

## 2013 BASE YEAR MODIFIERS

Below are the 2013 base year modifiers for the 2001 Alberta Residential Assessment Manual and the 2001 Metal Buildings Manual.

### BASE YEAR MODIFIER FOR THE 2001 RESIDENTIAL COST MANUAL

2013	1.85
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### BASE YEAR MODIFIER FOR THE 2001 METAL BUILDINGS MANUAL

2013	2.07
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The base year modifiers for the 2001 Residential Assessment Manual are also available through the Queen's Printer Bookstore, which may be contacted by phone at 780-427-4952 (dial 310-0000 first to call toll-free), or by fax at 780-452-0668.

**Note: The Assessment Services Branch no longer provides modifiers and cost indices for the 1984 Alberta Commercial Cost Manual and 1994 Alberta Residential Cost Manual.**

For further information, please contact the Assessment Services Branch at 780-422-1377 (toll free from anywhere in Alberta by first dialling 310-0000).

#### Attachments

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#### Attachments



1.9

**BASE COST MODIFIERS**

The Replacement Cost New of an improvement, in the year of assessment, is determined as follows:

- 1) Calculate the 2001 replacement cost new of improvements using Schedules 1, 2, and 3, and
- 2) Multiply the 2001 replacement cost new by the residence factor for the year of the assessment.

**BASE COST MODIFIER FACTOR TABLE**

<b>Classification (Schedule 2)</b>	
<b>Year of Assessment</b>	<b>Residence Factor</b>
2001	1.00
2003	1.11
2004	1.18
2005	1.27
2006	1.40
2007	1.52
2008	1.66
2009	1.67
2010	1.70
2011	1.75
2012	1.80
2013	1.85

**Note:** (2001 = 1.000)

Updated to 2013

## 1-11 Base Year Modifiers

The replacement cost new of an improvement, in the year of assessment, is determined as follows:

- 1) Calculate the 2001 replacement cost new of improvements using Schedule 1 and 2, and
- 2) Multiply the 2001 replacement cost new by the factor for the year of the assessment.

### Base Year Modifier Factor Table (2001 = 1.000)

<u>Year of Assessment</u>	<u>Factor</u>
2001	1.00
2002	1.04
2003	1.10
2004	1.16
2005	1.37
2006	1.55
2007	1.75
2008	1.90
2009	1.88
2010	1.91
2011	1.97
2012	2.02
2013	2.07