





Agenda



Accurate Assessment Group Ltd.

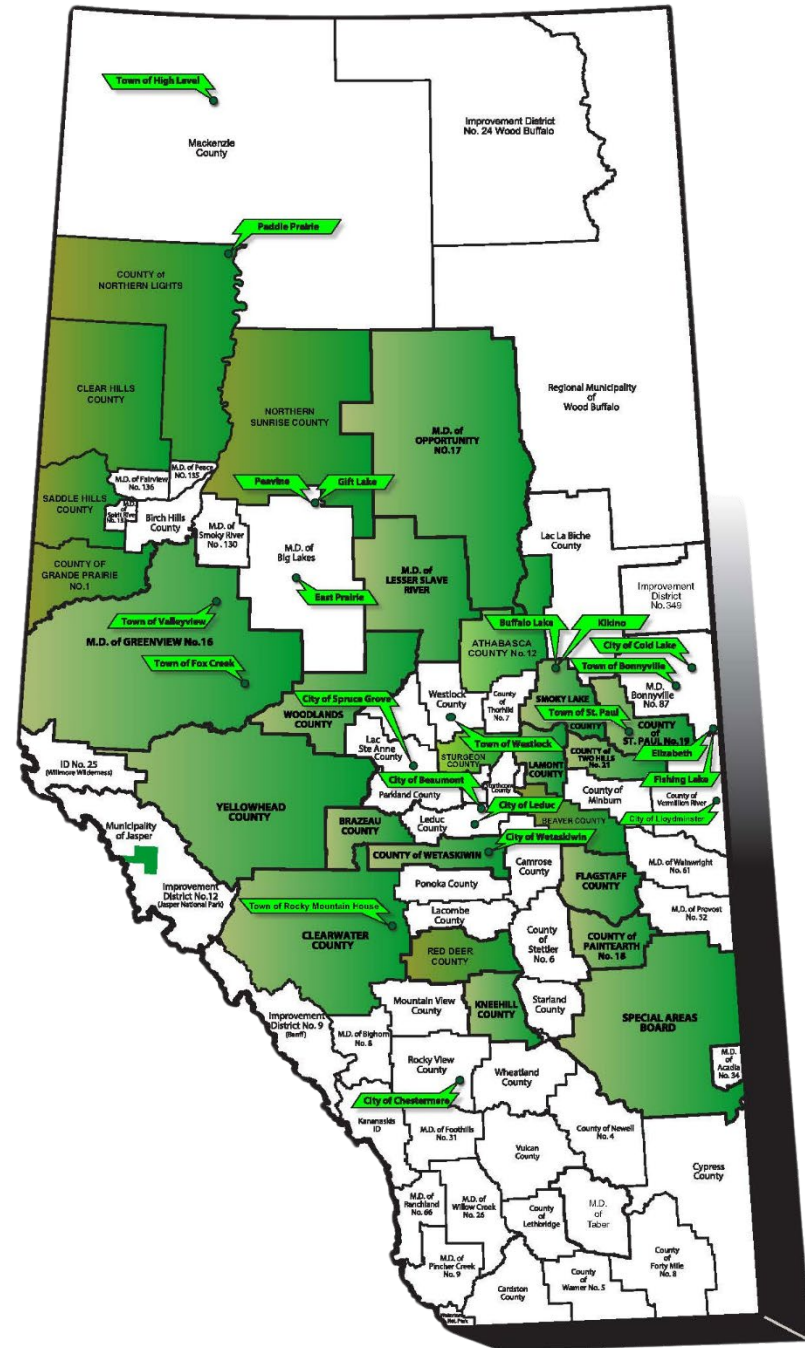


Highlights of the Municipality's Assessment



AAG's Client Partners

- ✓ 26 Rural Municipalities (DIP Assessment Services in 15)
- ✓ 6 Cities
- ✓ 8 Towns
- ✓ 8 Metis Settlements
- ✓ 2 First Nations



Trusted Advisor



*At AAG, our purpose is to continuously seek improvement,
and earn the role of Trusted Advisor.*



TEAM DEPTH



Specializing in all aspects of Municipal Property Assessment

400+ Years of Combined Experience



COMMUNICATION



We connect with Rate Payers successfully

We communicate with Council, CAO's and Administration



DATA INTEGRITY



Our technology drives best practices for assessment operations.

Leaders in quality control through technology and experience



Residential



Non-Residential



Farmland

Kris Meadows, AMAA	Property Assessor
Troy Birtles, AMAA	Assessment Manager
Levi Stewart	Property Assessor
Colt Cannan	Property Assessor
Tyler Birtles	Property Assessor
Sean Cosens, Bsc. Ag	Farmland Assessment Specialist
Bob Daudelin, AMAA	Assessment Specialist
Kurt Hartman	Assessment Specialist
Josh McMillan	Property Assessor
Jesse Nelson	Property Assessor
Cory Allen	Property Assessor

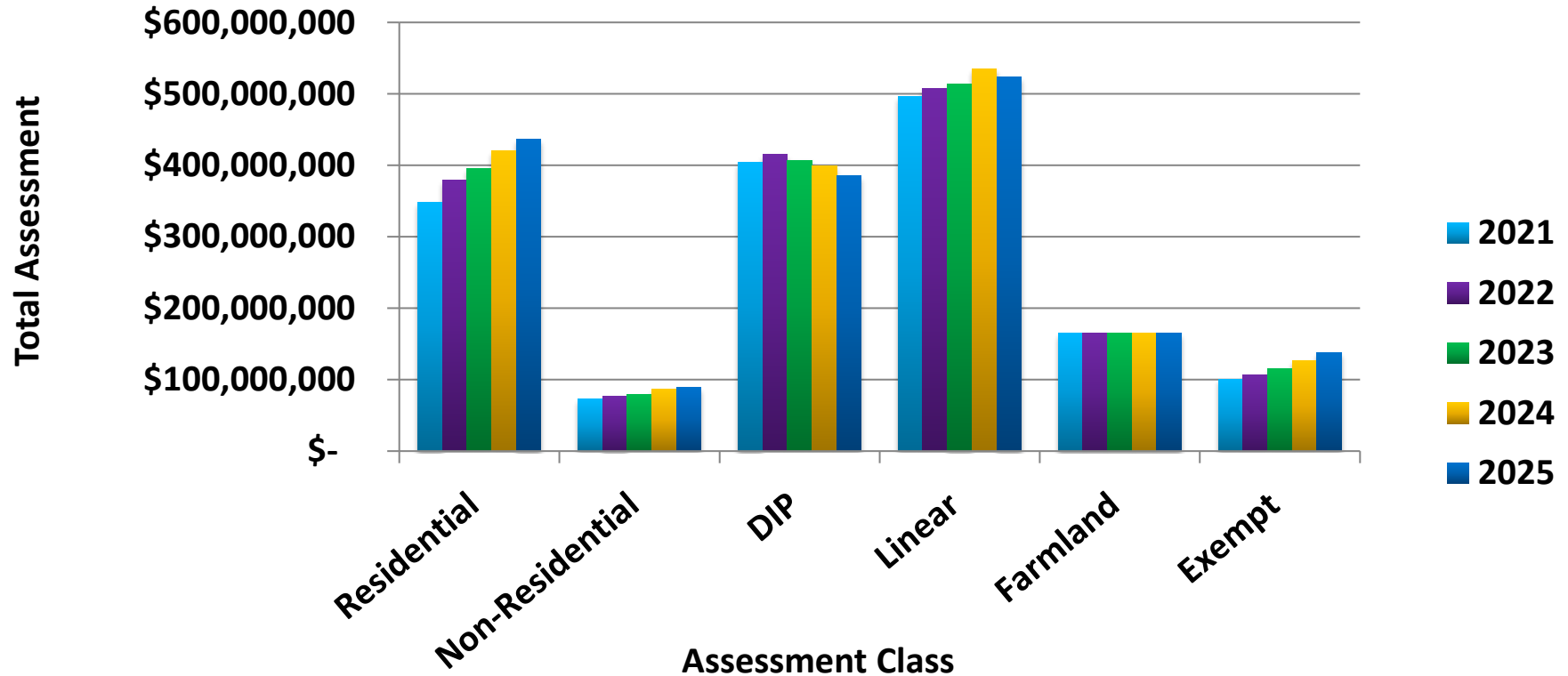


2024 Compared to 2025 Assessment

	2024	2025	Difference	
	Totals	Totals	\$	%
Residential	\$420,283,880	\$436,721,390	\$16,437,510	104%
Non-Residential	\$86,864,640	\$89,237,410	\$2,372,770	103%
Designated Industrial Property (DIP)	\$399,451,420	\$385,612,690	(\$13,838,730)	97%
Linear	\$534,616,670	\$524,128,580	(\$10,488,090)	98%
Farmland	\$165,170,980	\$165,204,870	\$33,890	100%
Exempt	\$126,559,140	\$138,039,400	\$11,480,260	109%
Grand Total:	\$1,732,946,730	\$1,738,944,340	\$5,997,610	100%

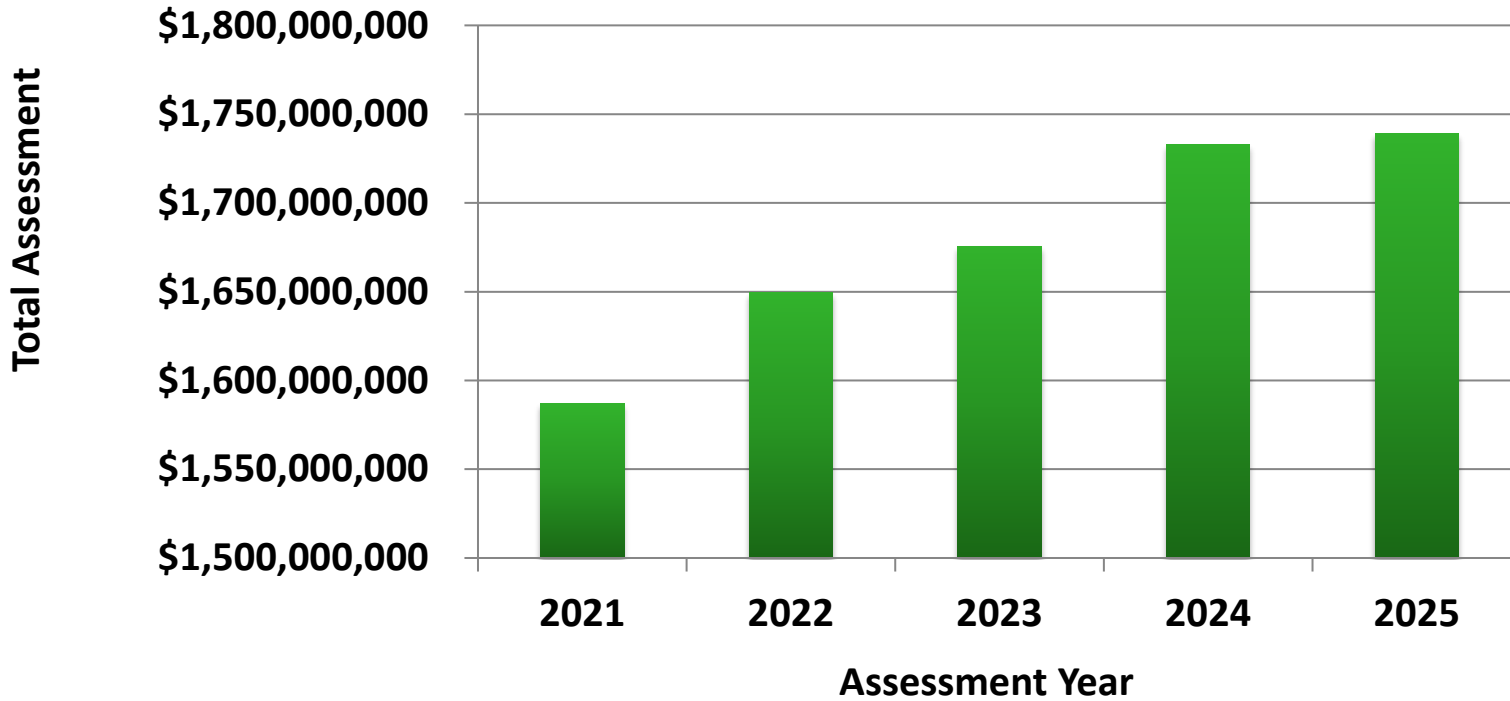


Assessment Class History Comparison





Assessment Total History Compare





Taxable Assessment Change Compare by %

Range	Properties	%
-25% to -100%	52	0.6%
-10% to -25%	18	0.2%
-1% to -10%	91	1.1%
No Change	6,393	76.7%
1% to 10%	1,463	17.6%
10% to 25%	71	0.9%
25% to 100%	33	0.4%
Over 100%	16	0.2%
New Roll #'s	14	0.2%
Inactive Roll #'s	182	2.2%
Total Properties	8,333	100%

— 95%



Taxable Assessment Change Compare by \$

Range	Properties	%
Over - \$1,000,000	9	0.1%
-\$100,000 to -\$999,999	23	0.3%
-\$25,000 to -\$99,999	28	0.3%
-\$10,000 to -\$24,999	21	0.3%
-\$1,000 to -\$9,999	67	0.8%
-\$999 to \$999	6,393	76.7%
\$1,000 to \$9,999	1,083	13.0%
\$10,000 to \$24,999	356	4.3%
\$25,000 to \$99,999	124	1.5%
\$100,000 to \$999,999	27	0.3%
Over \$1,000,000	6	0.1%
New Roll #'s	14	0.2%
Inactive Roll #'s	182	2.2%
Total Properties	8,333	100%

95%



New Roll #'s & Permit Comparison

New Roll #'s Summary

	2021	2022	2023	2024	2025
Residential/Non-Res	-3	-23	-49	24	-168

Development Permit

	2021	2022	2023	2024	2025
Development Permits	56	55	56	48	60



Overview

(NOT including Industrial or Linear)

Residential (Rural)

Land	2.8% Increase
Buildings	4.3% Increase
Combined Impact	4.0% Increase

Residential (Lake)

Land	No Change
Buildings	2.1% Decrease
Combined Impact	1.4% Decrease

Residential (Hamlets)

Land	0.2% Increase
Buildings	2.5% Increase
Combined Impact	2.3% Increase



Overview

(NOT including Industrial or Linear)

New Residential Growth Assessment

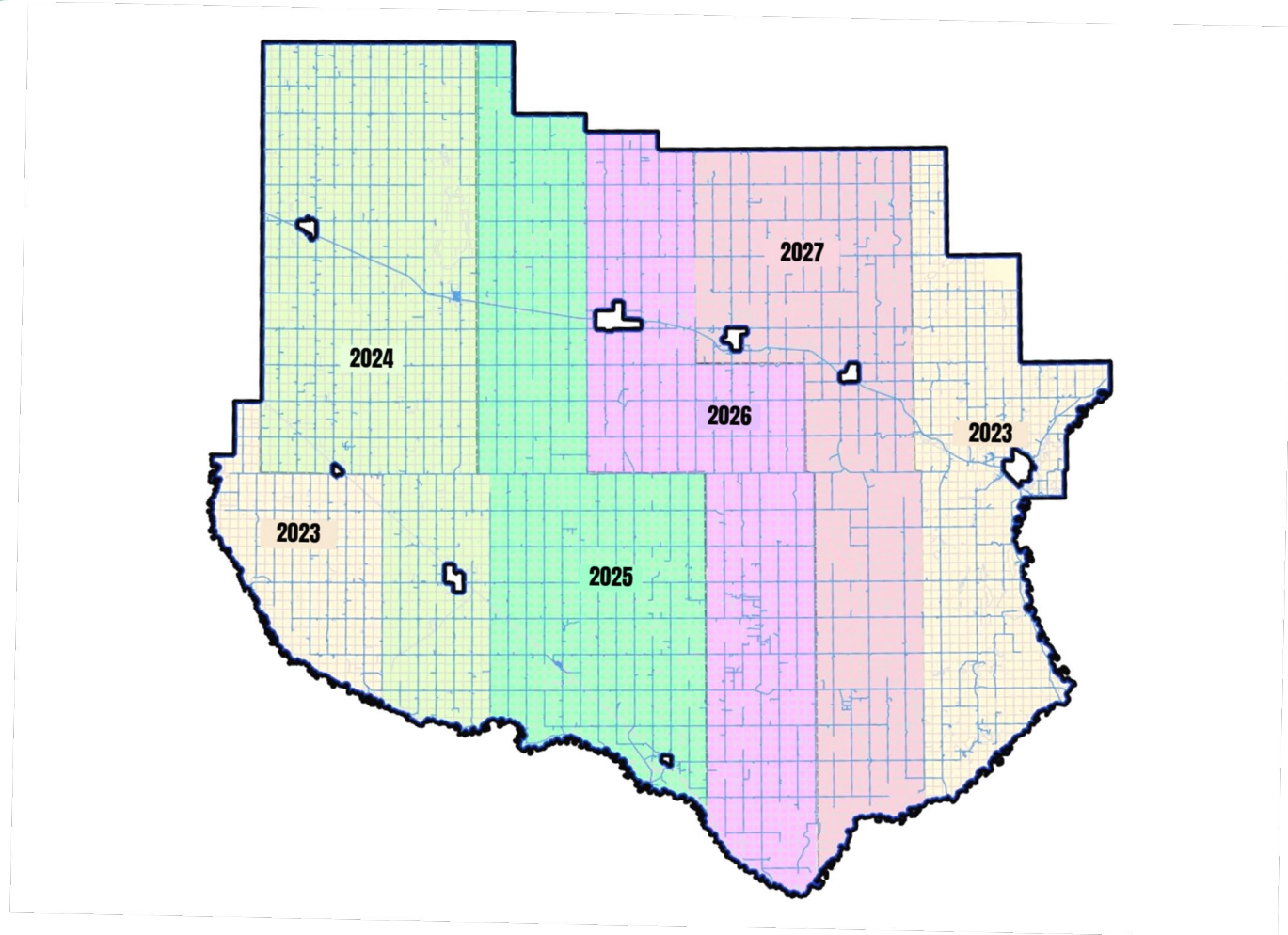
	2023	2024	2025
New Construction	\$4,305,110 (1%)	\$7.3M (1.9%)	\$4,978,000 (1.2%)

Residential Inflation

	2023	2024	2025
Market Change	\$12.98M (3.3%)	\$19.73M (5.0%)	\$11.46M (2.7%)



Residential / Non-Residential Re-inspection Cycle





Moving Forward – Residential / Non-Residential



Will be in the Flagstaff County office the first Wednesday of every month



2026 Re-inspection Cycle will concentrate on Townships 39-12 to 43-12 and Townships 43-13 to 46-13.



Kris Meadows will be the lead assessor for all inspections moving forward (excluding DIP property).



Industrial Assessment Team

Ray Fortin, AMAA	Industrial Assessment Specialist
Sean Barrett, AMAA	Industrial Manager
Chris Smith, AMAA	Industrial Coordinator
Kent Smith, AMAA	Industrial Assessor
Chad Nelson, AMAA	Industrial Assessor
Steve Sawatsky, AMAA	Industrial Assessor
Ally Dittrick, AMAA	Industrial Assessor
Cole Cibula	Industrial Assessor
Harry Schmidt, AMAA	Specialty Assessment Services
Larry Riep, AMAA	LE Riep Assessment Services



Non-Designated Industrial Property

- On an annual basis the Industrial Assessment Team maintains the assessments for Non-Designated Industrial Property.
 - These are industrial properties not regulated by the Alberta Energy Regulator, the Canadian Energy Regulator, or the Alberta Utilities Commission
- In Flagstaff County, examples of Non-Designated Industrial Property include:
 - Fertilizer Blending Facilities
 - Seed Cleaning Plants
 - Grain Elevators
 - Bulk Fuel Storage
- AAG utilizing our team of specialized industrial assessors provide these services annually to the municipality.



What Is the Assessment Model Review (AMR) and Why It Matters

What is the AMR?

- The Province is updating the rules used to assess regulated industrial property.
- Most assessment models based on their costs of construction have not been updated since 2005.
- The review has involved multiple stakeholder groups since 2022, including municipal organizations (RMA, ABmunis, LGAA, ARMAA), industry representatives, and assessors (AAA).

Why is this happening now?

- Industrial construction methods, technology, and costs have changed significantly.
- Current rules are outdated and can be unclear or inconsistent.
- The stated goal is fairer, clearer, and more predictable assessments, with fewer disputes and appeals.

Which regulated property types will be affected?

- Telecommunications Systems, Railway, Electric Power Systems
- Wells and Pipelines, Machinery and Equipment
- Specific assessment models for mature oil and gas assets will be developed as part of the next phase of the model review. Depreciation curves and other factors will be updated to better reflect the characteristics of these assets.



Key Policy Changes Being Introduced

More consistent and predictable assessments:

- Standardized assessment rates will be used where possible (e.g., typical wellsites, solar).
- Models will be updated (1 to 2 regulated property types per year) with each property type reviewed on a 5 year cycle.

Modernizing the current Construction Cost Reporting Guide:

- There will be updated rules that clearly define which construction costs are included and which are excluded when assessments are calculated, or when regulated assessment models are updated.

Improved RFI compliance and transparency for reported construction costs:

- Penalties may apply if required cost information is not provided within 60 days.
- Failure to report can also remove the right to appeal an assessment.

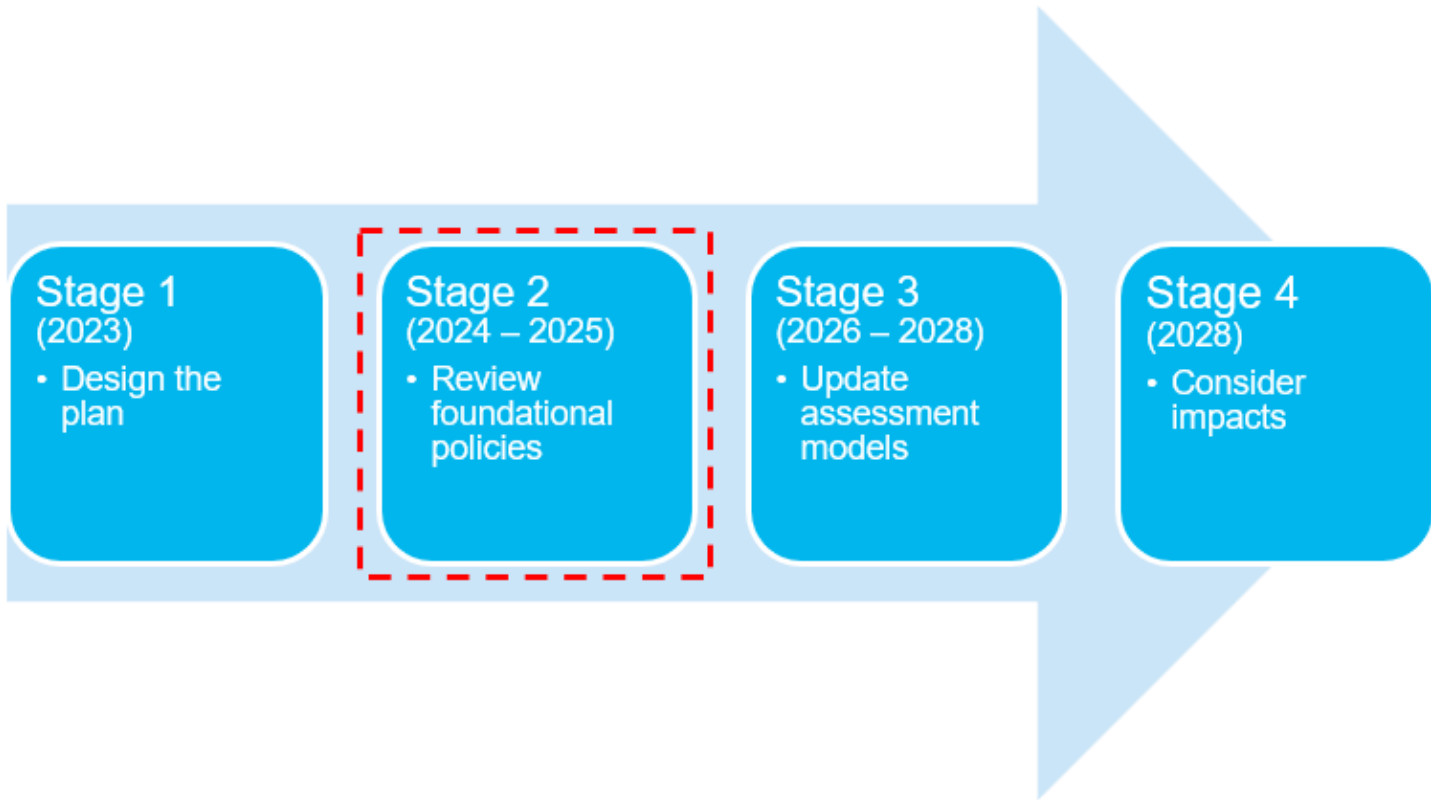


Timing and Municipal Impacts

- **Policy changes will take effect on January 1, 2027, and will apply to new or expanded facilities assessed on a reported cost basis; assessments for existing major facilities will remain unchanged.**
- **The new rules will be applied to assessment models, including standardized rates, as they are updated in the next phase of the Assessment Model Review.**
- **Over the next few years, Municipal Affairs will continue to work with stakeholders to update the assessment models – the rules and procedures for determining the valuation – for individual regulated property types.**
- **These reviews will be followed by broad and direct engagement with municipalities and industry to consider the impacts of the new assessment models on revenue.**
- **The final decision by government on implementation of any changes to assessment models is expected to occur in late 2028 (anticipated for 2029 taxation).**



Assessment Model Review





QUESTIONS?



*Thank
you!*