



Sturgeon

C O U N T Y

Public Sale of Land Report

PREPARED BY:

Steve Beveridge, AMAA

Assessor Name

AS OF DATE:

July 1, 2022

Date

Vision: A diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: providing quality, cost-effective services, and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability

Definition of property rights being valued:

The Fee simple estate is "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat."

Appraisal of Real Estate (2nd Canadian edition)

Definition of market value:

Market value is defined in the *Appraisal of Real Estate (2nd Canadian edition)* 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, and assuming that neither is under undue duress."

Public Sale of Land Report

Prepared for:

Sturgeon County Financial Services.

Purpose:

Purpose of this report is to estimate the unencumbered market value of the *fee simple* estate for a list of properties Sturgeon County will offer for sale, by public auction, at 9613-100 St, Morinville, Alberta, on Wednesday, November 30, 2023, at 10:00 a.m.

This report consists of 5 pages.

Date of Value	July 1, 2022		
Estimate Completed:			
Signature of Assessor:	<i>Steve Beveridge</i>	AMAA	Date of Signature: June 30 th , 2023

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing certificate of Title. The reserved bid is based on market value established using mass appraisal techniques. Mass appraisal data used is obtained from data collected to prepare assessments for Sturgeon County by Assessment Services. The final estimate of market value for the properties up for auction is as described below.

Properties listed for tax sale.

ROLL	ADDRESS	RURAL LEGAL	URBAN LEGAL	Location Name	ZONING	PARCEL AREA	Estimated Value 2023	Type
1266000	23107 TWP RD 564	NE-23-56-23-4		NEIGHBOURHOOD D1	AGRICULTURE	51.42	\$529,000	Improved
1287009	40 56420 RGE RD 231	NE-26-56-23-4	7721887 1 10	GIBBONSLEA	COUNTRY RESIDENTIAL	3.20	\$364,000	Improved
1416066	76 57126 RGE RD 233	E -9-57-23-4	8221422 3 6	HILLSBOROUGH	COUNTRY RESIDENTIAL	2.03	\$511,000	Improved
180018	553 54418 RGE RD 251	NE-26-54-25-4	0627053 10 19	UPPER MANOR POINTE	COUNTRY ESTATE RESIDENTIAL	0.51	\$811,000	Improved
1886000	55 24400 TWP RD 552	NE-8-55-24-4		CARBONDALE	HAMLET UNSERVICED	1.00	\$329,000	Improved
1976062	63 24213 TWP RD 554	E -22-55-24-4	7521695 4 10	NAMA0 RIDGE	COUNTRY RESIDENTIAL	1.50	\$506,000	Improved
3822003		SW-14-55-26-4	0323893 1 1	NEIGHBOURHOOD B2	AGRICULTURE	2.47	\$276,000	Improved
40005		NE-31-54-22-4		Neighbourhood I	ALTERNATIVE JURISDICTION	0.01	\$1,000	Vacant
4063001	56332 RGE RD 261	NE-23-56-26-4	8222236 1 1	NEIGHBOURHOOD C3	AGRICULTURE	6.99	\$208,000	Improved
4228000		NW-6-57-26-4		NEIGHBOURHOOD B4	AGRICULTURE	160.00	\$320,000	Vacant
4505001	8 54519 RGE RD 273	NW-34-54-27-4	8020012 1 2	SHIL SHOL	COUNTRY RESIDENTIAL	1.05	\$506,000	Improved
6276001		SW-21-57-21-4	1759HW OT	NEIGHBOURHOOD D2	AGRICULTURE	2.30	\$57,000	Vacant
6298001		SW-25-57-21-4		NEIGHBOURHOOD D2	AGRICULTURE	80.00	\$271,000	Vacant
92016	32 26328 MEADOWVIEW DR	SE-1-1-1-4	3160TR 1 16	REYDA VISTA	COUNTRY RESIDENTIAL	1.88	\$672,000	Improved

Effective valuation date for public sale of land report:

I:\ACTIVE\ASSESSMENT\MARKET EVALUATION\Market Data\Appraisals\2023 Land Value reports\Tax Sales

July 1, 2022

CONTINGENT OR LIMITING CONDITIONS

This report is subject to the following contingent or limiting conditions:

1. Legal description is that which is recorded in the Registry or Land Title office and is assumed to be correct.
2. Every effort has been made to verify the information received from others which is believed reliable and correct.
3. Sketches, drawings, diagrams, photographs, etc., are included for the sole purpose of illustration and serve to assist the reader in visualizing the property.
4. The distribution of land and building as stated in this report, apply only under the program of utilization as identified in the report.
5. Information on subject property and comparable properties is obtained from the Assessment Department of Sturgeon County and is not to be used for any other purposes but to obtain value of subject property for this land value report.
6. All values are calculated using a mass appraisal system.
7. All values are time adjusted and reflective of a July 1 of given year as per Alberta Regulation 220/2004, Matters Relating to Assessment and Taxation Regulation, Part 1, Standards of Assessment.
8. All values provided represent the market value of the unencumbered fee simple state in the property. Mineral rights, business interest or goodwill, are specifically excluded from analysis in this report and a third-party appraisal is recommended for properties where these features exist.
9. Vacant Land values are calculated by using the direct comparison approach on a mass scale. Sturgeon County is divided into specific Market Areas. Market Areas are composed of properties with similar attributes and sales history. Market influences are applied when necessary.
10. A depreciated replacement cost on all single-family dwellings is determined using the 2001 Alberta Assessment Manual and subsequent computer program. First the building(s) are classified by model type, quality, and type of structure. We determine the structure size from either measurement or submitted blueprints, multiply this size by a base area rate plus constant, and adjust for variables not included in the base area rate. Next a Base Year Modifier is applied to bring the 2001 manual rates up to current levels. An allowance is made for depreciation based on age and condition of the structures using age/life tables and percentage adjustments as set out in the 2001 manual. Additional site-specific depreciation adjustments can be made as well for functional and /or physical obsolescence.
11. After the depreciated replacement cost on the structures is determined, values are sometimes adjusted on mass market basis to represent market value.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of preparing assessments in accordance with *The Municipal Government Act*, and its' regulations.
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- **The valuation date for the above properties is July 1, 2022.**

Steve Beveridge

Steve Beveridge, AMAA

June 30th, 2023

Signature of Assessor

Date Signed
