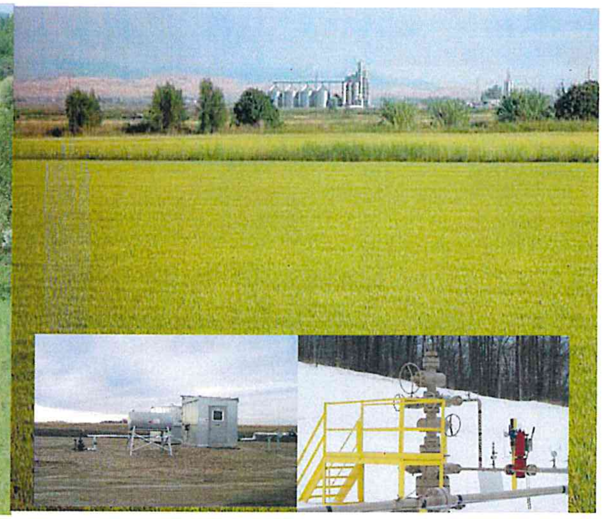
2024 Assessment in Beaver County



Core Values: Strong Governance, Customer Service, Innovative leadership, Accountability, Transparency and Partnership

Strategic Goals: Goal 1 – Collaborative Partnership Goal 2 – Excellent Customer Service
Goal 3 – Responsible Finance Goal 4 – Sustainable Infrastructure
Goal 5 – Lifestyle Enhancement Goal 6 – Strong Leadership

A Place to call HOME

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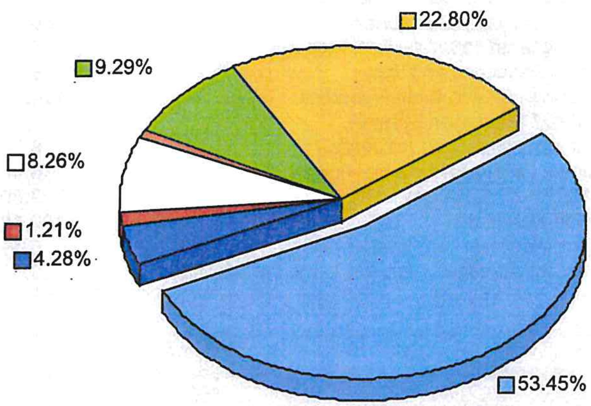
BEAVER COUNTY

Assessment Summary

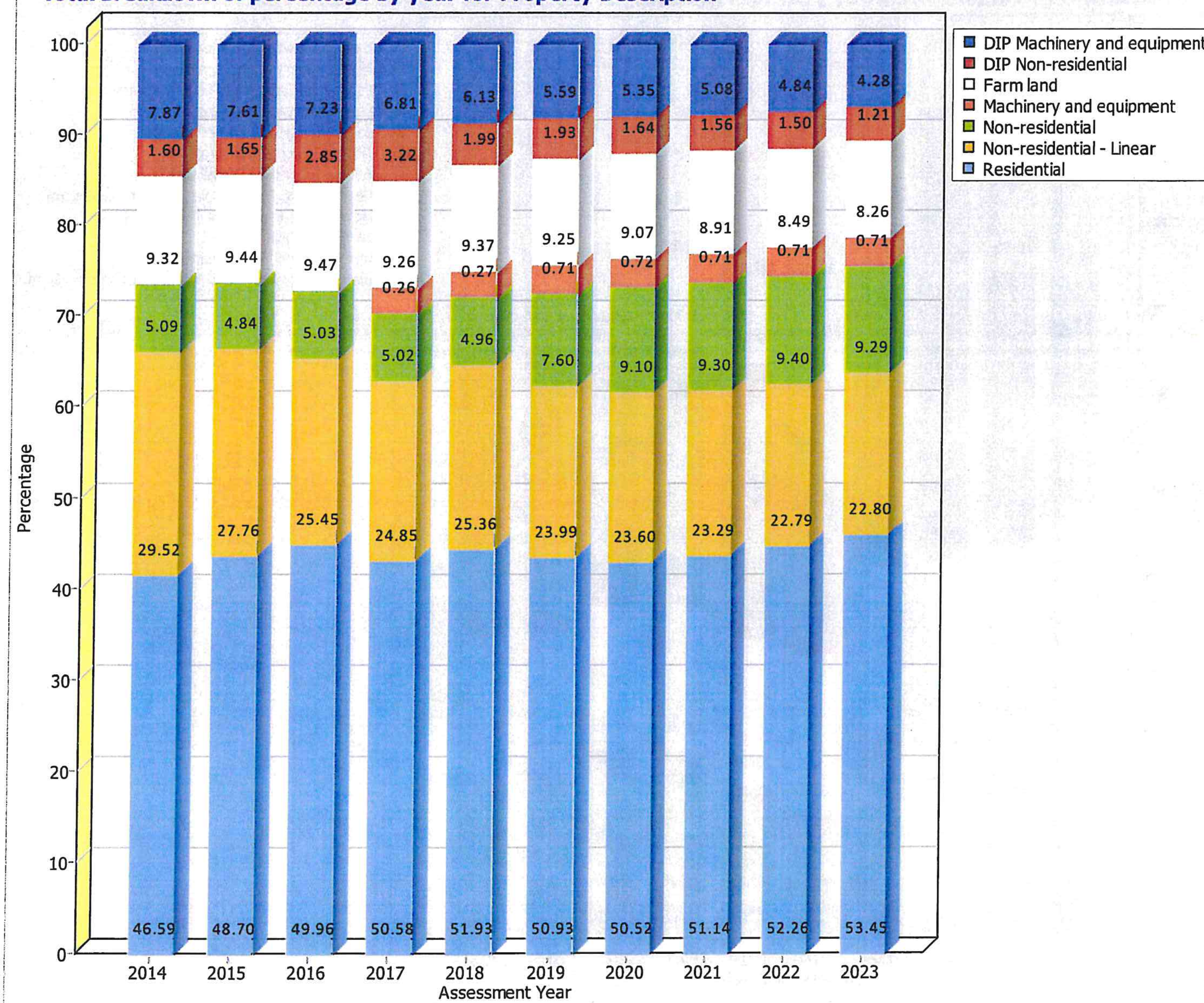
Assessment Year: 2023

Assessment Breakdown by Property Description
Total: 1,387,991,850



Taxable & Mun. Only	
4.28% DIP Machinery and equipment	59,365,130
1.21% DIP Non-residential	16,776,510
8.26% Farm land	114,705,780
0.71% Machinery and equipment	9,801,600
9.29% Non-residential	128,964,740
22.80% Non-residential - Linear	316,467,420
53.45% Residential	741,910,670

Total Breakdown of percentage by year for Property Description

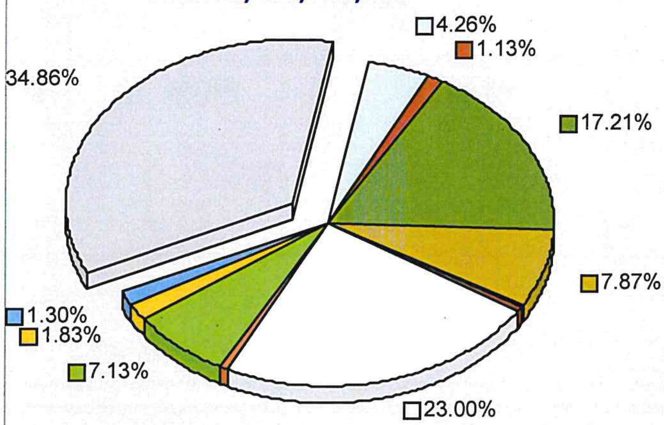


BEAVER COUNTY

Assessment Summary

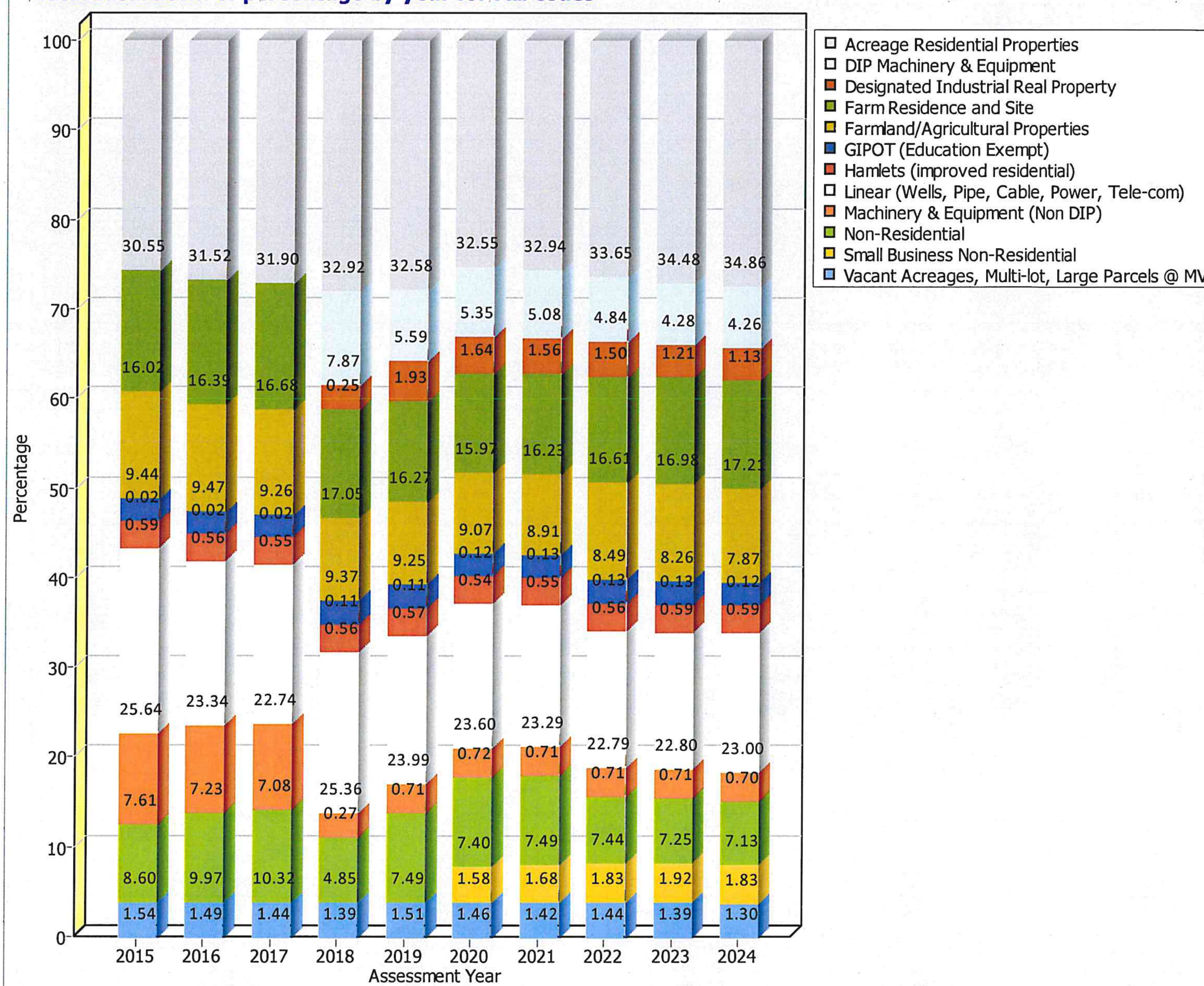
Assessment Year: 2024

Assessment Breakdown by Mill Codes
Total: 1,457,389,750



Taxable & Mun. Only	
34.86% Acreage Residential Properties	508,029,510
4.26% DIP Machinery & Equipment	62,029,460
1.13% Designated Industrial Real Property	16,540,250
17.21% Farm Residence and Site	250,870,430
7.87% Farmland/Agricultural Properties	114,719,330
0.12% GIPOT (Education Exempt)	1,770,700
0.59% Hamlets (improved residential)	8,572,930
23.00% Linear (Wells, Pipe, Cable, Power, Tele-com)	335,228,970
0.70% Machinery & Equipment (Non DIP)	10,208,770
7.13% Non-Residential	103,841,280
1.83% Small Business Non-Residential	26,643,000
1.30% Vacant Acreages, Multi-lot, Large Parcels @ MV	18,935,120

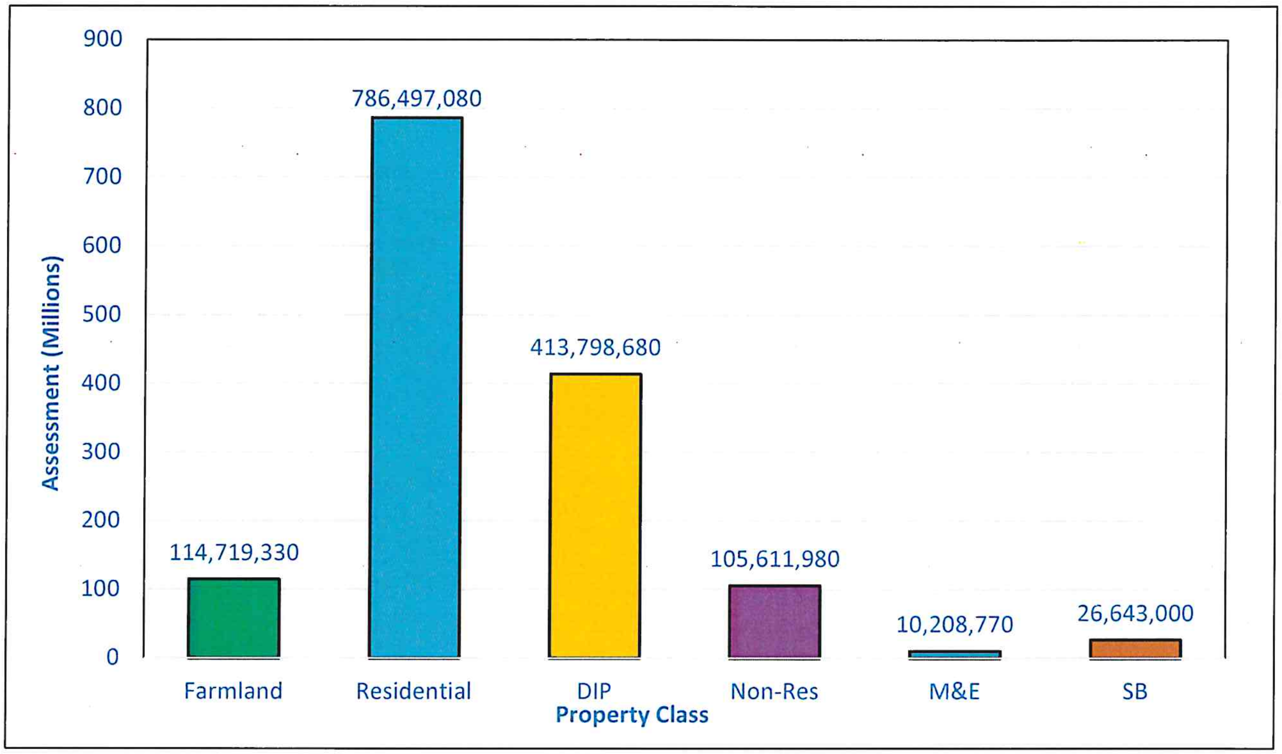
Total Breakdown of percentage by year for Mill Codes

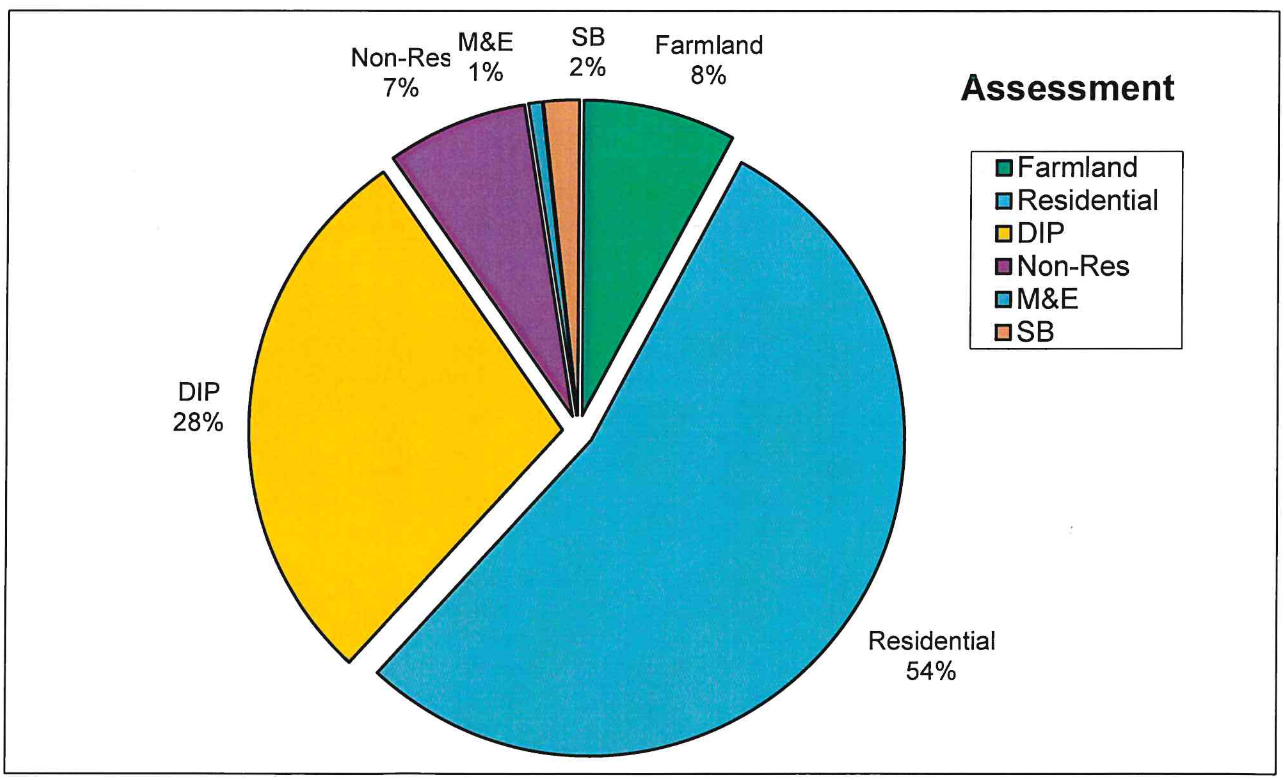


County

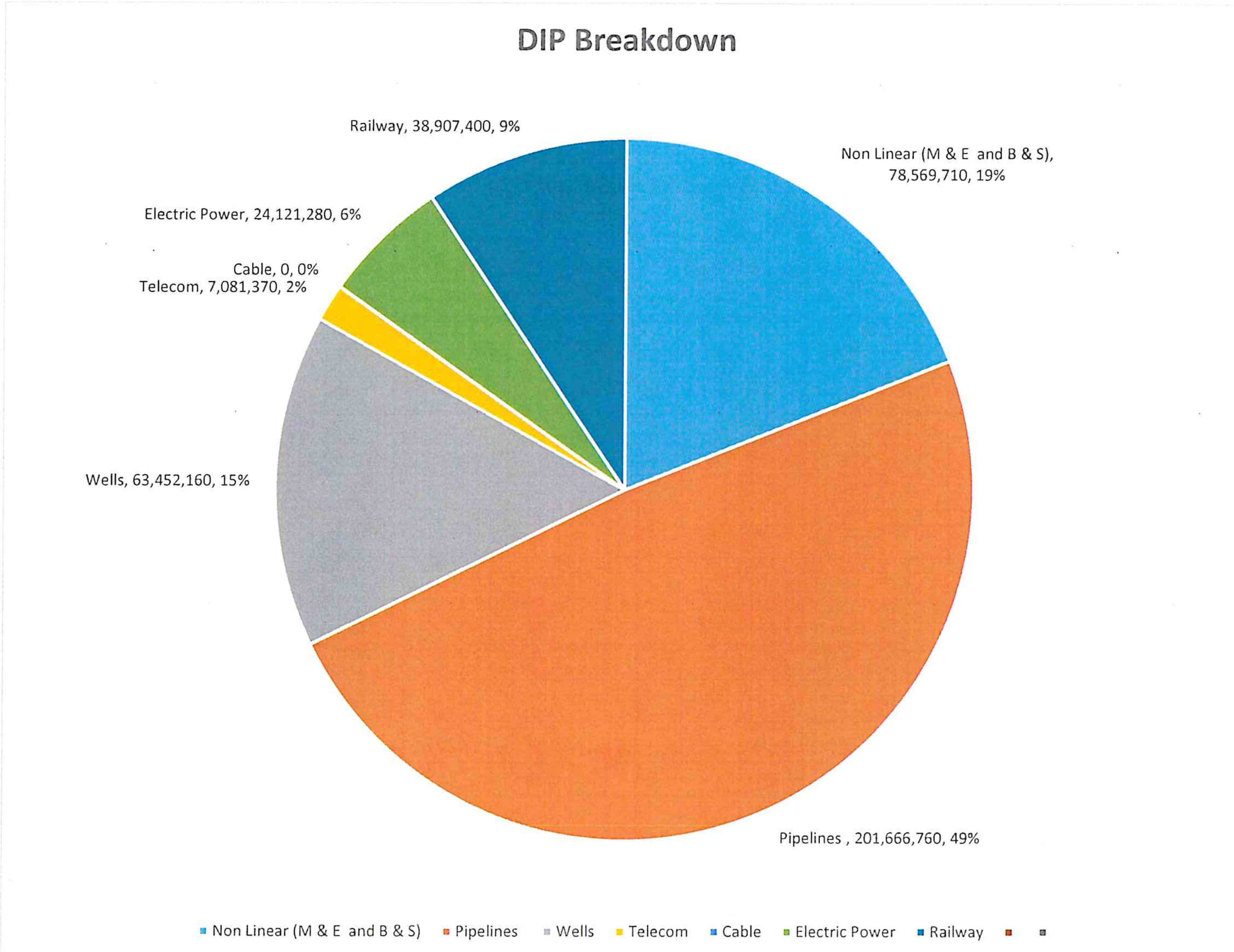
2024 Assessment For 2025 Tax Year

Total Assessment: 1,457,478,840





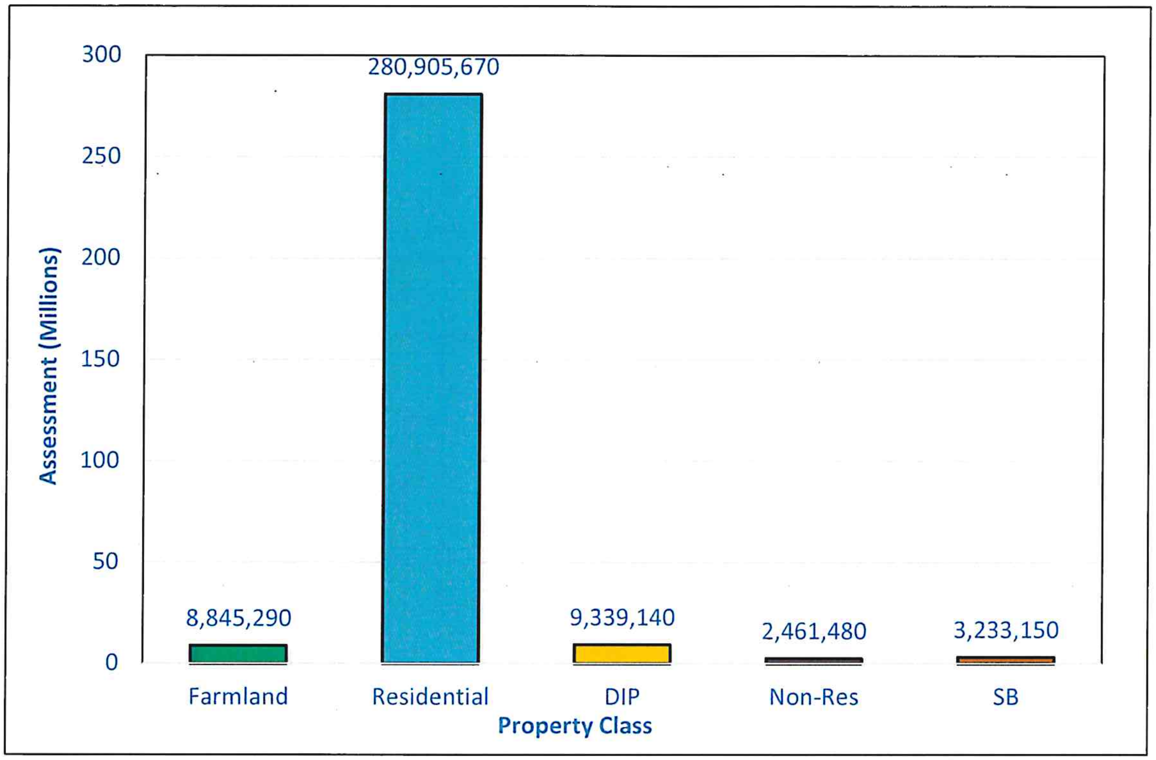
2024 Assesment for 2025 Tax Year

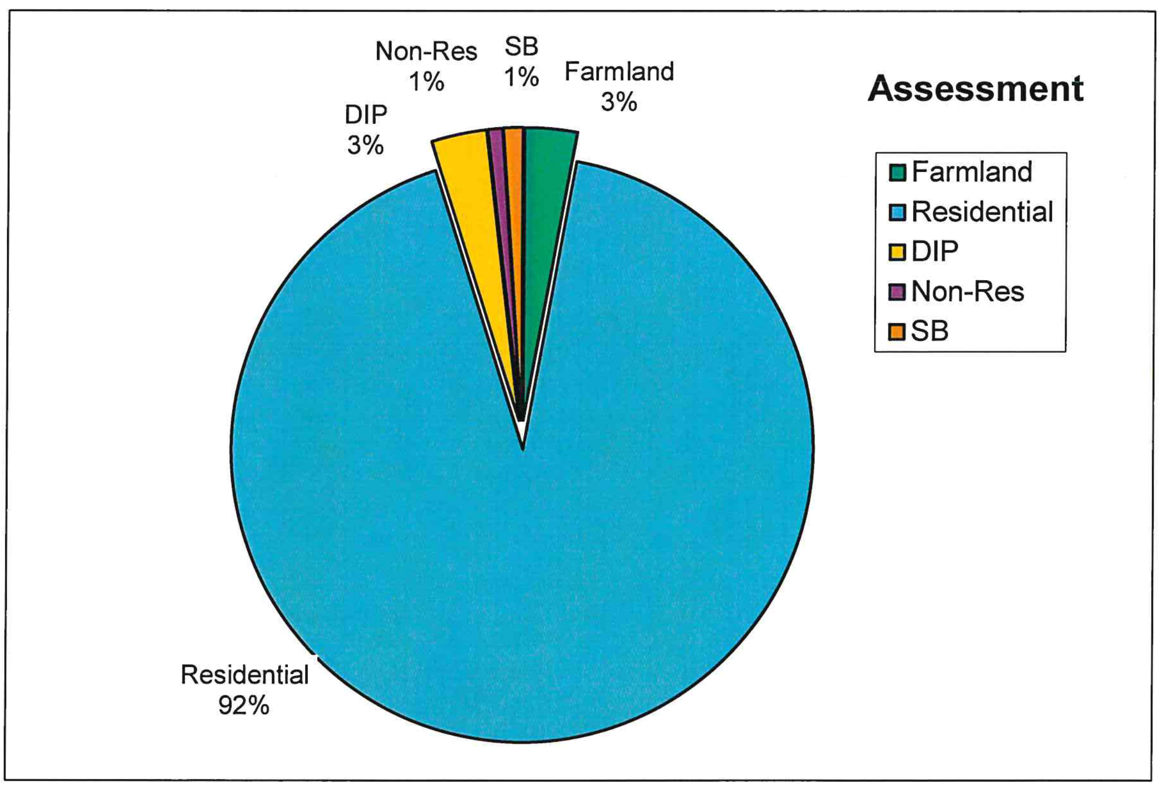


Division 1

2024 Assessment For 2025 Tax Year

Total Assessment: 304,784,730

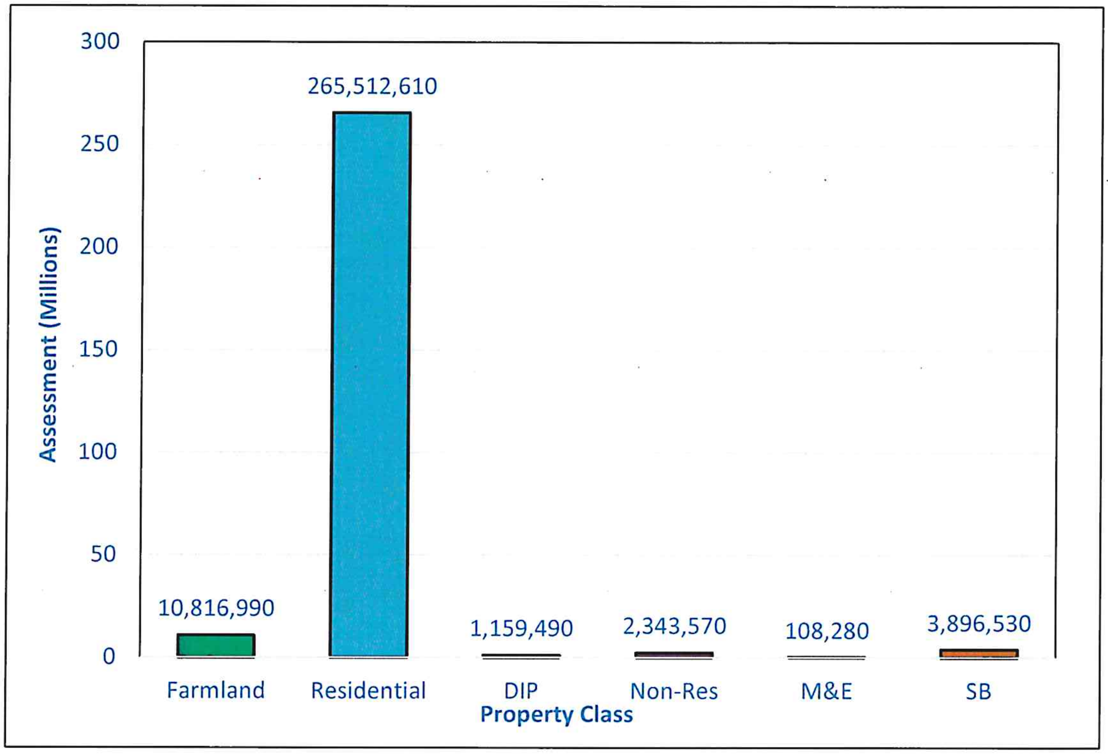


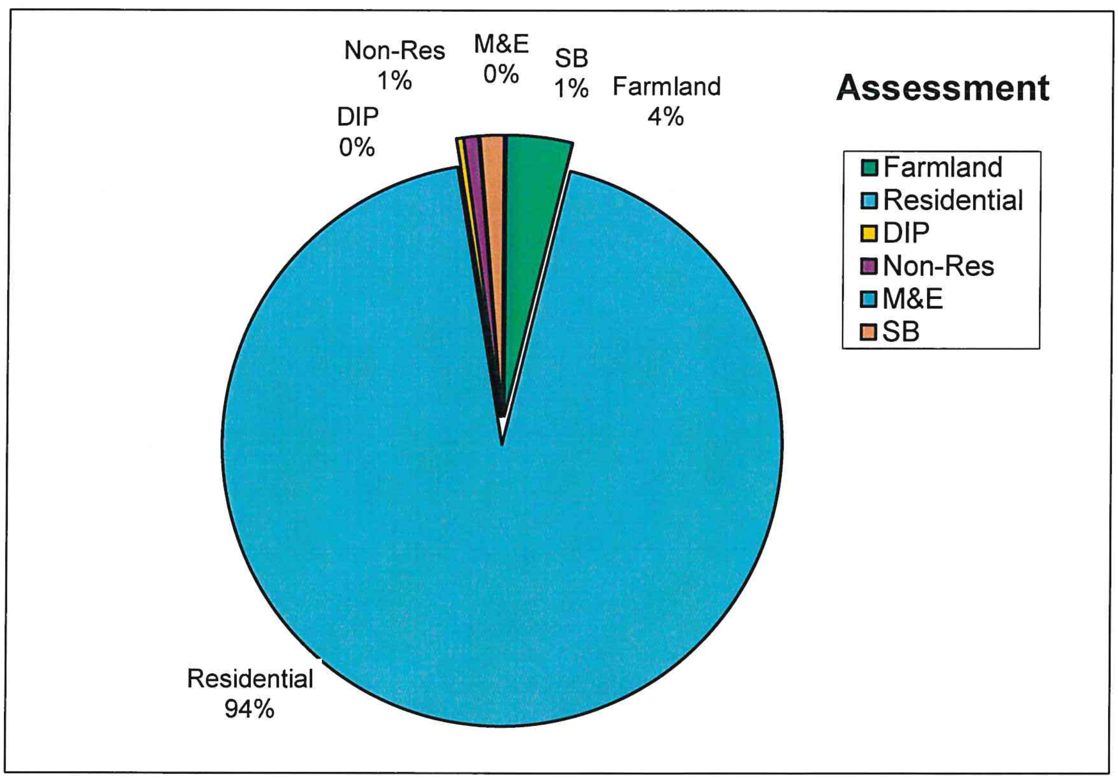


Division 2

2024 Assessment For 2025 Tax Year

Total Assessment: 283,837,470

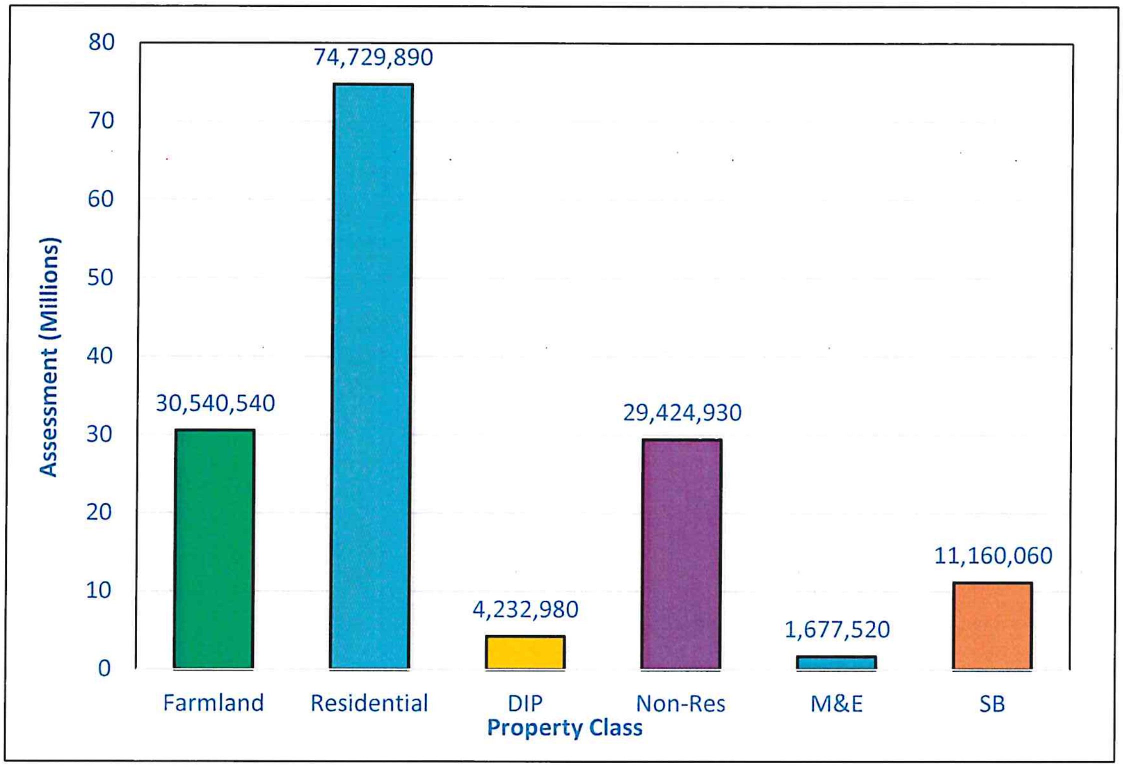


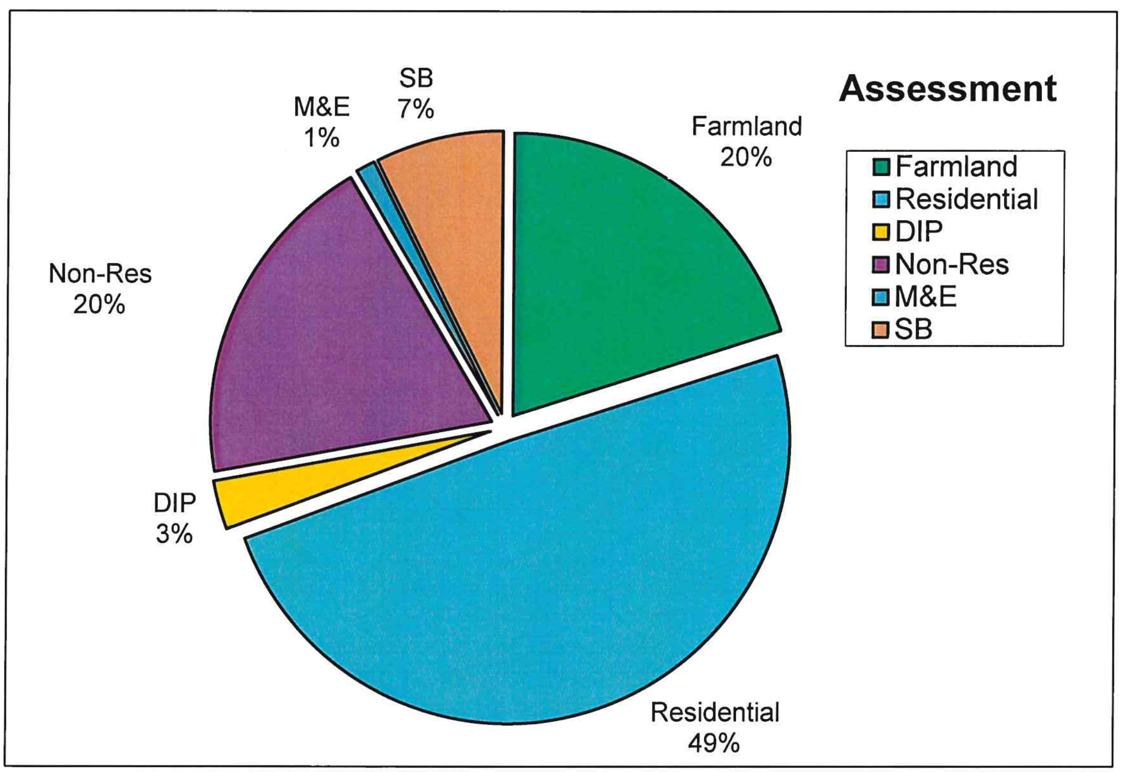


Division 3

2024 Assessment For 2025 Tax Year

Total Assessment: 151,765,920

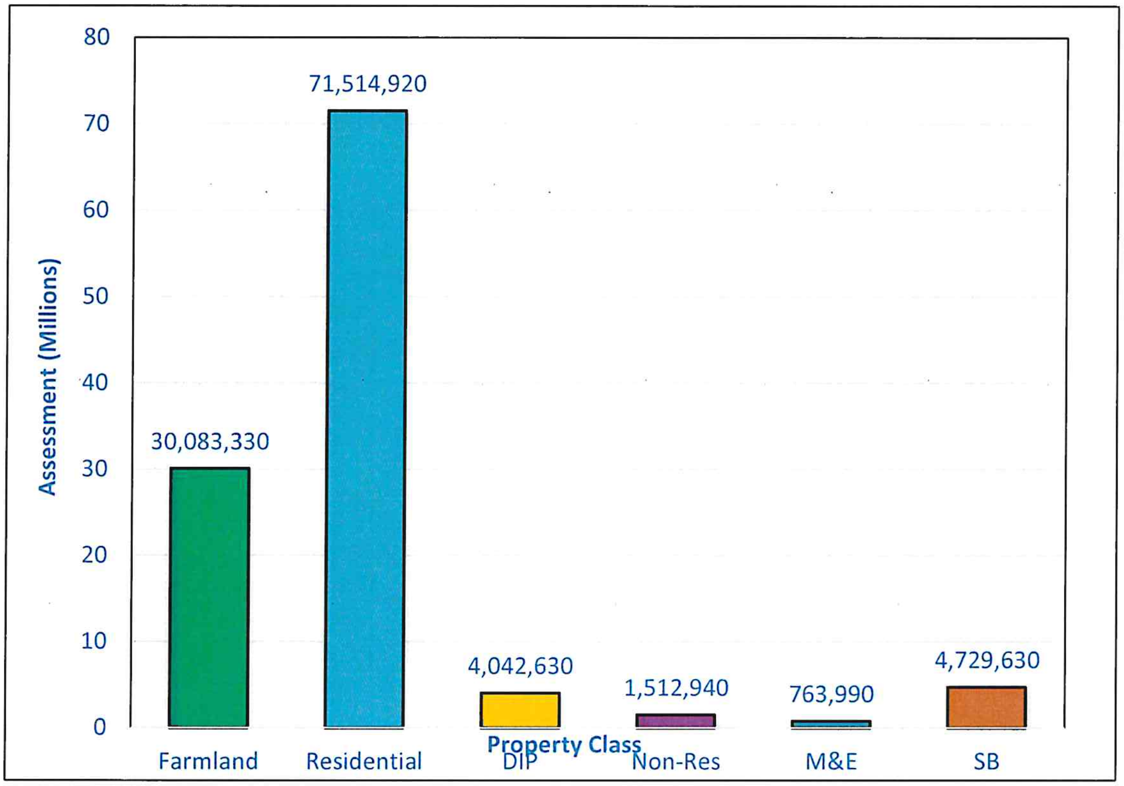


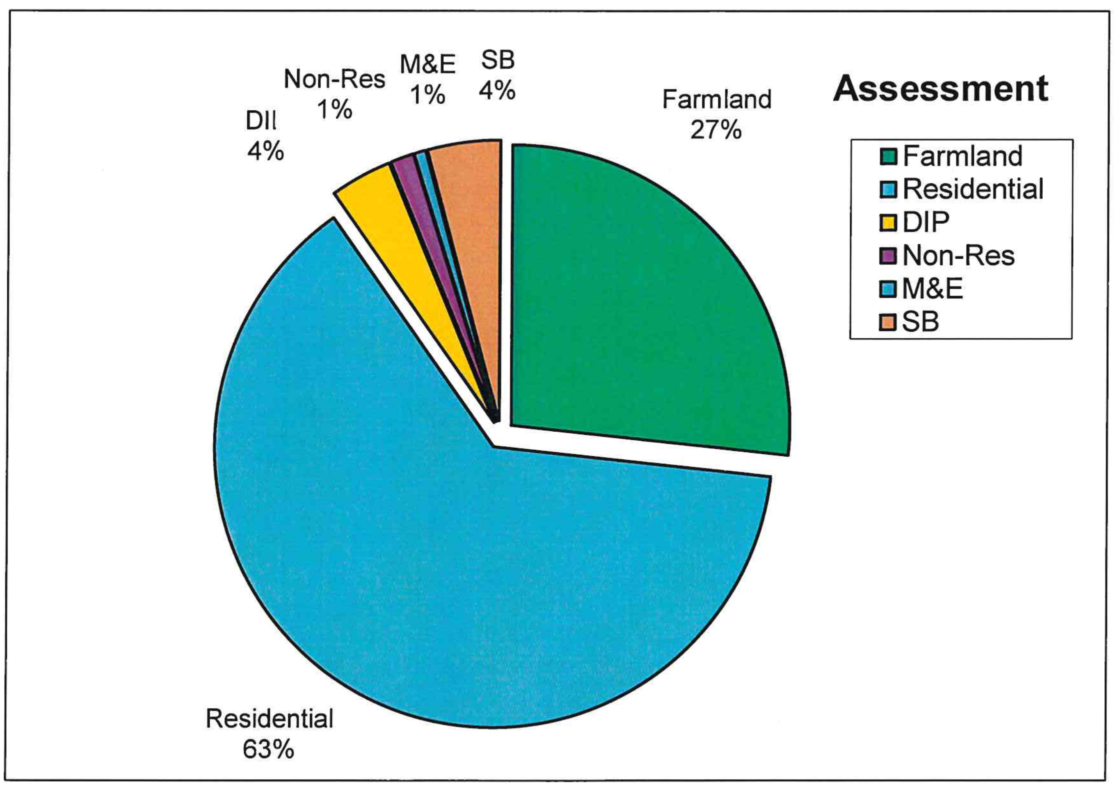


Division 4

2024 Assessment For 2025 Tax Year

Total Assessment: 112,647,440

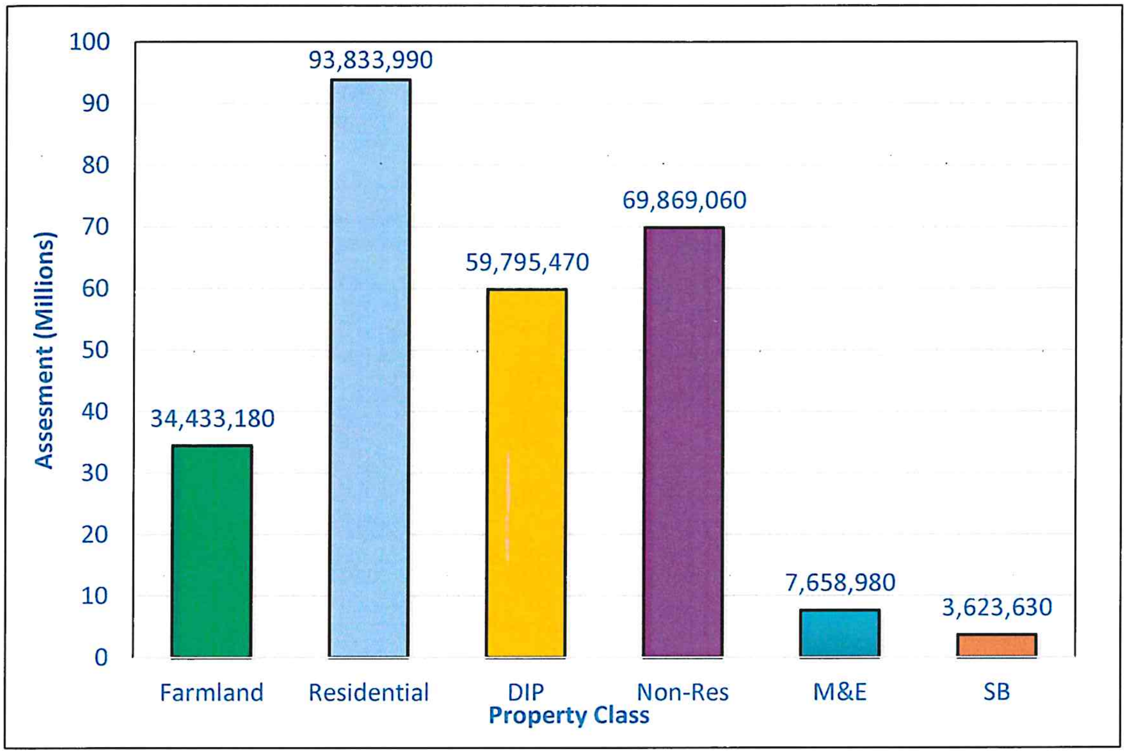


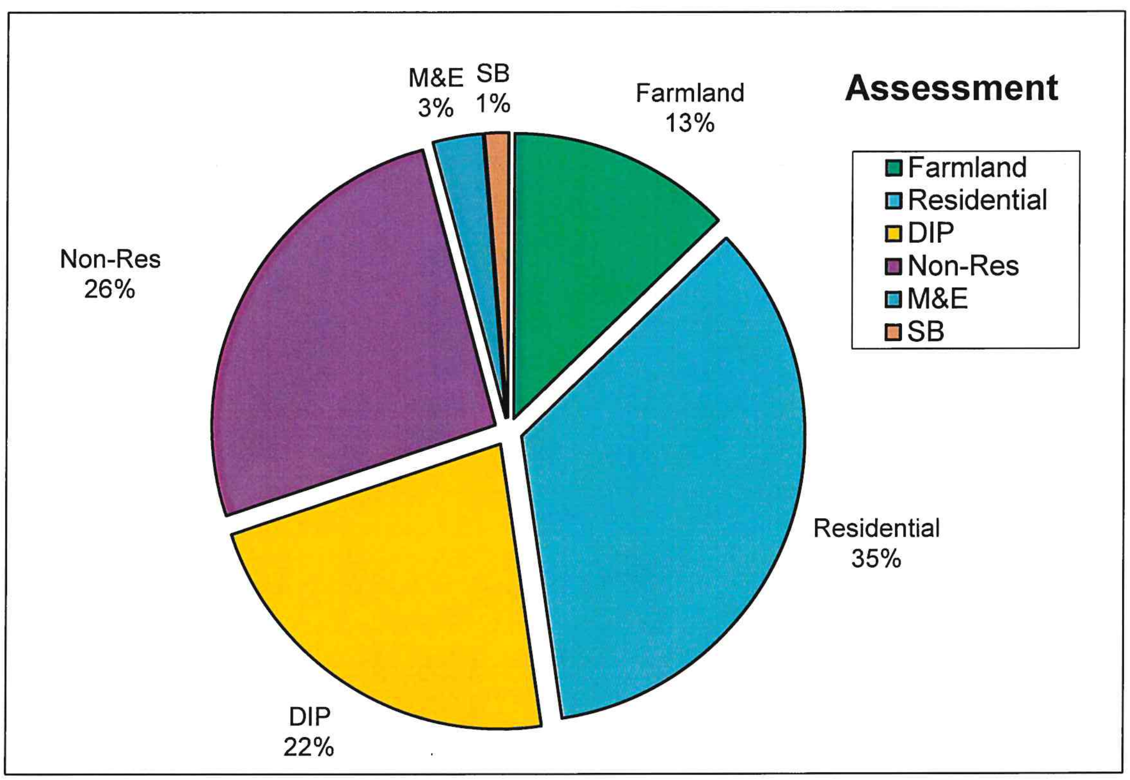


Division 5

2024 Assesment For 2025 Tax Year

Total Assesment: 269,214,310





Property Tax Exemption For Residences
Rural Assessment Policy (R.A.P.)

Matters Relating to Assessment and Taxation Regulation
Alberta Regulation 203/2017

Sec 24 of MRAT, basically reads within the regulation the following;

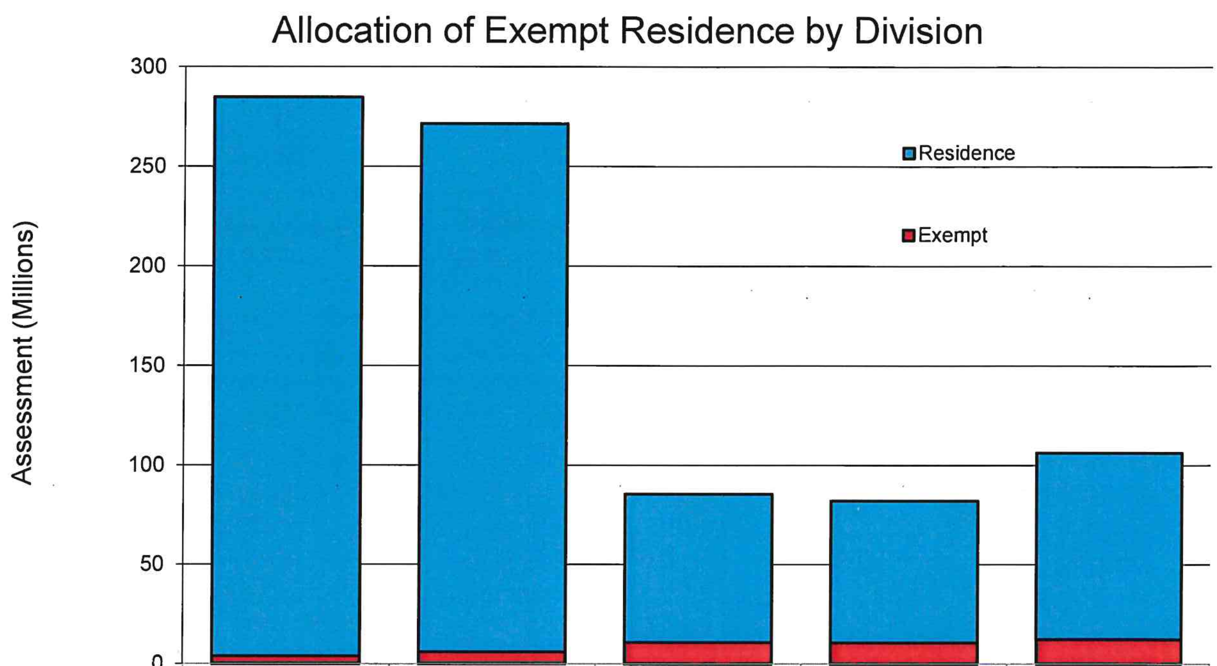
One residence in a farm unit, if the residence is situated in a county, must be situated on a parcel of land not less than 1 acre, to the extent of the assessment, based on agricutlural use value, for the land in the farm unit, to a maximum of $61,540

For each addiitional residence in the farm unit, again the residence must be situated in the County, and used chiefly in connection with farming operations, to the extent of the assessment, based on agricutlural use value for the land in the farm unit that remains after the exemption is made to the primary residence to a maximum of $30,770 for each additional residence

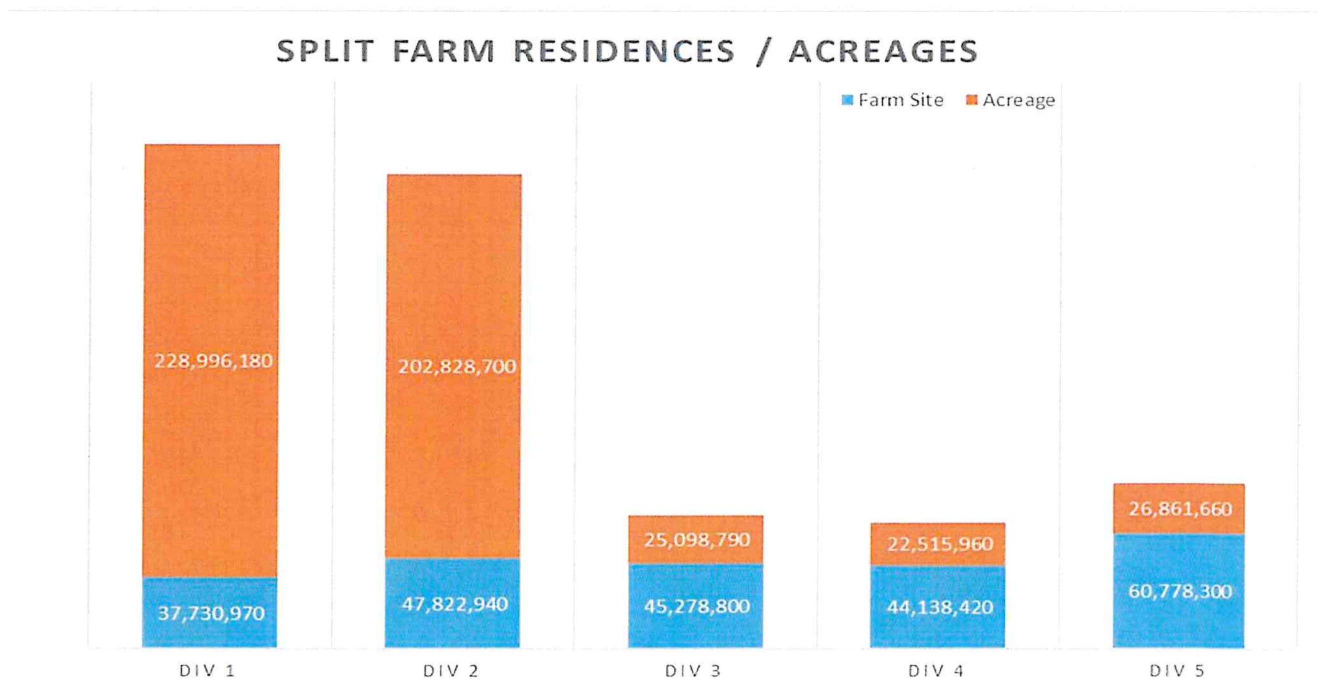
Total 2024 Residential Assessment Exempt Under Policy
Based Upon 2025 Mill Rates

Assessment	Municipal Mill Rate	Taxes
$43,496,000	0.0050301	$218,789.23
Assessment	**ASF**	
$43,496,000	0.0026292	$114,359.68
Assessment	**Foundations**	
$43,496,000	0.0002662	$11,578.64
Total Taxes Shielded by Policy		**$344,727.55**

2024 Assesment for 2025 Tax Year



	Div 1	Div 2	Div 3	Div 4	Div 5
Residence	280,905,670	265,512,610	74,729,890	71,514,920	93,833,990
Exempt	3,874,020	5,969,670	10,726,460	10,586,220	12,339,630



Market 3 Acre Site Values 2024 for Tax Year 2025

Loc. Code	Subdivisions	Vacant Lot Values 2024	Vacant Lot Values 2023	$$ +/-	Servicing 2024	Servicing 2023	$$ +/-	Total Change	3 Acre Serviced Site Value 2024	3 Acre Serviced Site Value 2023	% +/-	Market Location Adj Building Value Only 2024	Market Location Adj Building Value Only 2023
22	Park Glen	$62,500	$62,500	$0	$30,000	$30,000	$0	$0	$92,500	$92,500	0.00%	100	100
23	Twin Lakes	$39,000	$39,000	$0	$27,500	$27,500	$0	$0	$66,500	$66,500	0.00%	100	100
24	El-Greco	$70,000	$70,000	$0	$30,000	$30,000	$0	$0	$100,000	$100,000	0.00%	100	100
25	Aspen	$85,000	$85,000	$0	$30,000	$30,000	$0	$0	$115,000	$115,000	0.00%	110	107
26	Whispering	$92,000	$92,000	$0	$30,000	$30,000	$0	$0	$122,000	$122,000	0.00%	110	109
27	Country Squire	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	103	100
28	Forest Glen	$97,000	$97,000	$0	$30,000	$30,000	$0	$0	$127,000	$127,000	0.00%	115	115
29	Lindbrook	$97,000	$97,000	$0	$30,000	$30,000	$0	$0	$127,000	$127,000	0.00%	110	110
30	Birch Grove	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	111	111
31	Meadow Brook	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	111	111
32	Islet Lake 190 TR	$93,000	$93,000	$0	$30,000	$30,000	$0	$0	$123,000	$123,000	0.00%	103	100
33	Islet Lake 5932 MC	$200,000	$200,000	$0	$30,000	$30,000	$0	$0	$230,000	$230,000	0.00%	130	130
34	Sherwood Forest	$87,500	$87,500	$0	$30,000	$30,000	$0	$0	$117,500	$117,500	0.00%	120	122
35	Beaver Hill	$90,000	$89,000	$1,000	$30,000	$30,000	$0	$1,000	$120,000	$119,000	0.83%	120	120
36	Jade	$87,500	$85,000	$2,500	$30,000	$30,000	$0	$2,500	$117,500	$115,000	2.13%	100	100
37	Joyland	$87,500	$85,000	$2,500	$30,000	$30,000	$0	$2,500	$117,500	$115,000	2.13%	100	100
38	Beaver Meadows	$82,500	$80,000	$2,500	$30,000	$30,000	$0	$2,500	$112,500	$110,000	2.22%	100	100
39	Cinnamon Ridge	$82,500	$80,000	$2,500	$30,000	$30,000	$0	$2,500	$112,500	$110,000	2.22%	100	100
40	Miquelon	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	110	110
41	Kingsway	$94,000	$92,500	$1,500	$30,000	$30,000	$0	$1,500	$124,000	$122,500	1.21%	102	102
42	Lori	$94,000	$94,000	$0	$30,000	$30,000	$0	$0	$124,000	$124,000	0.00%	108	105
43	Hunter	$60,000	$60,000	$0	$30,000	$30,000	$0	$0	$90,000	$90,000	0.00%	100	100
44	Rolling Glory	$80,000	$77,500	$2,500	$30,000	$30,000	$0	$2,500	$110,000	$107,500	2.27%	120	120
45	Willow Lake	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	100	100
46	Beaver Creek 782 2987	$80,000	$75,000	$5,000	$30,000	$30,000	$0	$5,000	$110,000	$105,000	4.55%	105	105
47	Beaver Creek 782 2988	$83,000	$85,000	-$2,000	$30,000	$30,000	$0	-$2,000	$113,000	$115,000	-1.77%	103	105
48	Beaver Creek 862 2084	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	110	110
49	Royal Glen	$112,000	$110,000	$2,000	$30,000	$30,000	$0	$2,000	$142,000	$140,000	1.41%	108	108
50	Hillhurst	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	106	105
51	Spilstead Road	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	100	100
52	Jenwil	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	100	100
53	Croutze S 1/2 31-51-19	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	97	100
54	Carey Ridge Estates	$120,000	$120,000	$0	$30,000	$30,000	$0	$0	$150,000	$150,000	0.00%	103	102
55	Desert Estates	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	100	100
56	Poettcher Estates	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	100	100
57	Casrose NW 26-51-20	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	100	100
58	Secondary 833	$90,000	$90,000	$0	$30,000	$30,000	$0	$0	$120,000	$120,000	0.00%	105	105
59	Huntington Estates	$80,000	$80,000	$0	$30,000	$30,000	$0	$0	$110,000	$110,000	0.00%	100	100
60	LaFayette Estates	$92,500	$90,000	$2,500	$30,000	$30,000	$0	$2,500	$122,500	$120,000	2.04%	97	97
									AVERAGE		0.49%		

Market 3 Acre Site Values 2024 for Tax Year 2025

Loc. Code	Rural Areas	Vacant Site Values 2024	Vacant Site Values 2023	Vacant Site Values $$ +/-	Servicing 2024	Servicing 2023	Servicing $$ +/-	Servicing Total Change	3 Acre Serviced Site Value 2024	3 Acre Serviced Site Value 2023	3 Acre Serviced Site Value % +/-	Market Location Adj Building Value Only 2024	Market Location Adj Building Value Only 2023
6	Tofield	$75,000	$75,000	$0	$32,000	$32,000	$0	$0	$107,000	$107,000	0.00%	100	100
21	Lindbrook West	$75,000	$75,000	$0	$32,000	$30,000	$2,000	$2,000	$107,000	$105,000	1.90%	100	100
20	Spilstead 50-20	$75,000	$75,000	$0	$32,000	$30,000	$2,000	$2,000	$107,000	$105,000	1.90%	100	100
19	Sec 630 East	$75,000	$75,000	$0	$32,000	$30,000	$2,000	$2,000	$107,000	$105,000	1.90%	97	97
18	Bardo, Dodds, North Tofield	$75,000	$75,000	$0	$32,000	$30,000	$2,000	$2,000	$107,000	$105,000	1.90%	100	100
17	Sec 834	$75,000	$75,000	$0	$32,000	$30,000	$2,000	$2,000	$107,000	$105,000	1.90%	100	100
16	Beaver Hill Lake	$18,000	$17,000	$1,000	$30,000	$30,000	$0	$1,000	$48,000	$47,000	2.13%	92	92
15	Holden North to Borschiw	$18,000	$17,000	$1,000	$32,000	$32,000	$0	$1,000	$50,000	$49,000	2.04%	97	97
14	Sec 854, 626, 855, 857	$22,000	$22,000	$0	$32,000	$32,000	$0	$0	$54,000	$54,000	0.00%	97	97
13	Bruce South & West	$18,000	$16,500	$1,500	$32,000	$30,000	$2,000	$3,500	$50,000	$46,500	7.53%	97	97
13.1	Gladstone - 854 - Dodds	$21,000	$18,000	$3,000	$33,000	$32,000	$1,000	$4,000	$54,000	$50,000	8.00%	100	100
12	Ryley Holden Bruce Hwy 14	$27,000	$27,000	$0	$32,000	$32,000	$0	$0	$59,000	$59,000	0.00%	100	100
12.1	Viking Central & Hwy 36	$33,000	$33,000	$0	$34,000	$32,000	$2,000	$2,000	$67,000	$65,000	3.08%	100	100
11	Viking North West	$17,000	$16,500	$500	$32,000	$32,000	$0	$500	$49,000	$48,500	1.03%	95	95
10	Viking North East	$17,000	$16,000	$1,000	$32,000	$30,000	$2,000	$3,000	$49,000	$46,000	6.52%	95	95
10.1	Viking East Hwy 14 East	$19,000	$19,000	$0	$32,000	$30,000	$2,000	$2,000	$51,000	$49,000	4.08%	100	100
9	Ribstone/Viking South	$16,500	$15,000	$1,500	$32,000	$30,000	$2,000	$3,500	$48,500	$45,000	7.78%	97	97
8	Kinsella North	$13,000	$13,000	$0	$30,000	$27,500	$2,500	$2,500	$43,000	$40,500	6.17%	85	85
7	Kinsella East	$13,000	$13,000	$0	$28,000	$27,500	$500	$500	$41,000	$40,500	1.23%	90	90
									AVERAGE		3.11%		

Hamlets - Standard 50' Front

Loc. Code	Hamlet	Vacant Site Values 2024	Vacant Site Values 2023	Vacant Site Values $$ +/-	Servicing 2024	Servicing 2023	Servicing $$ +/-	Servicing Total Change	50' Lot Total Value 2024	50' Lot Total Value 2023	50' Lot Total Value % +/-	Market Location Adj Building Value Only 2024	Market Location Adj Building Value Only 2023
5	Dodds	$500	$500	$0	$25,000	$25,000	$0	$0	$25,500	$25,500	0.00%	85	85
4	Haight	$500	$500	$0	$0	$0	$0	$0	$500	$500	0.00%	65	65
3	Poe	$400	$400	$0	$0	$0	$0	$0	$400	$400	0.00%	100	100
2	Bruce - Serviced	$6,000	$6,000	$0	$10,000	$10,000	$0	$0	$16,000	$16,000	0.00%	110	100
2	Bruce - Unserviced	$6,000	$6,000	$0	$0	$0	$0	$0	$6,000	$6,000	0.00%	100	100
1	Kinsella	$5,000	$5,000	$0	$0	$0	$0	$0	$5,000	$5,000	0.00%	65	65
									AVERAGE		0.00%		

HISTORICAL BASE YEAR MODIFIERS (BYM) COMPARISONS 2023 Tax Year

	Commercial	Steel	Warehouses	M&S Wood Frame	M&S Steel Frame	Linear Railway	Farmland	Residential	M & E	Oilfield Metal Buildings	Linear Pipelines	Linear Wells	Linear Elec Power	Linear Telecom	Linear Cable
2021	2.888	3.003	2.894	Base Cost	Base Cost	1.689	1.000	2.140	1.453	2.360	1.027	1.239	1.529	1.224	1.478
2022	3.119	3.243	3.126	Base Cost	Base Cost	1.815	1.000	2.310	1.548	2.430	1.033	1.416	1.648	1.312	1.584
Change Factor	8.00%	7.99%	8.02%	20.80%	24.60%	7.46%	0.00%	7.94%	6.54%	2.97%	0.58%	14.29%	7.78%	7.19%	7.17%

applied additional (dep) obsolescence factor of minus 12 to 16% to mitigate large increase non-res bldg assmt

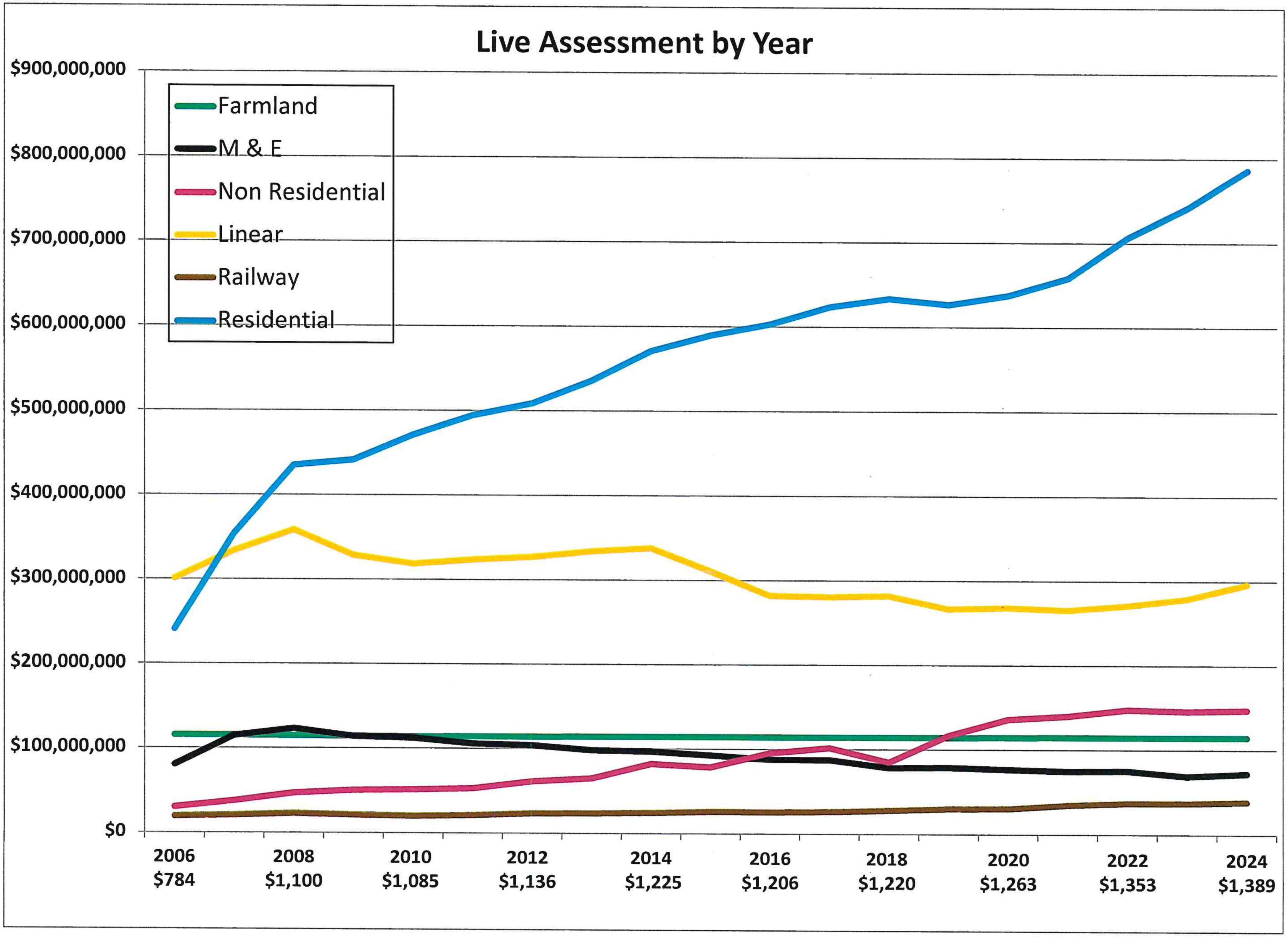
Important takeaway note for Residential property:
The County assessor has moved to a new residential cost manual.
Historically, from 2002 AY up to 2022 AY the County used the 2001 base cost manual.
Municipal Affairs & the Camalot software program have developed new 2021 base cost.
Right after the assessment appeal period ended July 25, implementation commenced with the Camalot software, the conversion was satisfactory completed for 2023 AY.

HISTORICAL BASE YEAR MODIFIERS (BYM) COMPARISONS 2024 Tax Year

	Commercial	Steel	Warehouses	M&S Wood Frame	M&S Steel Frame	Linear Railway	Farmland	Residential	M & E	Oilfield Metal Buildings	Linear Pipelines	Linear Wells	Linear Elec Power	Linear Telecom	Linear Cable
2022 AY	3.119	3.243	3.126	Base Cost	Base Cost	1.815	1.000	1.0799	1.548	2.43	1.033	1.416	1.648	1.312	1.584
2023 AY	3.1574	3.355	3.1644	Base Cost	Base Cost	1.807	1.000	1.1296	1.596	2.46	1.062	1.576	1.715	1.341	1.62
Change Factor	1.23%	3.45%	1.23%	-2.95%	-1.80%	-0.44%	0.00%	4.60%	3.10%	1.23%	2.81%	11.30%	4.07%	2.21%	2.27%

CURRENT BASE YEAR MODIFIERS (BYM) COMPARISONS 2025 Tax Year

	Commercial	Steel	Warehouses	M&S Wood Frame	M&S Steel Frame	Linear Railway	Farmland	Residential	M & E	Oilfield Metal Buildings	Linear Pipelines	Linear Wells	Linear Elec Power	Linear Telecom	Linear Cable
2023 AY	3.1574	3.3550	3.1644	Base Cost	Base Cost	1.8070	1.0000	1.1296	1.5966	2.460	1.0620	1.5760	1.7150	1.3410	1.6200
2024 AY	3.1890	3.3885	3.1960	Base Cost	Base Cost	1.8950	1.0000	1.2120	1.6820	2.540	1.1120	1.6590	1.8080	1.4060	1.6990
Change Factor	1.00%	1.00%	1.00%	1.0014	1.0058	4.87%	0.00%	7.29%	5.35%	3.25%	4.71%	5.27%	5.42%	4.85%	4.88%


Live Assessment by Year
$900,000,000
$800,000,000
$700,000,000
$600,000,000
$500,000,000
$400,000,000
$300,000,000
$200,000,000
$100,000,000
$0
Farmland
M & E
Non Residential
Linear
Railway
Residential
2006 $784
2008 $1,100
2010 $1,085
2012 $1,136
2014 $1,225
2016 $1,206
2018 $1,220
2020 $1,263
2022 $1,353
2024 $1,389

Alberta Municipal Affairs

Alberta Municipal Affairs
Policy Impact Report
Well and Pipeline Tax Holiday

2023 Assesment Year 2024 Tax Year Assessment Impact

Municipality Code	Municipality Name	Policy Name	2023AY Count	2023AY TH Impact Property Qualified in Year 3
20	BEAVER COUNTY	PIPELINE TAX HOLIDAY	3	$-5,598,050
20	BEAVER COUNTY	WELL TAX HOLIDAY	1	$-127,960
20	BEAVER COUNTY	TOTAL IMPACT	4	$-5,726,010

Note: Includes only new, operational property for the 2023 assessment year.

Assessment Impact 2023 Tax Holiday Policy for the 3 Years (2021AY, 2022AY, 2023AY)

Municipality Code	Municipality Name	Policy Name	2021AY Year 1 Count	2021AY Year 1 TH Impact	2022AY Year 2 Count	2022AY Year 2 TH Impact	2023AY Year 3 Count	2023AY Year 3 TH Impact	2021-2023AY Year 1-3 Total Impact
20	BEAVER COUNTY	PIPELINE TAX HOLIDAY	0	$0	0	$0	3	$-5,598,050	$-5,598,050
20	BEAVER COUNTY	WELL TAX HOLIDAY	1	$-225,750	1	$-256,500	2	$-412,250	$-894,500
20	BEAVER COUNTY	TOTAL IMPACT	1	$-225,750	1	$-256,500	5	$-6,010,300	$-6,492,550

Note: Includes all qualified property for the 2021, 2022, and 2023 assessment years.

Alberta Municipal Affairs

Alberta Municipal Affairs
Linear Property Assessment
2024AY GO (Growth/Other) Report

This report shows how your municipality's DI linear property assessment changed between tax years 2024 and 2025. The report compares the closing totals of your municipality's 2023AY DI linear property assessment to your opening totals of the 2024AY DI linear property assessment. The following considerations go into each of the two categories:

1. **Growth Change:** DI linear properties that are new, added, and/or removed for the 2024AY. This also will include the assessments for wells and pipelines that previously qualified under the Tax Holiday initiative.
2. **Other Change:** This includes changes between the 2023AY and 2024AY. Note: changes may be due to such things as inflation (AYM); age; change in type of well(ACC); Schedule C; well production (schedule D); policy changes only to properties that were previously assessed and changed as per the 2024 Alberta Linear/Railway Minister's Guidelines. This is not an exhaustive list.

Tax Jurisidisction MA ID: 0020 Beaver County

Municipal Taxable Linear Property Assessment

Property Type	DIPAUID Count	2023 AY Linear Assessment	2024 AY Linear Assessment	Change in Assessment	Change Due To Growth	Change Due To Other	Overall %Change	%Change Due To Growth	%Change Due To Other
CBL	0	$1,260	$0	$-1,260	$0	$-1,260	-100	0	-100
RL	16	$37,100,630	$38,907,400	$1,806,770	$0	$1,806,770	4.87	0	4.87
TEL	29	$6,647,220	$7,081,370	$434,150	$-29,110	$463,260	6.53	-0.44	6.97
ELE	140	$23,096,110	$24,121,280	$1,025,170	$61,100	$964,070	4.44	0.26	4.17
WL	792	$60,935,080	$63,452,160	$2,517,080	$640,770	$1,876,310	4.13	1.05	3.08
PL	1321	$188,687,120	$201,666,760	$12,979,640	$3,800,680	$9,178,960	6.88	2.01	4.86
Total	**2298**	**$316,467,420**	**$335,228,970**	**$18,761,550**	**$4,473,440**	**$14,288,110**	**5.93**	**1.41**	**4.51**

Provincial Taxable Linear Property Assessment

Property Type	DIPAUID Count	2023 AY Linear Assessment	2024 AY Linear Assessment	Change in Assessment	Change Due To Growth	Change Due To Other	Overall %Change	%Change Due To Growth	%Change Due To Other
CBL	1830	$509,321,910	$481,113,520	$-28,208,390	$-441,360	$-27,767,030	-5.54	-0.09	-5.45
ELE	18913	$10,788,205,330	$11,325,054,220	$536,848,890	$194,940,800	$341,908,090	4.98	1.81	3.17
EPG	2536	$9,928,592,440	$12,917,034,090	$2,988,441,650	$2,798,424,540	$190,017,110	30.1	28.19	1.91
GDP	894	$598,041,190	$637,425,740	$39,384,550	$15,372,370	$24,012,180	6.59	2.57	4.02
PL	228323	$27,216,140,470	$29,848,117,560	$2,631,977,090	$1,487,226,540	$1,144,750,550	9.67	5.46	4.21

Alberta Municipal Affairs
Linear Property Assessment
2024AY GO (Growth/Other) Report

Property Type	DIPAUID Count	2023 AY Linear Assessment	2024 AY Linear Assessment	Change in Assessment	Change Due To Growth	Change Due To Other	Overall %Change	%Change Due To Growth	%Change Due To Other
RL	1693	$1,008,764,990	$1,082,400,740	$73,635,750	$5,832,650	$67,803,100	7.3	0.58	6.72
TEL	8654	$2,183,540,690	$2,343,466,180	$159,925,490	$6,085,715	$153,839,775	7.32	0.28	7.05
WL	221980	$28,243,789,220	$34,646,178,620	$6,402,389,400	$5,731,785,520	$670,603,880	22.67	20.29	2.37
Total	**484823**	**$80,476,396,240**	**$93,280,790,670**	**$12,804,394,430**	**$10,239,226,775**	**$2,565,167,655**	**15.91**	**12.72**	**3.19**

Note: The DIPAUID count shows the total count of properties in 2024AY.

Legend: CBL=Cable, ELE=Electric Power, EPG=Electric Power Generation, GDP=Gas Distribution Property, PL=Pipeline, RL=Railway, TEL=Telecommunication, WL=Well

2024 Assessment based on Property Class including Policy Change

Well & Pipeline Tax Holiday

Taxable Properties	2023 Assessment	2024 Growth $	New Inventory	% + / -	2024 Inflation $	% + / -	2024 Policy $	2024 Assessment	Overall $ + / -
Farmland/Agricultural Properties	$114,705,780	$13,550	$114,719,330	0.01%	$0	0.00%	$0	$114,719,330	$13,550
Machinery & Equipment (Non-DIP)	$9,801,600	-$1,820	$9,799,780	-0.02%	$408,990	4.17%	$0	$10,208,770	$407,170
Machinery & Equipment DIP	$59,365,130	$408,510	$59,773,640	0.69%	$2,255,820	3.77%	$0	$62,029,460	$2,664,330
Non-Residential (incl SB N/R)	$127,183,930	$626,860	$127,810,790	0.49%	$2,673,490	2.09%	$0	$130,484,280	$3,300,350
Non-Residential DIP	$16,776,510	-$485,480	$16,291,030	-2.89%	$249,220	1.53%	$0	$16,540,250	-$236,260
Linear (incl. 3 Yr Impact Policy)	$279,366,790	$4,473,440	$283,840,230	1.60%	$5,988,790	2.11%	$6,492,550	$289,829,020	$16,954,780
Railway Linear	$37,100,630	$0	$37,100,630	0.00%	$1,806,770	4.87%	$0	$38,907,400	$1,806,770
Residential (occupied & vacant)	$741,910,670	$7,611,300	$749,521,970	1.03%	$36,975,110	4.93%	$0	$786,497,080	$44,586,410
Total Taxable	**$1,386,211,040**	**$12,646,360**	**$1,398,857,400**	**0.91%**	**$50,358,190**	**3.60%**	**$6,492,550**	**$1,449,215,590**	**$69,497,100**
Grant-in-lieu									
Non-Residential	$1,780,810	$0	$1,780,810	0.00%	-$10,110	-0.57%	$0	$1,770,700	-$10,110
Total G-I-L	**$1,780,810**	**$0**	**$1,780,810**	**0.00%**	**-$10,110**	**-0.57%**	**$0**	**$1,770,700**	**-$10,110**
Grand Total Assessment (Taxable & G-I-L)	$1,387,991,850	$12,646,360	$1,400,638,210	0.91%	$50,348,080	3.59%	**$6,492,550**	$1,450,986,290	**$69,486,990**

Summary of importance

Farmland assessment growth	$13,550			**Total Gains**	**$69,733,360**
M & E (Non-DIP) growth & inflation	$407,170			**Total Losses**	**-$246,370**
Total Gain of M&E DIP	$2,664,330			**Net**	**$69,486,990**
Total Gain to Non-Residential	$3,300,350			**Overall % Growth**	**5.01%**
Total Gain DIP Non Res (Land & Structu	-$236,260				
Linear	$16,954,780	Well Tax Holiday (Assmt is now shown in policy - other)			
Linear Property Impact Policy		**$6,492,550** Tax Revenue Gained	**$128,143**		
Linear Railway (inflation)	$1,806,770	19.7370			
Total Residential Gain	$44,586,410				
Grants in Place of Taxes (Prov)	-$10,110				
GOA Policy will pay 75% of 2025 Tax Levy	**$69,486,990**				
GoA Policy will pay 100% of 2026 Tax Levy					

2024 Assessment based on Property Class including Policy Change & Insolvent & Receivership

Taxable Properties	2023 Assessment	2024 Growth $	New Inventory	% + / -	2024 Inflation $	% + / -	2024 Policy $	2024 Assessment	Overall $ + / -
Farmland/Agricultural Properties	$114,705,780	$13,550	$114,719,330	0.01%	$0	0.00%	$0	$114,719,330	$13,550
Machinery & Equipment (Non-DIP)	$9,801,600	-$1,820	$9,799,780	-0.02%	$408,990	4.17%	$0	$10,208,770	$407,170
Machinery & Equipment DIP	$59,365,130	$408,510	$59,773,640	0.69%	$2,255,820	3.77%	$0	$62,029,460	$2,664,330
Non-Residential (incl SB N/R)	$127,183,930	$626,860	$127,810,790	0.49%	$2,673,490	2.09%	$0	$130,484,280	$3,300,350
Non-Residential DIP	$16,776,510	-$485,480	$16,291,030	-2.89%	$249,220	1.53%	$0	$16,540,250	-$236,260
Linear (3 Yr Impact Policy)	$279,366,790	$4,473,440	$283,840,230	1.60%	$5,988,790	4.40%	$6,492,550	$296,321,570	$16,954,780
Railway Linear	$37,100,630	$0	$37,100,630	0.00%	$1,806,770	4.87%	$0	$38,907,400	$1,806,770
Residential (occupied & vacant)	$741,910,670	$7,611,300	$749,521,970	1.03%	$36,975,110	4.93%	$0	$786,497,080	$44,586,410
Total Taxable	**$1,386,211,040**	**$12,646,360**	**$1,398,857,400**	**0.91%**	**$50,358,190**	**4.06%**	**$6,492,550**	**$1,455,708,140**	**$69,497,100**
Grant-in-lieu									
Non-Residential	$1,780,810	$0	$1,780,810	0.00%	-$10,110	-0.57%	$0	$1,770,700	-$10,110
Total G-I-L	**$1,780,810**	**$0**	**$1,780,810**	**0.00%**	**-$10,110**	**-0.57%**	**$0**	**$1,770,700**	**-$10,110**
Grand Total Assessment (Taxable & G-I-L)	$1,387,991,850	$12,646,360	$1,400,638,210	0.91%	$50,348,080	4.06%	$6,492,550	**$1,457,478,840**	**$69,486,990**
Insolvent & Final Receivership DIP Linear (AlphaBow, Sequoia, Long Run, Blue Sky Resources)								**-$8,392,230**	
Insolvent & Final Receivership Non-Linear DIP (M&E & B&S) same companies as above								**-$7,371,580**	**-$15,763,810**

Summary of importance

Farmland assessment growth	$13,550		**Total Gains**		**$69,733,360**
M & E (Non-DIP) growth & inflation	$407,170		**Total Losses**		**-$246,370**
Total Gain of M&E DIP	$2,664,330		**Net**		**$69,486,990**
Total Gain to Non-Residential	$3,300,350		**Overall % Growth**		**5.01%**
Total Gain DIP Non Res (Land & Structu	-$236,260				
Linear incl. Railway	$18,761,550	Well Tax Holiday (Assmt is re-captured in the 2024 AY)			
Linear Property Impact Policy		**$6,492,550**	Tax Revenue Gained	**$128,143**	19.7370 (mun only)
Delinquent & Receivership DIP		**-$15,763,810**	Tax Revenue Lost	**-$311,130**	
Total Residential Gain	$44,586,410		Tax Revenue Lost 2024TY	**-$322,584**	
Grants in Place of Taxes (Prov)	-$10,110		(Long Run only)		
GOA will pay 75% of 2025 Mun Tax Levy	**$69,486,990**		**Deficit**	**-$505,571**	
GOA will pay 100% of 2026 Mun Tax Levy					

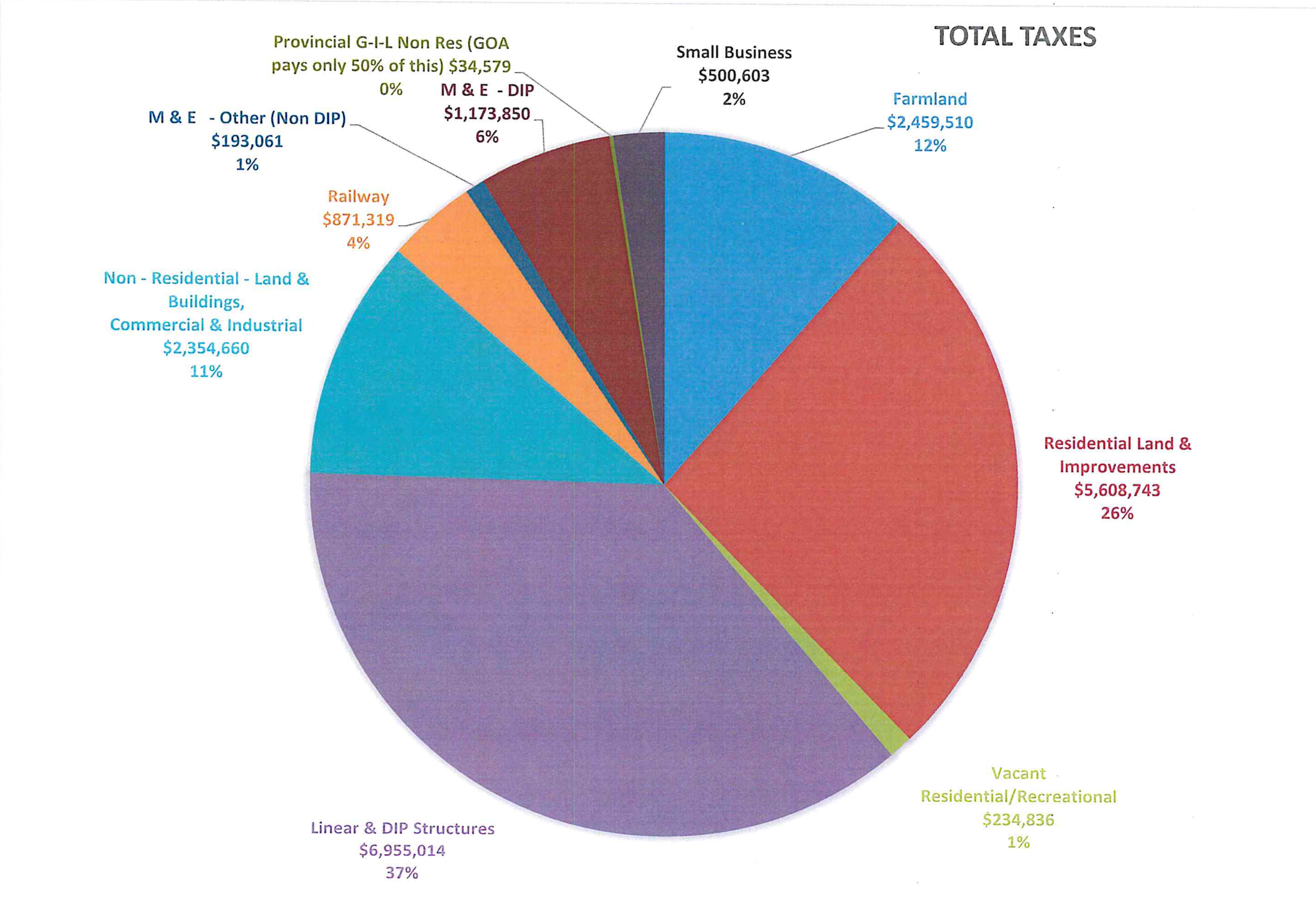
Municipal Tax Implications based on 2024 AY Growth and Inflation

Revenue Neutral 2024 Tax Rate & Growth

Taxable Properties	2023 Assessment	2024 Growth $	New Inventory	% + / -	2024 Inflation $	% + / -	2024 Assessment	Overall % + / -	Overall $ + / -
Farmland/Agricultural Properties	$114,705,780	$13,550	$114,719,330	0.01%	$0	0.00%	$114,719,330	0.01%	$13,550
Farm Residence and Site	$235,749,620	$1,035,220	$236,784,840	0.44%	$14,163,180	5.98%	$250,948,020	6.45%	$15,198,400
Linear (Wells, Pipe, Rwy, Cable, Power, Tele-con	$316,467,420	$4,473,440	$320,940,860	1.41%	$14,288,110	4.45%	$335,228,970	5.93%	$18,761,550
Machinery & Equipment	$69,166,730	$406,690	$69,573,420	0.59%	$2,664,810	3.83%	$72,238,230	4.44%	$3,071,500
Non-Residential w/DIP Bldgs & Land	$117,365,170	$309,030	$117,674,200	0.26%	$2,707,330	2.30%	$120,381,530	2.57%	$3,016,360
Small Business Non-Residential	$26,595,270	-$167,650	$26,427,620	-0.63%	$215,380	0.81%	$26,643,000	0.18%	$47,730
Residential Acreages & Hamlets	$486,830,950	$7,506,200	$494,337,150	1.54%	$22,276,790	4.51%	$516,613,940	6.12%	$29,782,990
Vacant Acreages, Multi-lot, Large Parcels @ MV	$19,330,100	-$930,120	$18,399,980	-4.81%	$535,140	2.91%	$18,935,120	-2.04%	-$394,980
Total Taxable	**$1,386,211,040**	**$12,646,360**	**$1,398,857,400**	**0.91%**	**$56,850,740**	**4.06%**	**$1,455,708,140**	**5.01%**	**$69,497,100**
Grant-in-lieu									
Farmland/Agr Property	$0	$0	$0		$0		$0		$0
Non-Residential	$1,780,810	$0	$1,780,810	0.00%	-$10,110	-0.57%	$1,770,700	-0.57%	-$10,110
Total G-I-L	**$1,780,810**	**$0**	**$1,780,810**	**0.00%**	**-$10,110**	**-0.57%**	**$1,770,700**	**-0.57%**	**-$10,110**
Grand Total Assessment (Taxable & G-I-L)	**$1,387,991,850**	**$12,646,360**	**$1,400,638,210**	**0.91%**	**$56,840,630**	4.06%	**$1,457,478,840**	**5.01%**	**$69,486,990**

Tax Implication by Growth			Growth/Taxes
Farmland assessment	$13,550		$253.08
Linear Assessment	$4,473,440		$86,862.13
DIP M&E & Other Non-DIP M&E	$406,690		$7,896.82
Farm Residences, Acreages & Hamlets	$8,541,420		$42,689.16
Vacant Acreages	-$930,120		-$8,728.71
Non-Residential	$309,030		$6,000.53
Small Business Non-Res	-$167,650		-$2,486.50
Total Increase to G-I-L	$0		$0.00
*GOA Policy only pays 50% of GIL Tax Levy	**$12,646,360**	**Taxes**	**$132,486.51**

Tax Implication by Inflation/Taxes			Net Tax
$0		$0	**$253.08**
$14,288,110		$277,436.52	**$364,298.64**
$2,664,810		$51,743.42	**$59,640.24**
$36,439,970		$182,123.33	**$224,812.49**
$535,140		$5,022.02	**-$3,706.69**
$2,707,330		$52,569.04	**$58,569.57**
$215,380		$3,194.41	**$707.91**
-$10,110		-$196.31	**-$196.31**
$56,840,630	**Taxes**	**$571,892.42**	
		Total Tax Gain	**$704,378.93**


TOTAL TAXES
Provincial G-I-L Non Res (GOA pays only 50% of this) $34,579 0%
Small Business $500,603 2%
M & E - DIP $1,173,850 6%
M & E - Other (Non DIP) $193,061 1%
Farmland $2,459,510 12%
Railway $871,319 4%
Non - Residential - Land & Buildings, Commercial & Industrial $2,354,660 11%
Residential Land & Improvements $5,608,743 26%
Vacant Residential/Recreational $234,836 1%
Linear & DIP Structures $6,955,014 37%

Business Incentive Grant from Year 2022 to 2025

2022 Tax Year			2023 Tax Year			2024 Tax Year			2025 Tax Year		
	2021 Assem't	2022 Rebate		2022 Assem't	2023 Rebate		2023 Assem't	2024 Rebate		2024 Assem't	2025 Rebate
'ear 3 2019	35,127,250	161,546.71	**Year 3 2020**	597,570	2,180.94	**Year 3 2021**	-	-	**Year 3 2022**	400,710	1,508.62
'ear 2 2020	597,570	4,179.34	**Year 2 2021**	-	-	**Year 2 2022**	400,710	2,971.57	**Year 2 2023**	797,240	6,003.02
'ear 1 2021	-	-	**Year 1 2022**	400,710	4,387.38	**Year 1 2023**	797,240	8,868.20	**Year 1 2024**	0	0.00
	35,724,820	**165,726.05**		**998,280**	**6,568.32**		**1,197,950**	**11,839.77**		**1,197,950**	**7,511.64**