

A Assessment Bulletin

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Guidance on Assessing an Industrial Parcel

Municipal Affairs has prepared this as a guide to assessing rural industrial property. This guide is meant to assist municipal assessors to understand the legislation and regulations.

Market Value:

Office Building:

The office building is classified as non-residential and assessed at market value. There may be a business tax imposed, if the municipality has passed a business tax bylaw, such as currently for Calgary and Edmonton. [MGA 297 (1)(b)]

Industrial Building:

The industrial building housing the machinery & equipment is classified as non-residential and assessed at market value. [MGA 297 (1)(b)]. These may be a business tax imposed if the municipality has passed a business tax bylaw.

Structures:

The tanks without mixers are classified as non-residential (considered to be buildings and structures) and are assessed at market value. [MGA 284(1)(u)]

Residence:

The residence is assessed at market value. This portion of the property is taxed at the residential tax rate set by the municipality. [MGA Section 297(1)(a)]. *Note: It is not common that an industrial parcel has a residence, but it can occur.*

Land:

All land is to be assessed at market value, whether contaminated or not [MRAT 4(1)(a)]. Any effect on the value resulting from contamination should be accounted for in the market value of the parcel. The portion of land used for residential purposes is classified as residential with the remainder classified as non-residential.

Services:

The septic tank and water well are all non-assessable property. The effect of their presence is included in the market value of land (i.e. serviced land) [MGA Section 298(1)(b)]. The market value of the site reflects the value of the services on the land.

Regulated:

The Machinery & Equipment inside of the industrial building is assessed as M&E. [MRAT 9(1) Minister's Guidelines (M&E/CCRG)]

The tanks with mixers are being assessed as Machinery & Equipment. [MRAT 9(1) Minister's Guidelines (M&E) & (CCRG)]

The pipeline is assessed as linear property. The assessment notice is sent to the linear property owner i.e. TransCanada. [MRAT 8(1) Minister's Guidelines (Linear)]

The electrical and telecommunication services to the property are assessed as linear property where the assessment notices are sent to the respective linear property owners i.e. ATCO, Bell. [MRAT 8(1) Minister's Guidelines (Linear)]

If you have any questions, please contact the Assessment Services Branch at lgsmail@gov.ab.ca, or at 780-422-1377 (toll free by first dialling 310-0000).

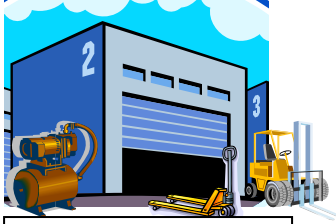
**20 Acre Parcel
(Serviced Site)**



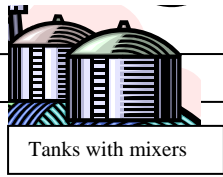
Office Building



Residence



Industrial Building and
Machinery & Equipment



Tanks with mixers



Tanks without mixers

Pipeline



Contaminated Land