**Assessment Review Board Clerk Use Only**

| | | | |
|---|---|---|---|
| Was the complaint filed on time? | [ ] Yes | [ ] No | |
| Is the required information included on or with the complaint form? | [ ] Yes | [ ] No | |
| Was the required filing fee included? | [ ] Yes | [ ] No | [ ] N/A |
| Was a properly completed agent authorization form attached? | [ ] Yes | [ ] No | [ ] N/A |
| Complaint to be heard by: | [ ] LARB Panel | [ ] CARB Panel | |

Date received

# LOCAL ASSESSMENT
# REVIEW BOARD

File No. 2026-04-24-FILE#01

May 15, 2026

Parties before the Board:

Complainant:
*VIA E-MAIL:*
[redacted]

Respondent:
*VIA E-MAIL:*
david@wildroseassmt.com

Wild Rose Assessment Services Inc.
B3, 37 Burnt Basin Street
Red Deer, AB, T4P 0J4

## NOTICE OF HEARING

Notice of Appeal on Tax Assessment
Property Located at Strathmore, AB – Plan 0613850, Block 1, Lot 42
112 Aspen Creek Cres.
Tax Roll 18736.00

---

The Local Assessment Review Board (LARB) received a Notice of Appeal on April 24, 2026. The LARB will hear the appeal on:

Date: **Friday, July 24, 2026**
Time: **10:00 a.m.**
Location: Town of Strathmore Municipal Building, Council Chambers, 1 Parkland Dr., Strathmore, AB

### DISCLOSURE OF EVIDENCE

Before your hearing, both complainant and respondent are required to file all evidence that will be presented at the hearing on or before the date(s) indicated.

The Local Assessment Review Board is not permitted to hear any matter that was not identified on the Complaint Form. Please also note that no new evidence may be introduced at the hearing.

Disclosure must include:

- All documentary evidence;
- A summary of testimonial evidence (including a signed witness report for each witness);
- Any written argument(s);
- An estimate of the time needed to present the evidence at the hearing.

# LOCAL ASSESSMENT
# REVIEW BOARD

File No. 2026-04-24-FILE#01

You are required to file all evidence that will be presented at the hearing on or before the date(s) indicated below. The Local Assessment Review Board is not permitted to hear any matter that was not identified on the Complaint Form, nor are they able to consider any evidence not disclosed in accordance with these timelines. No new evidence may be introduced at the hearing.

| Complainant Disclosure Date (21 days before hearing) | Respondent Disclosure Date: (7 days before hearing) | Complainant Rebuttal Date: (3 days before hearing) |
|---|---|---|
| Thursday, July 2, 2026 | Thursday, July 16, 2026 | Monday, July 20, 2026 |

## FILING DISCLOSURE

The disclosure documents must be received on or before the disclosure deadline and must be provided to both the ARB and the Respondent (the Assessor).

If you are filing by mail, please allow time for delivery.

Please provide five copies of your disclosure package: four to the ARB and one to the respondent. Keep the originals for your records.

How to file with ARB
*by mail or in person:*

Assessment Review Board
1 Parklane Dr. (Box 2280)
Strathmore, Alberta
T1P 1K2

How to file with the Respondent
*by mail or in person:*

Wildrose Assessment Services Inc
B3, 37 Burnt Basin St.
Red Deer, Alberta
T4P 0J4

Copies may also be emailed to the addresses listed.

Should you have any questions, please contact the undersigned at 403-934-3133 or by emailing Veronica.Anderson@strathmore.ca.

Sincerely,

*Veronica Anderson*

Assessment Review Board (ARB) Clerk
Strathmore, AB

**Subject Home:** 112 Aspen Creek Cresent, Strathmore, AB

**Homeowner:** Brett Nail

**Key Arguments for Over-Assessment:**

While 112 Aspen Creek Crescent has a lower assessed dollar-per-square-foot value ($369/ft²) compared to the market sales, its overall assessment of $575,000 is disproportionately high when you look at what buyers are actually paying for total usable living space in the market:

The Baseline Comparison (152 Aspen Creek Crescent):

This property is on the exact same street, built in the exact same year (2007), and like the subject, has 0 Ft² of finished basement space. It sold for an adjusted market value of $579,000—virtually identical to the subject's assessment—but it includes a significantly larger garage (596 Ft² vs 439 Ft²). with no back yard neighbors backing onto a green space and canal, with a greater property value.

116 Aspen Creek crescent is a direct neighbor, with a larger lot size, smaller main floor living space, but includes a fully developed basement, with a larger living sq ft, with a property assement coming in at $538,000. $37,000 cheaper than 112 Aspen Creek crescent.

The Finished Basement Premium Missing from the Subject:

The most glaring discrepancies come from the Parklane Drive comparables. Real estate markets place significant value on finished basements, yet the subject property has an unfinished basement.

126 Parklane Drive has an adjusted market value of $594,700 (only $19,700 more than the subject's assessment), but it features a 1,217 Ft² finished basement and no back yard neighbors.

63 Parklane Drive is larger in above-ground size (1,635 Ft²) and includes a massive 1,390 Ft² finished basement. with no back yard neighbors and a walkout basement, It fetched an adjusted market price of $640,900.

**Conclusion:**

The town appears to have over-emphasized the above-grade square footage of 112 Aspen Creek Crescent while failing to apply appropriate adjustments for several material factors that directly influence market value. These include its fully unfinished basement, smaller lot with rear neighbors backing directly onto the property, and reduced garage size, all of which warrant meaningful downward consideration based on current buyer preferences and comparable sales trends

# Sales Comparables

Roll: 18736.00
Address: 112 ASPEN CREEK CRESCENT
Legal: 0613850 1 42
Year Built: 2007
Bldg Size: 1,557 Ft² (Asmt/Ft²=$369)
Land Size: 525.40 M
Bsmt Fin Size: 0 Ft²
Garage-Attached- 439 Ft2
Assessment: $575,000

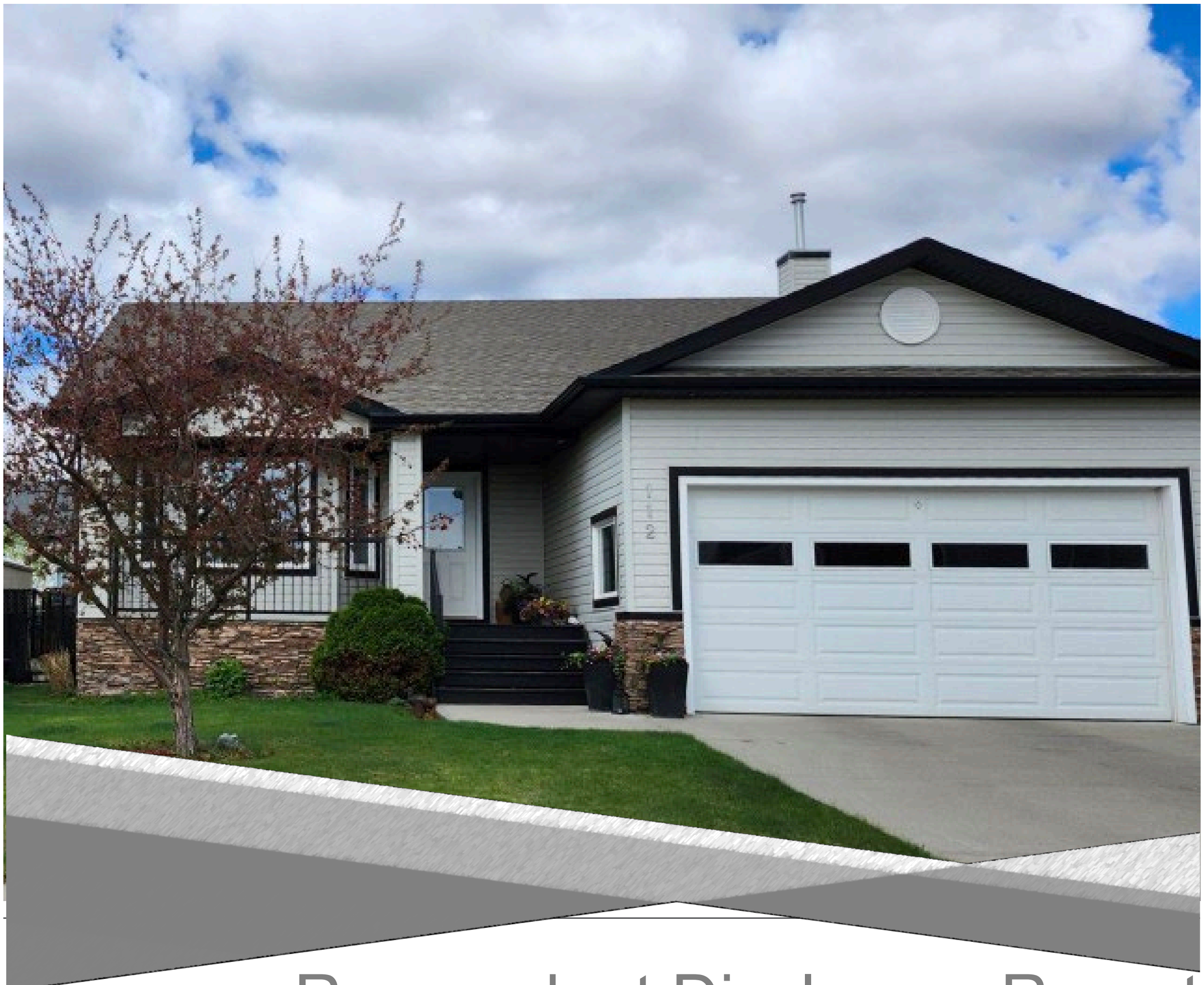
Subject

Roll: 18624.00
Address: 155 ASPEN CIRCLE
Legal: 0312079 8 3
Year Built: 2003
Bldg Size: 1,433 Ft² (Asmt/Ft²=$393, Price/Ft²=$463)
Land Size: 540.00 M
Bsmt Fin Size: 0 Ft²
Garage-Attached- 530 Ft2
Sale Date: 07-22-2024
Sale Price: $640,000
Sale Price Adjusted to July 1 2025: $664,900

Roll: 18746.00
Address: 152 ASPEN CREEK CRESCENT
Legal: 0613850 1 52
Year Built: 2007
Bldg Size: 1,380 Ft² (Asmt/Ft²=$398, Price/Ft²=$419)
Land Size: 518.50 M
Bsmt Fin Size: 0 Ft²
Garage-Attached- 596 Ft2
Sale Date: 09-06-2024
Sale Price: $561,000
Sale Price Adjusted to July 1 2025: $579,000

Roll: 18580.00
Address: 126 PARKLANE DRIVE
Legal: 0112155 2 21
Year Built: 2002
Bldg Size: 1,432 Ft² (Asmt/Ft²=$401, Price/Ft²=$415)
Land Size: 534.00 M
Bsmt Fin Size: 1,217 Ft²
Garage-Attached- 484 Ft2
Sale Date: 11-01-2024
Sale Price: $580,000
Sale Price Adjusted to July 1 2025: $594,700

Roll: 18529.00
Address: 63 PARKLANE DRIVE
Legal: 9812349 3 4
Year Built: 1998
Bldg Size: 1,635 Ft² (Asmt/Ft²=$388, Price/Ft²=$391)
Land Size: 556.00 M
Bsmt Fin Size: 1,390 Ft²
Garage-Attached- 550 Ft2
Sale Date: 11-04-2024
Sale Price: $625,000
Sale Price Adjusted to July 1 2025: $640,900




# Respondent Disclosure Report

## 112 Aspen Creek Crescent, Strathmore, AB

**PRESENTED BY**
Wild Rose Assessment Services Inc

**PREPARED FOR**
Local Assessment Review Board Hearing
Strathmore Assessment Review Board
Complaint ID# File No. 2026-04-24-FILE#01

# Respondent Disclosure

**Property Information**

Tax Roll No.:18736.00

112 Aspen Creek Crescent, Strathmore, Alberta

**Local Assessment Review Board Hearing**

Local Assessment Review Board

Complaint ID# File No. 2026-04-24-FILE#01

**Respondent:** Wildrose Assessment Services as contracted assessment provider for Town of Strathmore

**Complainant:** Brett Nail

**Estimated Presentation Length:** *30 minutes*

Assessment Total – **Current**: $575,000

Assessment Total – **Recommended**: $575,000

# Summary of Testimonial Evidence

Appearing on behalf of the Municipality, as represented by Wild Rose Assessment Services, may include any of the following person(s):

**Kevin Bohlken, AMAA**
**Riley Kloss, AMAA**
**David Clark, AMAA**
**Cale Green, AMAA**

1. Wild Rose Assessment (WRA) will provide a property overview.
2. WRA will provide an assessment valuation overview.
3. WRA will provide an assessment valuation for this property's assessment based on the Cost Approach.
4. WRA will review the Complainants grounds for the complaint.

# Table of Contents

Contents

# Executive Summary

## Facts

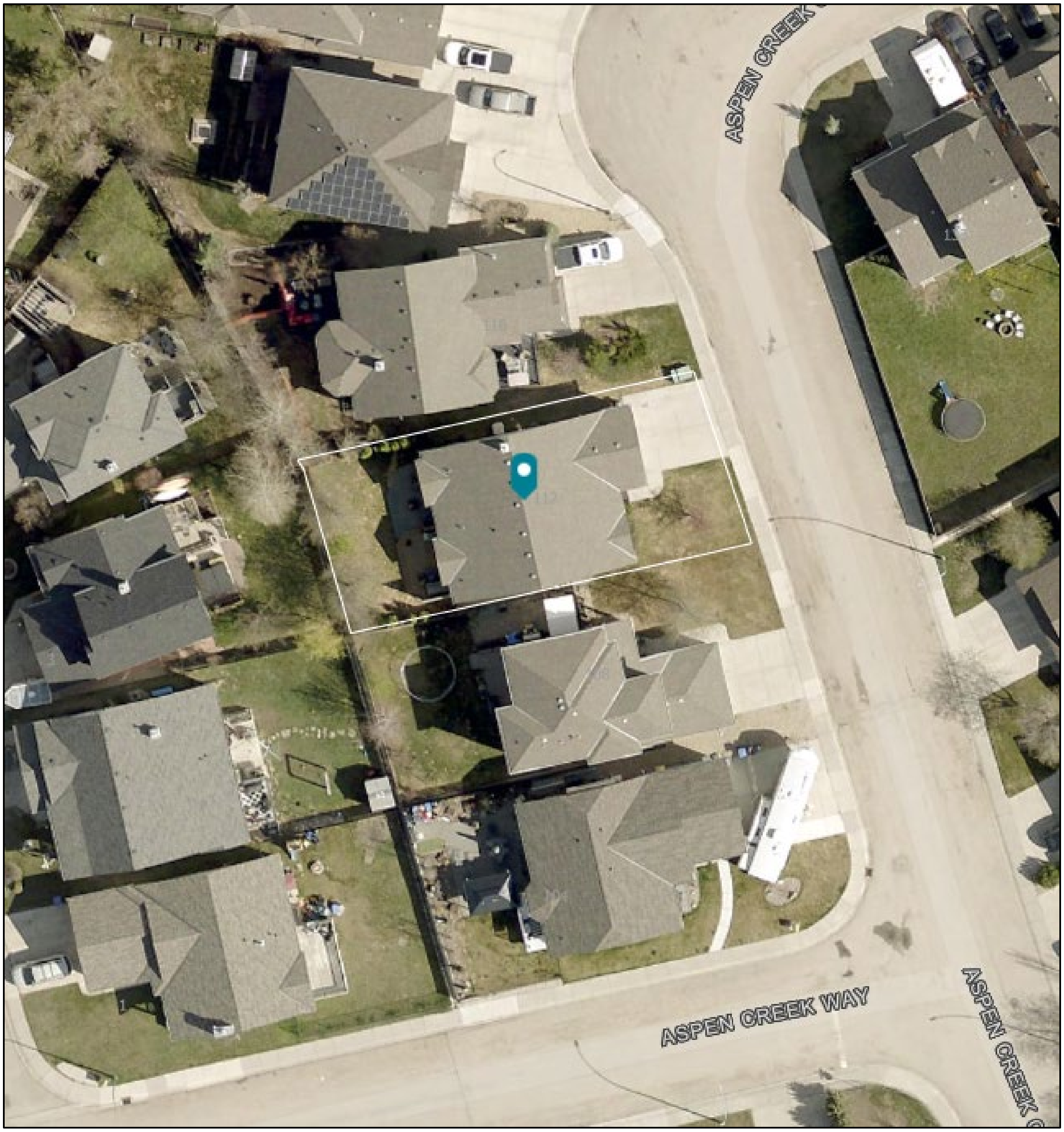
| | |
|---|---|
| Valuation Effective Date: | July 1, 2025 |
| Property Condition Date: | December 31, 2025 |
| Municipal Address: | 112 Aspen Creek Crescent, Strathmore, Alberta |
| Real Property Type: | Single Family Dwelling |
| Site Size: | 525.4 square meters or 5,655 square feet |
| Improvement Description: | 2007 Built Bungalow |
| Legal Description: | Lot 42, Block 1, Plan 0613850 |
| Property Rights: | Fee simple estate interest |
| Assessed Person & Registered Owners: | Brett Nail |
| Assessment – Current: | $575,000 |
| Assessment – Recommended: | $575,000 |

# General Location Map

Neighbourhood Location Map


*Source: Town Address Map ( labels by assessor)*

# Aerial Photograph




*Source: Town Address Map ( labels by assessor)*

# Photograph of Subject Property

# Basis of the Respondent Disclosure

## Intended Use

The intended use of the Respondent Disclosure Report is a Local Assessment Review Board Hearing.

- The **hearing** is presided over by the Local Assessment Review Board.
- The **complainant** is Brett Nail.
- Wild Rose Assessment's client is the Town of Strathmore

## Effective Dates

- The **valuation** effective date of this assessment is: **July 1, 2025**.

> **Valuation date**
>
> **6** Any assessment prepared in accordance with the Act must be an estimate of the value of a property on July 1 of the assessment year.

Source: MRAT 2018 – Part 1, Standards of Assessment

- The property **condition** date of this assessment is: **December 31, 2025**.

## Purpose

The purpose of this Respondent Disclosure is to explain and support the current assessment and respond to the grounds of complaint raised by the complainant.

**Market value is defined as:** 'The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under undue duress.'

- Source: Canadian Uniform Standards of Appraisal Practice, January 2022

## Scope of Research

Information sources generally include the following:

- Legislated Acts and supporting Regulations
  - Act:
    - Municipal Government Act (MGA)
  - Regulations:
    - Matters Relating to Assessment and Taxation (MRAT)
    - Matters Relating to Assessment Complaints (MRAC)
- Alberta Land Titles Registries;
- Municipal mapping;
- Interviews with local assessed persons;
- Confidential in-office information files and computer records;
- Central Alberta Realtors Association Multiple Listing Service; and
- Published advertising and interviews.

# Factual Information

## Property Identification

| | |
|---|---|
| Municipal Address | 112 Aspen Creek Crescent<br>Strathmore, Alberta |
| Legal Description | Lot 42, Block 1, Plan 0613850 |

## Ownership / Sales History

The property appears to have been owned by the complainant since May 2015.

- The property is not known to have been offered for sale since the complainant's purchase.

## Existing Use

The subject property is currently used as a single-family residential property.

## Land Use Classification

### Classification

The subject property is classified as R1 – Single Detached Residential District in the Land Use By-law.

# Assessment

The subject's assessed value, as appealed, is based on Market Modified Cost Approach.

## Assessment Summary

Year of General Assessment: 2025

**Roll:** **18736.00**
**Legal:** **0613850 1 42**
Address: 112 ASPEN CREEK CRESCENT

Land Area: 525.4 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 525.4 Sq. Meters

| | Asmt | Code | Value |
|---|---|---|---|
| | 2 | 100% | 116,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,557 Sq Feet | 2007 | 2 | 100% | 435,000 |
| Attached | Garage | 439 Sq Feet | 2007 | 2 | 100% | 24,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 575,000 |
| | | Grand Totals For 2025 | **575,000** |

## Land

Year of General Assessment: 2025

**Roll:** **18736.00**
**Legal:** **0613850 1 42**
Address: 112 ASPEN CREEK CRESCENT

Land Area: 525.4 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED

**MarketLand Valuation** Site Area: 525.4 Sq. Meters

**Market Land Value:** **116,000**

**Assessment Totals**

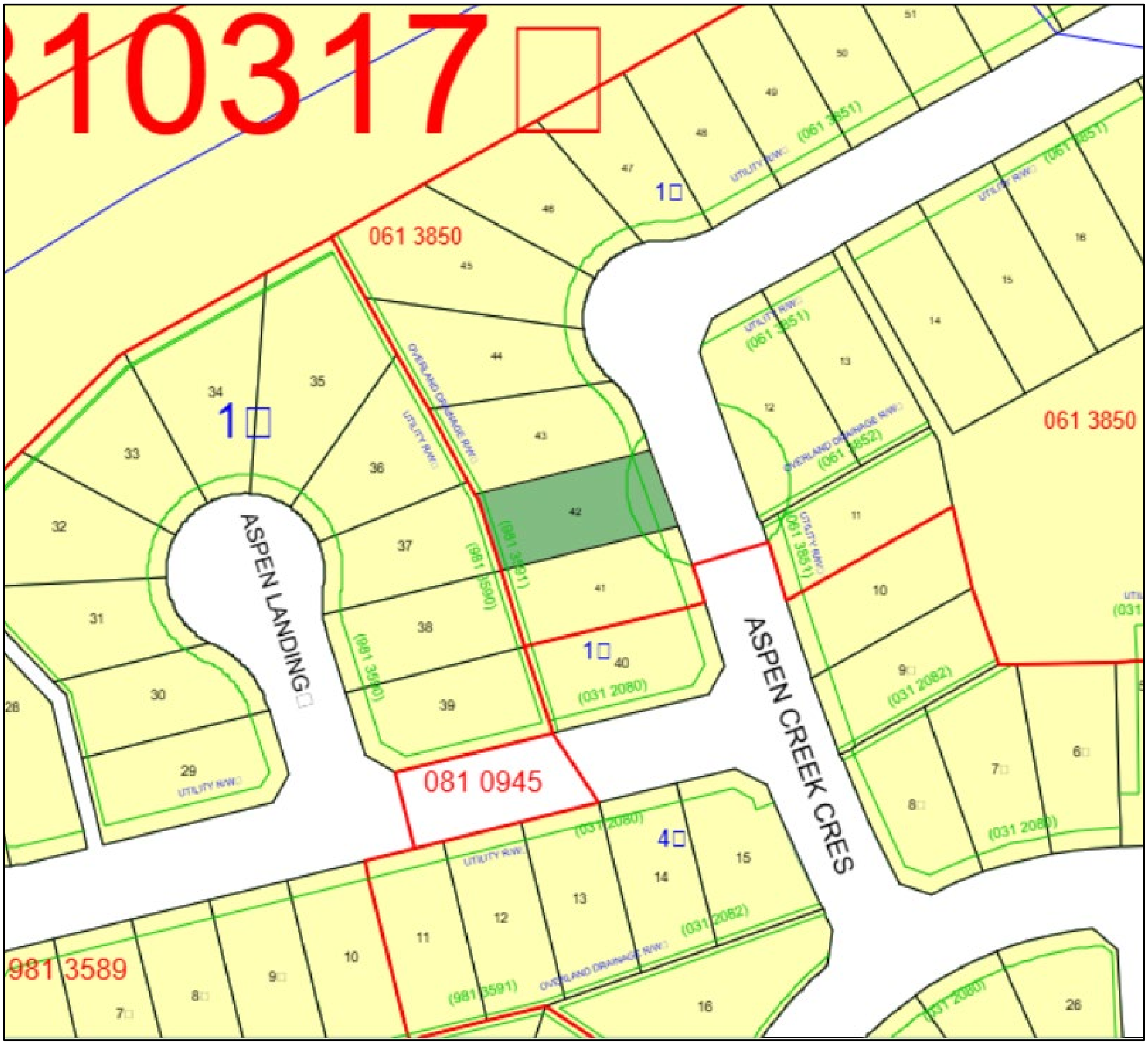
| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 575,000 |
| | | Grand Totals For 2025 | **575,000** |

# Site Description

## Area, Shape and Dimensions

The land parcel is rectangular in shape, size is 525.4 square meters (5656 sq.ft.). The lot is considered standard for the neighbourhood, and does not have any positive, or negative influences that affect the valuation in relation to others in the area.

## Parcel Map of Subject Property




*Source: AB Land Titles as SPIN II*

# Improvements

## Overview

Bungalow style single family dwelling

- Built in 2007 (19 years old)
- Above grade 1,557 sq. ft.
- 439 sq. ft. attached garage
- Unfinished basement
- Average overall condition

# Valuation Process

## MRAT 2018

**Municipal Government Act – Matters Relating to Assessment and Taxation Regulation 2018**

- Alberta Regulation 203/2017
- Current as of January 1, 2020

### Part 1 – Standards of Assessment

**Mass appraisal**

**5** An assessment of property based on market value

(a) must be prepared using mass appraisal,

(b) must be an estimate of the value of the fee simple estate in the property, and

(c) must reflect typical market conditions for properties similar to that property.

## Approaches

The three approaches recognized in the current Canadian Standards of Professional Appraisal Practice are **Cost, Direct Comparison** and **Income**.

- *Each approach is discussed in context of mass-appraisal for assessment purposes.*

### Cost Approach

This is the most commonly applied method, applicable to most property.

- With limited sales data, the Cost Approach is often the only valid measure of value.

Mass appraisal allows for the broad analysis of all sales to tabled appropriate adjustments to cost – if needed.

When the other approaches are well supported, the Cost Approach is also useful as a test of reasonableness.

*When Approach Is Not Valid*

The Cost Approach likely not valid when a property is leased for a long term and / or offers multiple tenancies.

*Application or Exclusion of the Approach*

- **Cost Approach** is **applied** as primary in this assessment.

## Income Approach

The market value of a property is defined by landlord revenue IF the property is purpose-built for multiple tenancies and/or is leased for a long term (exceeding 5-years).

Single user property leased short to medium term (monthly to under 5-years) typically is not the sole defining factor of market value.

Adequate leasing data and sales of leased property are necessary to reliably develop this approach.

*When Approach Is Not Valid*

The Income Approach is likely not valid when a single user is not leased long-term.

*Application or Exclusion of the Approach*

This property is not multi-tenant, nor long-term leased to a single user.

- The **Income Approach** is **not applied**
- The property is owner occupied

## Direct Comparison Approach

The valuation Principle of Substitution applies most directly in this approach. Assuming no untimely delays (see Cost Approach), it is the price to acquire an equally useful property that sets value.

The Direct Comparison Approach is typically the most credible indicator of value for owner occupied or vacant properties of all types.

- $ / per square foot value is readily understood
  - Unadjusted Sale Price / Building Area = $ psf)
- Unit value requires comparative analysis to yield a reliable, adjusted outcome
- Ongoing high sales volume is required to create and apply comparative analysis
  - Typical variances are square footage, age, condition, occupancy

*When Approach Is Not Valid*

The Direct Comparison Approach is not valid if insufficient data exists to comparative analysis.

## Conclusion

For this assessment, the primary valuation method is a **Cost Approach** with local market modifiers**.**

# Cost Approach – primary

## Market Value Assessment via Cost Approach

The assessment is calculated as raw land value plus the Depreciated Replacement Cost (**DRCN**) of all improvements.

- Improvements notably include any structures.

Assessed Value = Land Value + DRCN

## Improvement Value

### Replacement Cost New

**Replacement Cost New is applied** as the cost to replace a building using modern practices and readily available materials.

- Reproduction Cost is not applied as it requires the exact replication of the building
    - including sourcing outdated or even unavailable materials.

Processes used to estimate replacement cost generally include:

**1) Quantity Survey Method**

a) detailed breakdown of materials, labour, fees, profit and equipment used to reproduce a building.
b) very accurate if completed by qualified estimator
  i) assessors and appraisers are not estimators

**2) Unit-in-Place Method**

a) cost for a wall, a floor, a roof, etc. are added together to create a whole, rather than a cost for a nail, a piece of drywall, a stud, etc.
b) very accurate if completed by qualified estimator

**3) Comparative Unit Method**

a) simply a unit price, in this instance $ per square foot of building area
b) published costing manuals are the most comprehensive available source
c) does not require experience of a qualified estimator

*Applied in This Assessment*

The **Comparative Method** is applied.

- All costs used are derived solely from the 2021 Alberta Assessment Manual
  - Cost calculator integrated into CAMAlot software
    - *CAMA – Computer Assisted Mass Appraisal*
    - *CAMAlot is the software brand name utilized in this assessment*

- All costs exclude GST

## Depreciation

**Depreciation is any loss in improvement value**. There are three standard categories of depreciation.

1) Physical
2) Functional
3) External
   a) Locational (micro)
   b) Market (macro)

1) **Physical** includes normal wear and tear, natural material deterioration, decay and structural defects.

2) **Functional** is the loss in utility (and therefore in value) caused by the inability of the structure to perform its intended use given today's standards

3) **External** is caused by conditions and circumstances of the property which adversely affect its value
   a) Locational / micro depreciation is produced: onsite, neighbourhood, or municipality influences

*Application of Physical Depreciation*

An improvement lifespan of 30 years is the basis for year-over-year physical depreciation that accumulates over time.

- Applied as primary depreciation source

*Application of Functional and External Depreciation*

After isolating physical depreciation, all other forms are collectively referred to as "market depreciation". In this instance the breakdown of applied "market depreciation is as follows:

| Item # | Secondary Depreciation Type | Value Reduction |
|---|---|---|
| **1.** | functional | 100% |
| **2.** | external - locational | 100% |
| **3.** | external - market | 127.4% |
| **4.** | physical | 83% |

*Depreciation Source:*

1) Functional: NONE.
2) External – Locational: NONE.
3) External – Market: mass applied, tabled adjustment.
    a. Applied in CAMAlot as a broad overall increase to DRCN for recreational properties in a similar class.
    b. Based on ongoing sales analysis of sale price: assessment ratios (ASR).

## Valuation Summary

✓ Current total assessment $575,000

# Market Value Assessment

This assessment is created under the Market Value valuation standard.

- Review of all residential bungalow sales in the same Economic Zone, and Market Area with the Assessment to Sales ratio (**ASR**) market adjustment applied.
  - Cost is adjusted to market value based on ASR studies.

## Mass Appraisal

For market value assessment, **Mass Appraisal is applied as:**

1) consistent use of readily available cost sources with a variety of property inputs:
   a) Assessor selected method: CAMAlot integrated 2021 Alberta Residential Manual.
      i) Varying the costing source is acceptable, so long as it is consistently applied.
   b) Cost Approach captures variances through property specific inputs.

2) Annual study of Assessment to Sales Ratio (ASR) both yields required mass adjustments by property type and confirms the assessment as overall achieving market value.

## Cost Approach to Market Value

This property's assessment is based on the Cost Approach with ASR calculated mass market adjustment applied to **yield its market-value based, current assessment**.

**In support** the current market-value based assessment, the ASR of a significant number of improved bungalow homes across the Town of Strathmore, and in the local neighbourhood are presented.

## ASR

***Recent sale(s) of similar property are ideal; the Aspen neighbourhood had numerous sales annually such that a market adjustment is justified to apply to homes in this neighbourhood.***

These tables represent all known market value transactions for Bungalow properties in the town of Strathmore.

- The Assessment:Sales Ratio (ASR) is calculated as:
  - Assessment / sale price = ASR as a %

**ASR studies are the pivot from cost:market value.**

1) Assessments are audited annually for performance and compliance to legislation.
   a) The ASR is a key factor.

2) A **median** ASR outside of 95% to 105% drives mass tabled market adjustments upwards, downwards, or proves no adjustment is warranted.

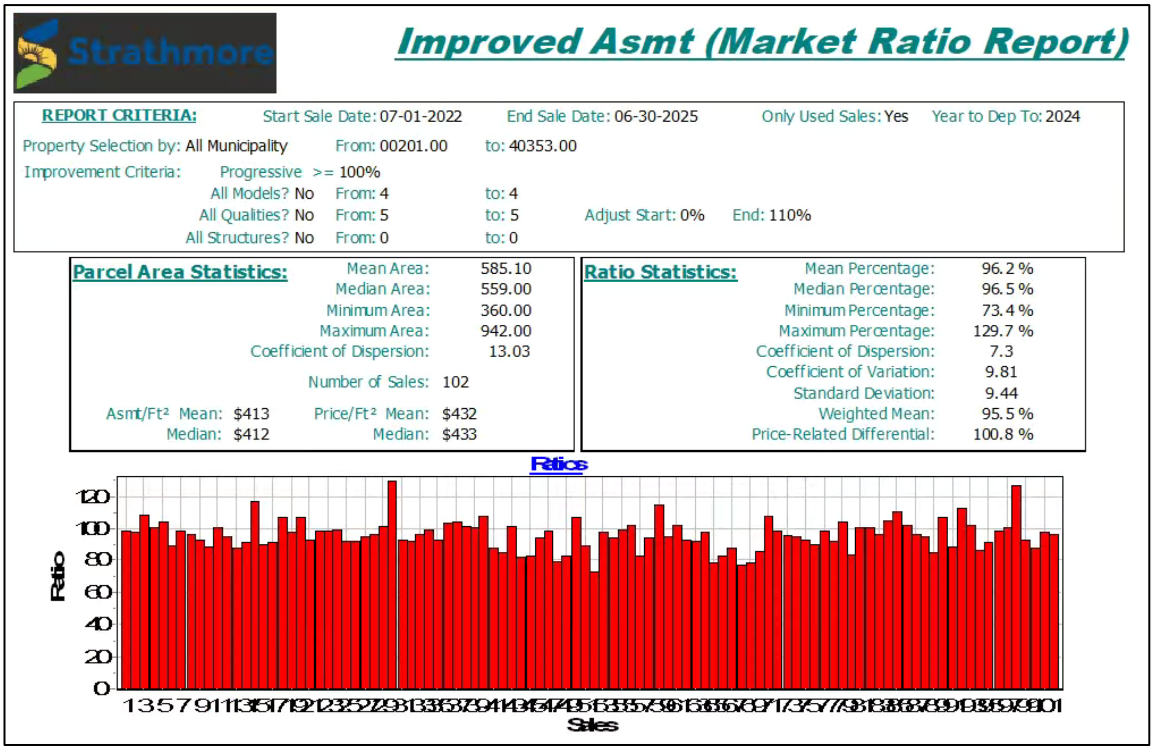
3) Assessment-to-sale ratio (ASR) studies are used to evaluate overall assessment performance and determine whether market adjustment factors require revision..
   a) Property specific adjustments can be made but must be justifiably specific to one property.
   b) Property specific adjustments necessarily are scrutinized by third party auditors.

4) Based on ASR studies, market adjustments are calculated and applied in masse to the rest, and majority, of property that has not sold.

The following two charts will show the improved, sales analysis for bungalow sales from July 1, 2022 to June 30, 2025. This is the sales period allowed for the 2025 assessment year.

a) 102 Bungalow Sales across the whole town Indicated a median ASR of 96.5 and mean ASR of 96.2 after market adjustments were applied.
b) 21 Bungalow Sales in the Aspen neighbourhood Indicated a median ASR of 94.4 and mean ASR of 93.2 after market adjustments were applied.

All Bungalow Sales across the Town of Strathmore



## Improved Asmt (Market Ratio Report)

**REPORT CRITERIA:** Start Sale Date: 07-01-2022 End Sale Date: 06-30-2025 Only Used Sales: Yes Year to Dep To: 2024

Property Selection by: All Municipality From: 00201.00 to: 40353.00

Improvement Criteria: Progressive >= 100%

All Models? No From: 4 to: 4

All Qualities? No From: 5 to: 5 Adjust Start: 0% End: 110%

All Structures? No From: 0 to: 0

**Parcel Area Statistics:**

| | |
|---|---|
| Mean Area: | 585.10 |
| Median Area: | 559.00 |
| Minimum Area: | 360.00 |
| Maximum Area: | 942.00 |
| Coefficient of Dispersion: | 13.03 |
| Number of Sales: | 102 |

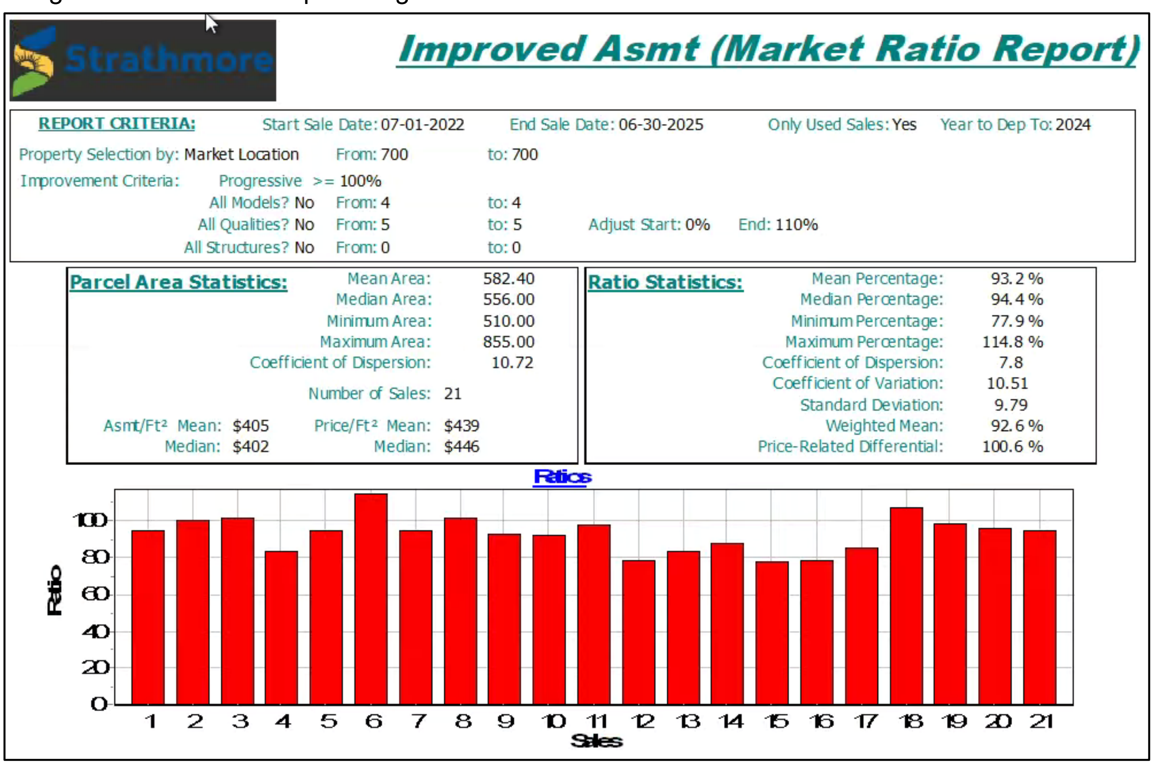
Asmt/Ft² Mean: $413 Median: $412 Price/Ft² Mean: $432 Median: $433

**Ratio Statistics:**

| | |
|---|---|
| Mean Percentage: | 96.2 % |
| Median Percentage: | 96.5 % |
| Minimum Percentage: | 73.4 % |
| Maximum Percentage: | 129.7 % |
| Coefficient of Dispersion: | 7.3 |
| Coefficient of Variation: | 9.81 |
| Standard Deviation: | 9.44 |
| Weighted Mean: | 95.5 % |
| Price-Related Differential: | 100.8 % |



Bungalow Sales in the Aspen Neighbourhood



## Improved Asmt (Market Ratio Report)

**REPORT CRITERIA:** Start Sale Date: 07-01-2022 End Sale Date: 06-30-2025 Only Used Sales: Yes Year to Dep To: 2024

Property Selection by: Market Location From: 700 to: 700

Improvement Criteria: Progressive >= 100%

All Models? No From: 4 to: 4

All Qualities? No From: 5 to: 5 Adjust Start: 0% End: 110%

All Structures? No From: 0 to: 0

**Parcel Area Statistics:**

| | |
|---|---|
| Mean Area: | 582.40 |
| Median Area: | 556.00 |
| Minimum Area: | 510.00 |
| Maximum Area: | 855.00 |
| Coefficient of Dispersion: | 10.72 |
| Number of Sales: | 21 |

Asmt/Ft² Mean: $405 Median: $402 Price/Ft² Mean: $439 Median: $446

**Ratio Statistics:**

| | |
|---|---|
| Mean Percentage: | 93.2 % |
| Median Percentage: | 94.4 % |
| Minimum Percentage: | 77.9 % |
| Maximum Percentage: | 114.8 % |
| Coefficient of Dispersion: | 7.8 |
| Coefficient of Variation: | 10.51 |
| Standard Deviation: | 9.79 |
| Weighted Mean: | 92.6 % |
| Price-Related Differential: | 100.6 % |

The market ratio reports indicate the average ASR. The average ASR, as being within the legislated variance of +/-5% for market value, validates the Market Adjusted Cost Approach valuation method.

- **ASR median affirms** complained property's **current** assessment as being market-value based.

# Equity of Assessment

The presented assessments are not sales. They are presented as a representation of equity of assessment within a property type. And to establish a range in assessments. All comparables are within 4 lots of the subject property.

## Assessment of Similar Property

This table represents the assessment of neighbouring properties, all of which were chosen as comparables that do NOT have basement finish, similar to the subject property.

Narrative analysis is applied after this property characteristic summary table.

| Address | Subject 112 Aspen Cr. Cres. | 111 Aspen Crk. Way | 59 Parklane Dr. | 110 Aspen Grove | 152 Aspen Crk. Cres. |
|---|---|---|---|---|---|
| Land | 525.4 $M^2$ | 534 $M^2$ | 556 $M^2$ | 850 $M^2$ | 518.5 $M^2$ |
| Land Value | $116,000 | $117,000 | $121,000 | $148,000 | $127,000 |
| Improvement | 1557 Ft2 | 1356 Ft2 | 1464 Ft2 | 1406 Ft2 | 1380 Ft2 |
| Year Built | 2007 | 2000 | 2001 | 2006 | 2007 |
| Other Improvements | Att. Garage 439 $Ft^2$ | Att. Garage 527 $Ft^2$ | Att. Garage 581 $Ft^2$ | Att. Garage 505 $Ft^2$ | Att. Garage 596 $Ft^2$ |
| Total Assessment | $575,000 | $469,000 | $525,000 | $552,000 | $553,000 |

1) All homes have unfinished basements.
2) The subject has the highest assessment of the comparables but is the newest and largest home.
3) 152 Aspen Creek Crescent is the closest in assessment total but is much smaller and has a smaller land size.
4) All the comparables have larger garages, but all are still doubles.

On the next page are copies of the assessment comparables used.

## Assessment Summary

Year of General Assessment: 2025

**Roll:** **18568.00**
**Legal:** **9813589 4 9**
Address: 111 ASPEN CREEK WAY

Land Area: 534.0 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 534.0 Sq. Meters

| Asmt | Code | Value |
|---|---|---|
| 2 | 100% | 117,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,356 Sq Feet | 2000 | 2 | 100% | 330,000 |
| Attached | Garage | 527 Sq Feet | 2000 | 2 | 100% | 22,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 469,000 |
| | | Grand Totals For 2025 | **469,000** |

## Assessment Summary

Year of General Assessment: 2025

**Roll:** **18528.00**
**Legal:** **9812349 3 3**
Address: 59 PARKLANE DRIVE

Land Area: 556.0 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 556.0 Sq. Meters

| Asmt | Code | Value |
|---|---|---|
| 2 | 100% | 121,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,464 Sq Feet | 2001 | 2 | 100% | 383,000 |
| Attached | Garage | 581 Sq Feet | 2001 | 2 | 100% | 24,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 528,000 |
| | | Grand Totals For 2025 | **528,000** |

# Assessment Summary

Year of General Assessment: 2025

**Roll:** **18715.00**
**Legal:** **0512037 4 22**
Address: 110 ASPEN GROVE

Land Area: 850.0 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 850.0 Sq. Meters

| | Asmt | Code | Value |
|---|---|---|---|
| | 2 | 100% | 148,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,406 Sq Feet | 2006 | 2 | 100% | 381,000 |
| Attached | Garage | 505 Sq Feet | 2006 | 2 | 100% | 23,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 552,000 |
| | | Grand Totals For 2025 | **552,000** |

# Assessment Summary

Year of General Assessment: 2025

**Roll:** **18746.00**
**Legal:** **0613850 1 52**
Address: 152 ASPEN CREEK CRESCENT

Land Area: 518.5 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 518.5 Sq. Meters

| | Asmt | Code | Value |
|---|---|---|---|
| | 2 | 100% | 127,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,380 Sq Feet | 2007 | 2 | 100% | 396,000 |
| Attached | Garage | 596 Sq Feet | 2007 | 2 | 100% | 27,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 550,000 |
| | | Grand Totals For 2025 | **550,000** |

## Is Equity Achieved

**Equity is achieved through** the assessor's application of:

1) Mass appraisal;
2) Reflecting typical market conditions for similar properties;
3) Assessment methodology consistently applied.

### Mass Appraisal

For equitable assessment, **Mass Appraisal is applied as**:

1) consistent use of readily available cost sources.

    a) selected by the assessor: CAMAlot integrated Alberta 2021 Residential manual.

    b) Model type –Single Family dwelling, Quality – Average, Structure - 1 Storey & Basement

2) Cost Approach captures variances through property specific inputs.

3) Annual ASR studies to yielded en masse 'Market' adjustment factors converting cost to market value.

### Equitable Assessment Achieved

✓ Through the consistent and accurate **application of** <u>mass appraisal principles</u>, and of <u>Minister's Guidelines</u>, **the assessment of this property** is within the range of similar property and **is thereby fair and equitable**.

# Complainant Disclosure

The Complainant has used comparable properties provided by the Respondent, so these properties will be used as supportive evidence and considered all together rather than providing separate sections for Respondent evidence, and Complainants evidence.

## Complainant Disclosure - Grounds for Complaint

Complainant Disclosure: Email dated July 1, 2026

1) Letter outlining Complainants' issues
2) Sales comparables provided to Complainant by Wild Rose Assessment as a sample of sales used to help determine the subject property assessment. These comparables are not exhaustive of all sales used in analysis, but a sample of properties that show equity and fairness relative to the subject property.
    a. Additional sales occurred in the neighbourhood as referred in the above section discussing fairness in the use of ASR's to determine market adjustments.

### Item 1: Letter

The complainant suggests that the subject property assessment is too high based off the comparables provided.

- Baseline Comparison (152 Aspen Creek Crescent)
    - This comparable is significantly smaller than the subject property (1557sq. ft. vs. 1380sq. ft.) 177 sq. ft.. This is the main floor difference and would be the same in the basement, meaning this home has approximately 354 sq. ft. less area overall.
    - Comparable does have a larger garage, but still a double. The value difference is minimal in comparison to the difference in liveable space difference between these two homes.
    - 152 Aspen Creek Crescent does back the canal, and there is an influence added for this characteristic
    - This "comparable" is INFERIOR to the subject property, and supportive of the subject property assessment.

- 116 Aspen Creek Crescent
    - This comparable brought by the complainant is a bilevel home, not a bungalow.
        - Bilevels are considered separately as they are found to sell differently in the market. A different market adjustment was applied to this property than the subject, and Assessor provided comparables
    - This comparable is significantly smaller than the subject property (1557sq. ft. vs. 1370sq. ft.) 187 sq. ft.. This is the main floor difference and would be the same in the basement, meaning this home has approximately 374 sq. ft. less area overall.
    - The “comparable” is on a larger lot (368 sq. ft.). The value difference would be significantly less than the size difference for the homes.
    - This “comparable” is INFERIOR to the subject property, and supportive of the subject property assessment.

Finished Basement Premium Missing

The complainant asserts that the value of a finished basement is significant and not properly accounted for.

- The value of the finished basement IS accounted for and is also found to be MUCH less significant than the value of above grade square footage.

- 126 Parklane Drive
    - This comparable is 1432sq. ft. above grade, 132sq. ft. smaller than the subject property. This difference would be recognized in the basement level as well, meaning this home has approximately 264 sq. ft. less area overall.
    - This property does have basement finish
    - 5 years older than the Subject property
    - Lots are similar in size, with differing characteristics which mostly equal out
    - This comparable is SLIGHTLY SUPERIOR to the subject property, and supportive of the subject property assessment

- 63 Parkland Drive
    - This comparable is larger (78sq. ft.), and does have basement finish, and a walkout feature that is recognized in the assessment.
    - This home is 9 years older than the subject property.
    - This property is superior overall to the subject property and sold much higher than the subject property assessment ($640,900 adjusted sale price, or $65,900 higher than the subject assessment).
    - This comparable is SUPERIOR to the subject property, and supportive of the subject property assessment

## Item 2: Respondent Comparables

There was another comparable property that the complainant did not address directly in their submission but was in my list of comparables for their consideration.

- 155 Aspen Circle
  - This comparable is 1433 sq. ft. above grade, 124 sq. ft. smaller than the subject property. This difference would be recognized in the basement level as well meaning this home has approximately 248 sq. ft. less area overall.
  - 4 years older than the Subject property
  - Lots are similar in size, with this comparable having the positive influence of backing a green space, making it more desirable than the subject property.
  - This comparable does have basement finish, and a larger double garage.
  - This comparable is SLIGHTLY SUPERIOR to the subject property, and supportive of the subject property assessment

# Respondent Comparables

152 Aspen Creek Crescent

## Assessment Summary

Year of General Assessment: 2025

**Roll:** **18746.00**
**Legal:** **0613850 1 52**
Address: 152 ASPEN CREEK CRESCENT

Land Area: 518.5 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 518.5 Sq. Meters

| Asmt | Code | Value |
|---|---|---|
| 2 | 100% | 127,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,380 Sq Feet | 2007 | 2 | 100% | 396,000 |
| Attached | Garage | 596 Sq Feet | 2007 | 2 | 100% | 27,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 550,000 |
| | | Grand Totals For 2025 | **550,000** |

## Land

Year of General Assessment: 2025

**Roll:** **18746.00**
**Legal:** **0613850 1 52**
Address: 152 ASPEN CREEK CRESCENT

Land Area: 518.5 Sq. Meters
Subdivision: ASPEN
ZoningRESIDENTIAL SINGLE DETACHED

**MarketLand Valuation** Site Area: 518.5 Sq. Meters

| Categories | Details |
|---|---|
| All Influence Categories | Canal |

**Market Land Value: 127,000**

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 550,000 |
| | | Grand Totals For 2025 | **550,000** |

116 Aspen Creek Crescent

## Assessment Summary

Year of General Assessment: 2025

**Roll:** **18737.00**
**Legal:** **0613850 1 43**
Address: 116 ASPEN CREEK CRESCENT

Land Area: 559.6 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 559.6 Sq. Meters

| Asmt | Code | Value |
|---|---|---|
| 2 | 100% | 119,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| Split Entry | SFD - After 1970 | 1,370 Sq Feet | 2006 | 2 | 100% | 397,000 |
| Attached | Garage | 464 Sq Feet | 2006 | 2 | 100% | 22,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 538,000 |
| | | Grand Totals For 2025 | **538,000** |

## Land

Year of General Assessment: 2025

**Roll:** **18737.00**
**Legal:** **0613850 1 43**
Address: 116 ASPEN CREEK CRESCENT

Land Area: 559.6 Sq. Meters
Subdivision: ASPEN
ZoningRESIDENTIAL SINGLE DETACHED

**MarketLand Valuation** Site Area: 559.6 Sq. Meters

**Market Land Value:** **119,000**

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 538,000 |
| | | Grand Totals For 2025 | **538,000** |

## Assessment Summary

Year of General Assessment: 2025

**Roll: 18580.00**
**Legal: 0112155 2 21**
Address: 126 PARKLANE DRIVE

Land Area: 534.0 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 534.0 Sq. Meters

| | | | | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| | | | | 2 | 100% | 118,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,432 Sq Feet | 2002 | 2 | 100% | 433,000 |
| Attached | Garage | 484 Sq Feet | 2002 | 2 | 100% | 24,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 575,000 |
| | | Grand Totals For 2025 | **575,000** |

## Land

Year of General Assessment: 2025

**Roll: 18580.00**
**Legal: 0112155 2 21**
Address: 126 PARKLANE DRIVE

Land Area: 534.0 Sq. Meters
Subdivision: ASPEN
Zoning RESIDENTIAL SINGLE DETACHED

**MarketLand Valuation** Site Area: 534.0 Sq. Meters

| Categories | Details |
|---|---|
| All Influence Categories | Traffic |
| All Influence Categories | Park/Greenspace/Lake-Backing |
| All Influence Categories | Green Utility Boxes |

**Market Land Value: 118,000**

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 575,000 |
| | | Grand Totals For 2025 | **575,000** |

## Assessment Summary

Year of General Assessment: 2025

**Roll:** **18529.00**
**Legal:** **9812349 3 4**
Address: 63 PARKLANE DRIVE

Land Area: 556.0 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 556.0 Sq. Meters

| | | | | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| | | | | 2 | 100% | 121,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,635 Sq Feet | 1998 | 2 | 100% | 483,000 |
| Attached | Garage | 550 Sq Feet | 1998 | 2 | 100% | 31,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 635,000 |
| | | Grand Totals For 2025 | **635,000** |

## Land

Year of General Assessment: 2025

**Roll:** **18529.00**
**Legal:** **9812349 3 4**
Address: 63 PARKLANE DRIVE

Land Area: 556.0 Sq. Meters
Subdivision: ASPEN
ZoningRESIDENTIAL SINGLE DETACHED

**MarketLand Valuation** Site Area: 556.0 Sq. Meters

| Categories | Details |
|---|---|
| All Influence Categories | Traffic |
| All Influence Categories | Park/Greenspace/Lake-Backing |

**Market Land Value:** **121,000**

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 635,000 |
| | | Grand Totals For 2025 | **635,000** |

155 Aspen Circle

# Assessment Summary

Year of General Assessment: 2025

**Roll:** **18624.00**
**Legal:** **0312079 8 3**
Address: 155 ASPEN CIRCLE

Land Area: 540.0 Sq. Meters
Subdivision: ASPEN
Zoning: RESIDENTIAL SINGLE DETACHED
Actual Use: Improved Residential / Single Family Unit- fee simple

**Market Land Valuation** Site Area: 540.0 Sq. Meters

| | | | | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| | | | | 2 | 100% | 123,000 |

**Improvement Valuation**

| | | Floor Area | Built | Asmt | Code | Value |
|---|---|---|---|---|---|---|
| 1 Storey & Basement | SFD - After 1970 | 1,433 Sq Feet | 2003 | 2 | 100% | 418,000 |
| Attached | Garage | 530 Sq Feet | 2003 | 2 | 100% | 23,000 |

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 564,000 |
| | | Grand Totals For 2025 | **564,000** |

# Land

Year of General Assessment: 2025

**Roll:** **18624.00**
**Legal:** **0312079 8 3**
Address: 155 ASPEN CIRCLE

Land Area: 540.0 Sq. Meters
Subdivision: ASPEN
Zoning RESIDENTIAL SINGLE DETACHED

**MarketLand Valuation** Site Area: 540.0 Sq. Meters

| Categories | Details |
|---|---|
| All Influence Categories | Park/Greenspace/Lake-Backing |

**Market Land Value:** **123,000**

**Assessment Totals**

| Tax Status | Code | Description | Assessment |
|---|---|---|---|
| T | 2 | RESIDENTIAL | 564,000 |
| | | Grand Totals For 2025 | **564,000** |

# Assessment Recommendations

It is the recommendation of the assessor that the assessment be **Confirmed**.

## Current Assessment

The preceding analysis is solely based on the **current assessment** of

- **$575,000**

## Recommended Assessment

**Recommended assessment**:

- **$575,000**