

2018 Property Assessment Analysis

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11303 - 11371 ROCKYVALLEY DR NW

Synopsis

This analysis pertains to the property located at **11315 ROCKYVALLEY DR NW**. It documents the treatment of the assessment data provided by the City of Calgary for the pertinent property and those adjacent on the street (i.e., buildings 11303 - 11371) The data under investigation was obtained from assessmentsearch.calgary.ca and is presented alongside this document in a consolidated CSV file.

Approach Overview

The data investigated in this analysis consists of properties constrained to one street on one city block. No properties were omitted to ensure the integrity of this report and its conclusion.

Given that there are many factors contained in the data whose precise impact on assessed values are unknown, commonalities are identified and omitted from consideration, as all such factors should have identical impact on the final assessment.

Factors that vary are identified and presented for consideration, as transparency and integrity is of the utmost importance. Again, the precise impact of these factors on the final assessment is unknown, as the weights assigned by the City of Calgary are not divulged in the assessment data they provide.

Having acknowledged the factors that cannot easily be quantified, the focus turns to the properties' lot sizes, total developed area, and assessed values. By visualizing the relationship between these quantifiable factors, the pertinent property's assessed value is contrasted with those of neighbouring properties. The conclusion of this analysis is drawn from the underlying data.

Identify common factors

Many of the factors that impact the assessments are identical. This data can safely be removed from consideration, as the impact on the assessed values should be the same for all the properties under investigation.

Here, **21** common factors can safely be removed from the data set:

Factors	Identical Values
Taxation Status	Taxable
Assessment Class	Residential 100%
Property Type	Land and Improvement
Property Use	Single Residential
Valuation Approach	Sales Comparison
Market Adjustment	FALSE
Community	Rocky Ridge
Market Area	SNGLRES WEST
Sub Neighbourhood Code SNC	1
Sub Market Area	SNGLRES B
Land Use Designation	Residential - Contextual One Dwelling

Factors	Identical Values
Building Count	1
Building Type Structure	House / 2 Storey
Quality	Average
Basement Suite	FALSE
Garage Type	Attached
Constructed On Original Foundation	FALSE
Modified For Disabled	FALSE
Old House On New Foundation	FALSE
Basementless	FALSE
Penthouse	FALSE

Identify unknown and non-impacting factors

Of the **12** remaining columns, some cannot be quantified. Others certainly impact the assessed value of a property, but the assessment data provided by the City of Calgary does not reveal to what extent.

Non-impacting factors

These factors cannot be quantified and are administrative in purpose:

Non-Impacting Factors
Roll Number
Location Address

These are removed and the remaining **10** columns are carried forward.

Unknown factors

The impact these remaining columns have on assessment values is unknown:

Unknown Factors
Influences
Year of Construction
Walkout Basement
Fireplace Count
Renovation

The variability within these unknown columns is presented here in the interest of transparency:

	Influences	Year of Construction	Walkout Basement	Fireplace Count	Renovation
11303	Green Space - Athletic Field Road/Corner Lot/Traffic Collector	2000	FALSE	1	unk.
11307	Traffic Collector	2000	TRUE	1	unk.
11311	Traffic Collector	2002	TRUE	1	unk.
11315	Traffic Collector	2002	TRUE	1	unk.
11319	Traffic Collector	2002	FALSE	1	unk.
11323	Traffic Collector	2002	FALSE	1	unk.
11327	Traffic Collector	2001	FALSE	1	unk.
11331	Traffic Collector	2001	FALSE	0	unk.

	Influences	Year of Construction	Walkout Basement	Fireplace Count	Renovation
11335	Traffic Collector	2001	FALSE	1	unk.
11339	Traffic Collector	2002	FALSE	1	unk.
11343	Traffic Collector	2002	FALSE	1	unk.
11347	Traffic Collector	2002	FALSE	1	Minimal
11351	Traffic Collector	2002	FALSE	1	unk.
11355	Traffic Collector	2002	FALSE	1	unk.
11359	Traffic Collector	2001	FALSE	1	unk.
11363	Traffic Collector	2002	FALSE	1	unk.
11367	Traffic Collector	2002	FALSE	1	unk.
11371	Corner Lot/Traffic Collector	2002	FALSE	1	unk.

These undoubtedly have an impact on the valuation, but their precise weighting and significance are not presented in the assessment data provided by the City of Calgary. As such, they are removed from the dataset.

The remaining 5 columns contain the following data:

	Current Assessed Value	Assessable Land Area	Total Living Area Above Grade	Living Area Below Grade	Garage Area
11303	501500	5368	1940	602	420
11307	509500	4854	1960	0	427
11311	497000	4176	1831	0	396
11315	575000	4435	2067	853	431
11319	516000	4481	1969	580	440
11323	509000	4257	1904	691	443
11327	478500	4256	1948	0	420
11331	503000	4481	2103	0	400
11335	489500	4930	1911	0	621
11339	524500	4929	1911	680	608
11343	480000	4638	1948	0	300
11347	572000	4179	2103	764	388
11351	463500	4179	1830	0	385
11355	486500	4393	1911	0	520
11359	492500	4636	1985	0	510
11363	492500	4860	1859	488	383
11367	512000	4682	2104	0	399
11371	536500	5415	1974	580	660

Visualization

The raw data presented above is summarized in Figure 1. It illustrates the disparity between the assessed property values. The pertinent property is coloured red.

The blue line running through the graph is *best fit* for the visualized model. It serves as a predictor, or indicator, as to where the properties in question should be positioned.

The pertinent property's overassessment is determined by measuring the distance between the red point and the blue line.

Conclusion

The data investigated in this analysis describes the factors considered in assessing the properties located at 11303 - 11371 ROCKYVALLEY DR NW. It was collected and provided by the City of Calgary. This report set out to quantify the disparity between the pertinent property (i.e., 11315 ROCKYVALLEY DR NW) and the neighbouring properties on its street.

11303 - 11371 ROCKYVALLEY DR NW

Current Assessed Property Values

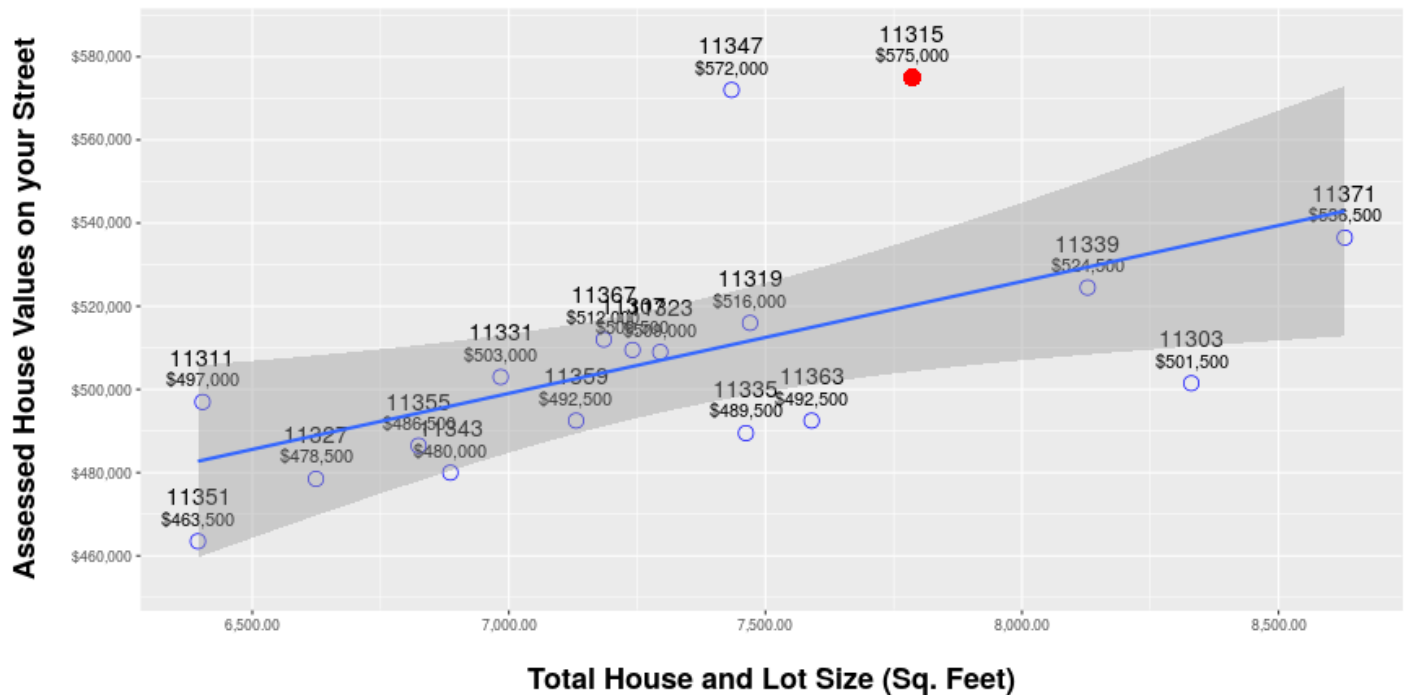


Figure 1: 11315 Overassessment

Common factors were identified and eliminated from the analysis. Similarly, varying factors were identified, catalogued, and removed from consideration. The City of Calgary's property reports do not describe how these characteristic features are quantified and weighted in determining a property's assessed value. As such, they could not be included.

The conclusions that follow are drawn from comparing lot sizes, total developed area, and assessed values. The underlying data and the overall approach have been presented in full.

Overvaluation: \$54,789.77

This investigation compared the assessed values with lot sizes and developed square footage. It has revealed that that the pertinent property is overvalued by **\$54,789.77**.

Corrected Assessed Value: \$520,210.23

In order to bring the pertinent property's assessed value in line with those of its immediate neighbours, it must be reassessed at **\$520,210.23**.