

2016 Base Year Modifiers (BYMs)

Below are the 2016 base year modifiers for the Alberta 2001 Residential Cost Manual and the Alberta 2001 Metal Buildings Cost Manual.

BASE YEAR MODIFIER FOR THE 2001 RESIDENTIAL COST MANUAL

2016	1.98
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BASE YEAR MODIFIER FOR THE 2001 METAL BUILDINGS COST MANUAL

2016	2.15
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The base year modifiers for the 2001 Residential Cost 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.

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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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

Classification (Schedule 2)	
Year of Assessment	Residence Factor
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
2014	1.93
2015	1.96
2016	1.98

Note: (2001 = 1.000)

Updated September 2016

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
2014	2.13
2015	2.14
2016	2.15

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