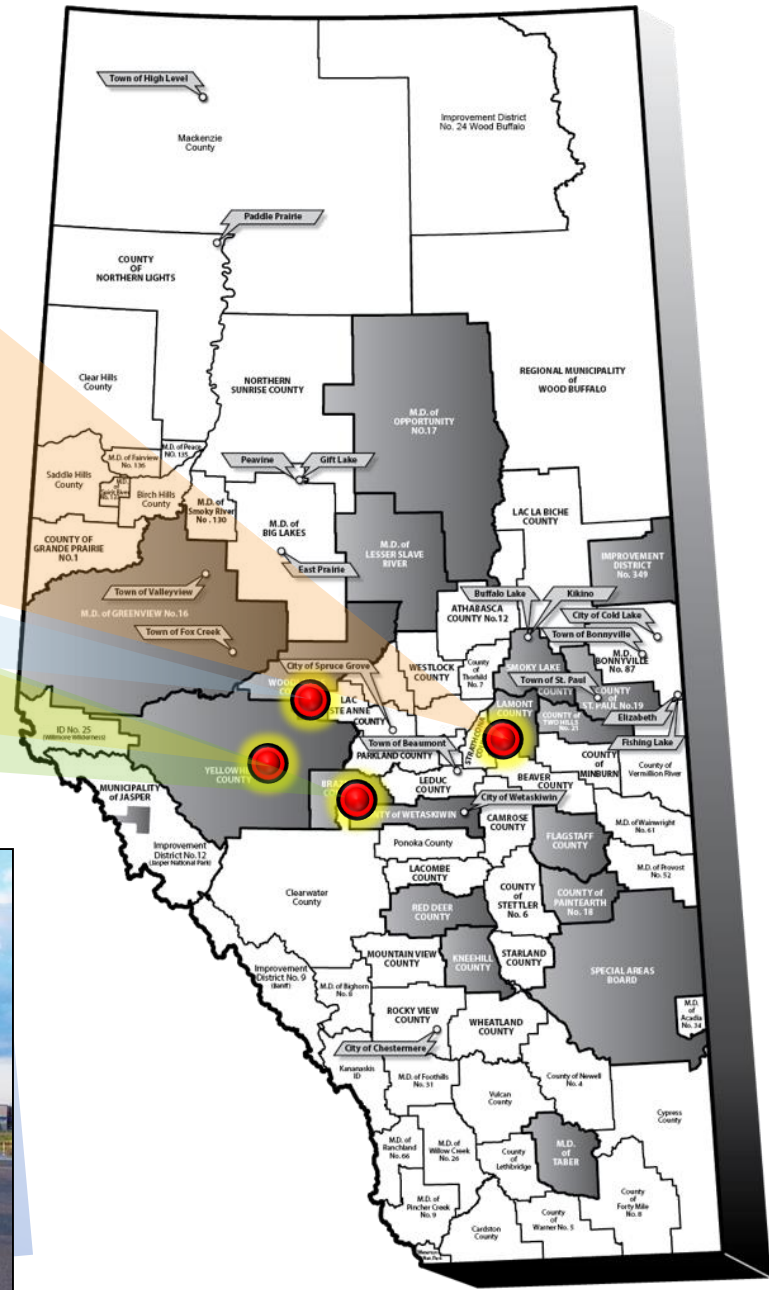


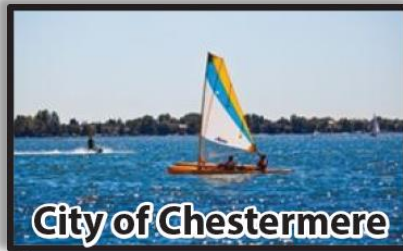


CHESTERMERE

Where We are Located



AAG's Client Partners

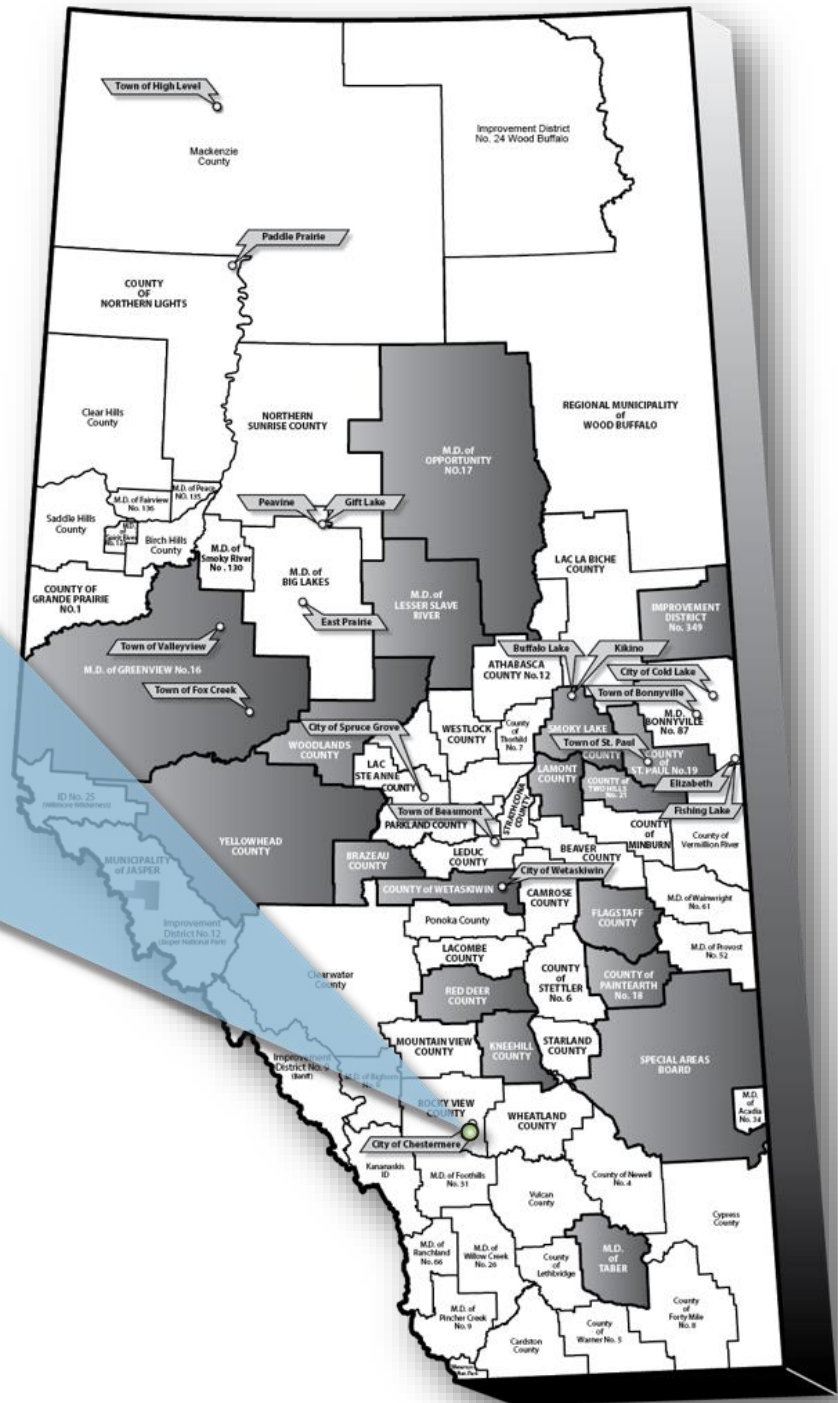


19 Rural Municipalities

4 Cities

7 Towns

8 Metis Settlements





Residential



Non-Residential



Farmland

Bob Daudelin, AMAA	Assessment Specialist
Jesse Nelson	Residential Assessor
Cory Allen	Residential Assessor
Troy Birtles, AMAA	Assessment Coordinator
Alison Reid, AMAA	Senior Assessor
Kris Meadows, AMAA	Residential Assessor
Josh McMillan	Residential Assessor
Sean Cosens	Farmland Assessment Specialist

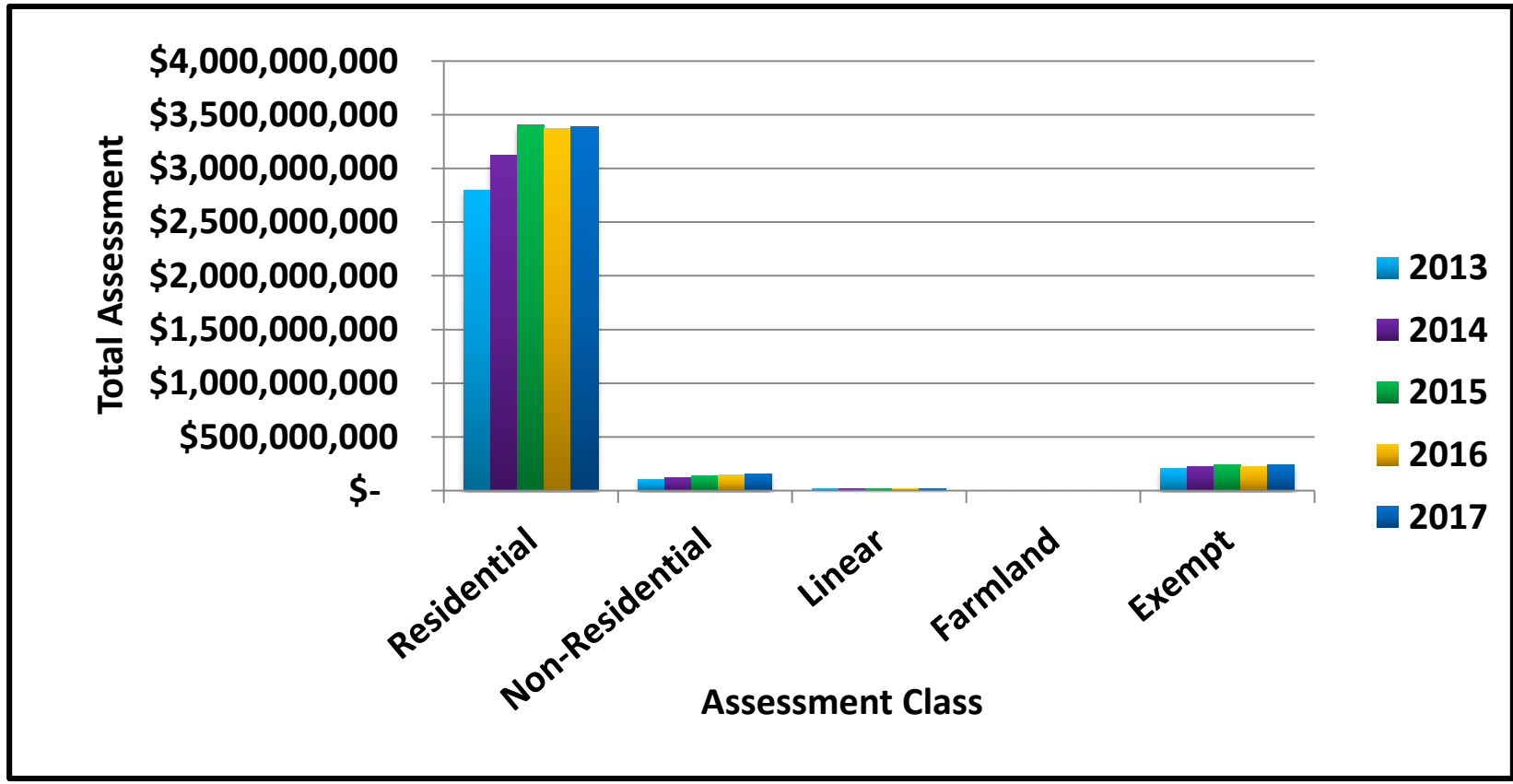
**** 21 Assessment Staff in total ****

Assessment Highlights

	2016	2017	Difference	
	Totals	Totals	\$	%
Residential	\$3,371,678,810	\$3,388,444,310	\$16,765,230	100%
Non-Residential	\$148,442,420	\$156,014,370	\$7,571,950	105%
Linear	\$19,402,420	\$19,402,420	\$0	100%
Farmland	\$1,158,200	\$1,140,950	\$-17,250	99%
Exempt	\$223,242,110	\$238,682,910	\$15,440,800	107%
Grand Total:	\$3,763,923,960	\$3,803,684,690	\$39,760,730	101%

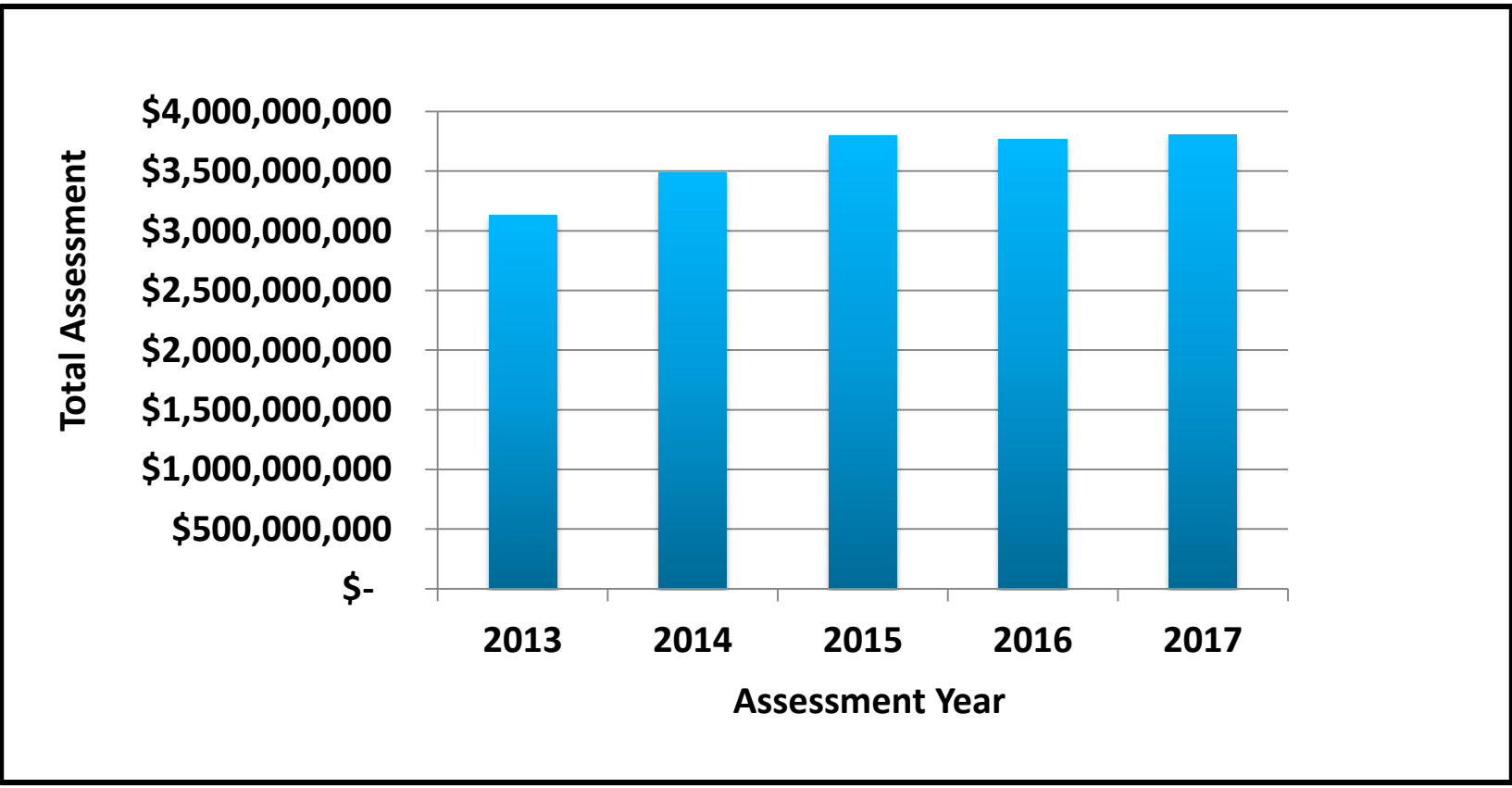
Assessment Highlights

Assessment Class History Comparison




Assessment Highlights

Assessment Total History Compare



Taxable Assessment Change Compare by %

Range	Properties	%	
-25% to -100%	4	0.1%	
-10% to -25%	53	0.7%	
-1% to -10%	4,087	56.6%	 96%
No Change	2,206	30.6%	
1% to 10%	631	8.7%	
10% to 25%	45	0.6%	
25% to 100%	31	0.4%	
Over 100%	99	1.4%	
New Roll #'s	60	0.8%	
Inactive Roll #'s	3	0.0%	
Total Properties	7,219	100%	

New Roll #'s & Permit Comparison

<u>New Roll #'s Summary</u>					
	2013	2014	2015	2016	2017
Residential/Non-Res	591	219	104	139	60
<u>Development Permit</u>					
	2013	2014	2015	2016	2017
Development Permits	701	840	576	508	376

Residential Growth & Inflation

<u>New Residential Growth Assessment:</u>			
	2015	2016	2017
New Construction	\$142M (4.6%)	\$46M (1.3%)	\$76M (2.3%)
<u>Residential Inflation</u>			
	2015	2016	2017
Market Change	\$146M(4.7%)	-\$76M (-2.2%)	-\$59M (-1.8%)

Residential Market Change Overview

Residential (standard)	
Land	0%-7% increase
Overall Improved	0%-5% decrease in values
Residential (Lake Front)	
Land	10% decrease
Overall Improved	3%-8% decrease
Residential (Fringe)	
Land	minimal change
Overall Improved	minimal change
Residential (Condo)	
Overall Improved	1%-6% decrease

Moving Forward and Next Steps

- **Finalize and declare 2017 Assessment Roll with the province - February**
- **Prepare for the upcoming assessment notice mail-out, take inquiries, give clarity, address concerns, schedule inspections - March – May**
- **Prepare RFI letters to be mailed to property owners in June/July, conduct scheduled property re-inspection in August/September**
- **Inspected new permits and incomplete construction in October/November**