



2016 Tax Year Linear Property Assessment Overview



**Mackenzie County
March 22, 2016**

Presenter

Chris Risling, AMAA

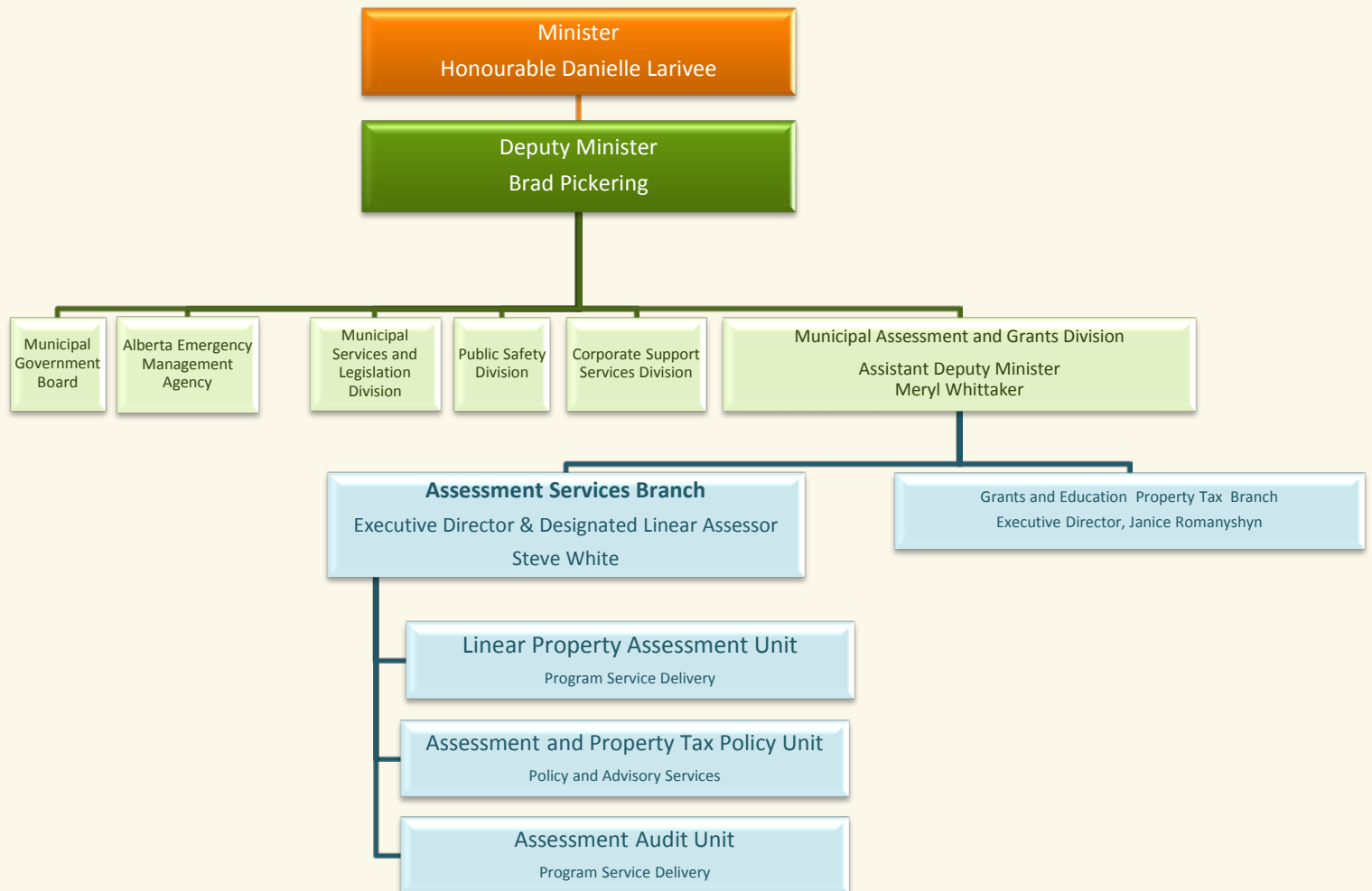
Director

Linear Property Assessment

Agenda

- ▶ Who are we?
- ▶ Responsibilities of the Linear Property Assessment unit
- ▶ Legislated Process
- ▶ Timeline
- ▶ Property Types
- ▶ Property Statistics
- ▶ Overview of the 2016 Tax Year
- ▶ Questions

Organizational Structure



Who are we?

- ▶ We are your linear property assessors
- ▶ Our staff possess diverse skills ranging from assessment, engineering, geo-spatial, data analytics and advanced computer administrative capabilities
- ▶ Every year the linear property assessment unit provides the “Annual Report”
- ▶ The Annual Report is published on the Municipal Affairs web site at:

http://www.municipalaffairs.alberta.ca/documents/as/2016_Annual_Report.pdf

Linear Property Assessment Unit Responsibilities

- Linear Property Assessment Roll

- Linear Property Assessment Notice

Respond to the linear property assessment inquiries, complaints, and appeals

Ensure all stakeholders have access to information

Provide opportunities to discuss how the linear assessment is prepared

Work With Stakeholders

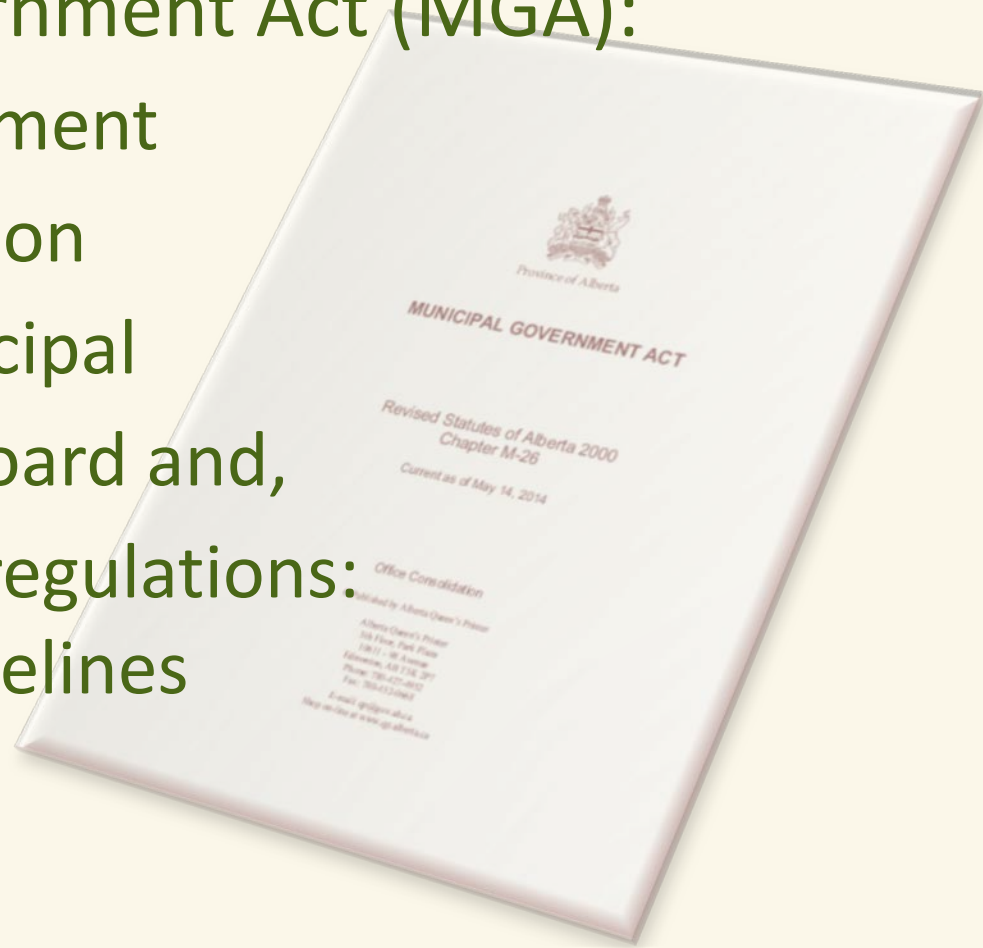
- Municipal Well Drilling Activity Report (WDET)

- Mail Information Update Report

Legislated Process

Responsibilities are identified in the Municipal Government Act (MGA):

- ▶ Part 9 ~ Assessment
- ▶ Part 10 ~ Taxation
- ▶ Part 12 ~ Municipal Government Board and,
- ▶ The attending regulations:
Minister's Guidelines



What are Minister's Guidelines?

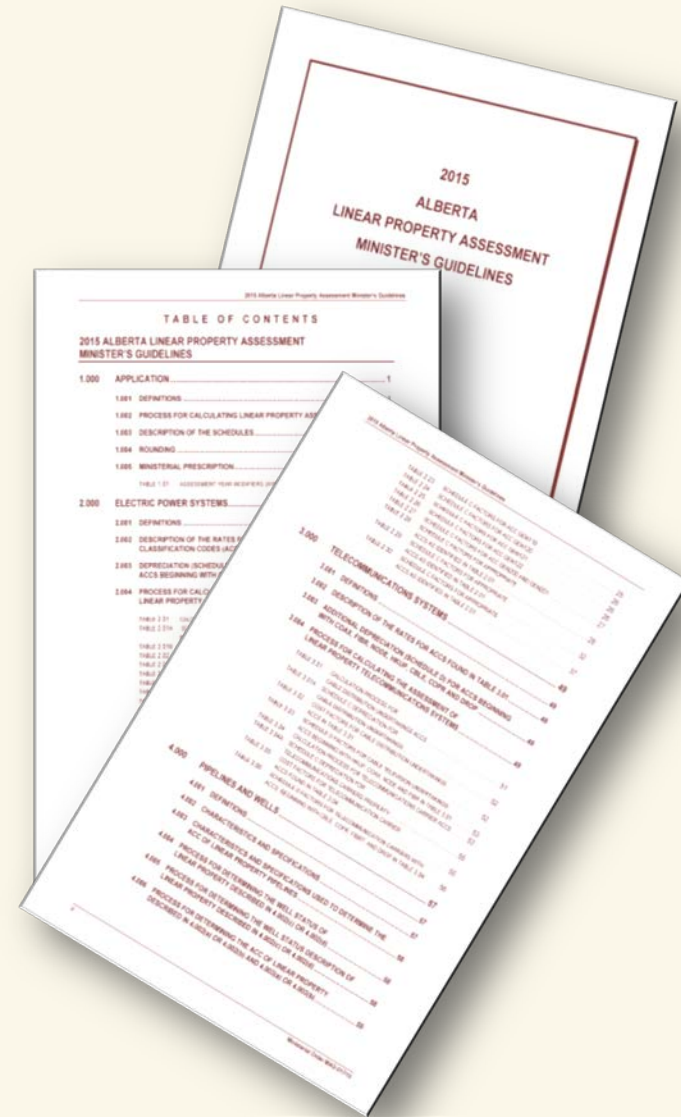
Regulations used to prepare assessments

- ▶ Linear property
- ▶ Some railway property
- ▶ Machinery and equipment
- ▶ Farmland



Minister's Guidelines Contents

- Procedures to follow
- Rates to be used
- Formulas
- Factors to be applied (AYM)
- Allowable depreciation



2016 Tax Year Linear Property Assessment

Assessment Notices

Mailed

Friday January 29, 2016

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Amended Assessment

Next

Tuesday April 4, 2016

February						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

May						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

March						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Timeline for 2016 Tax Year

Request for Information (RFI) to be mailed

October 21, 2016

Response to the RFI from companies

Friday December 30, 2016

Government offices will be closed

December 24, 2016 to January 02, 2017

2016 Municipal Government Board (MGB) Complaints

No complaints have been filed yet

No outstanding complaints from prior years

Get Your information via Canada Post's Epost Connect

- ▶ Mackenzie County participates in this service
- ▶ Thank you
- ▶ If you have questions, please contact Gail Reykdal by email at: gail.reykdal@gov.ab.ca
- ▶ Gail can also be contacted by phone at:
780-422-8302

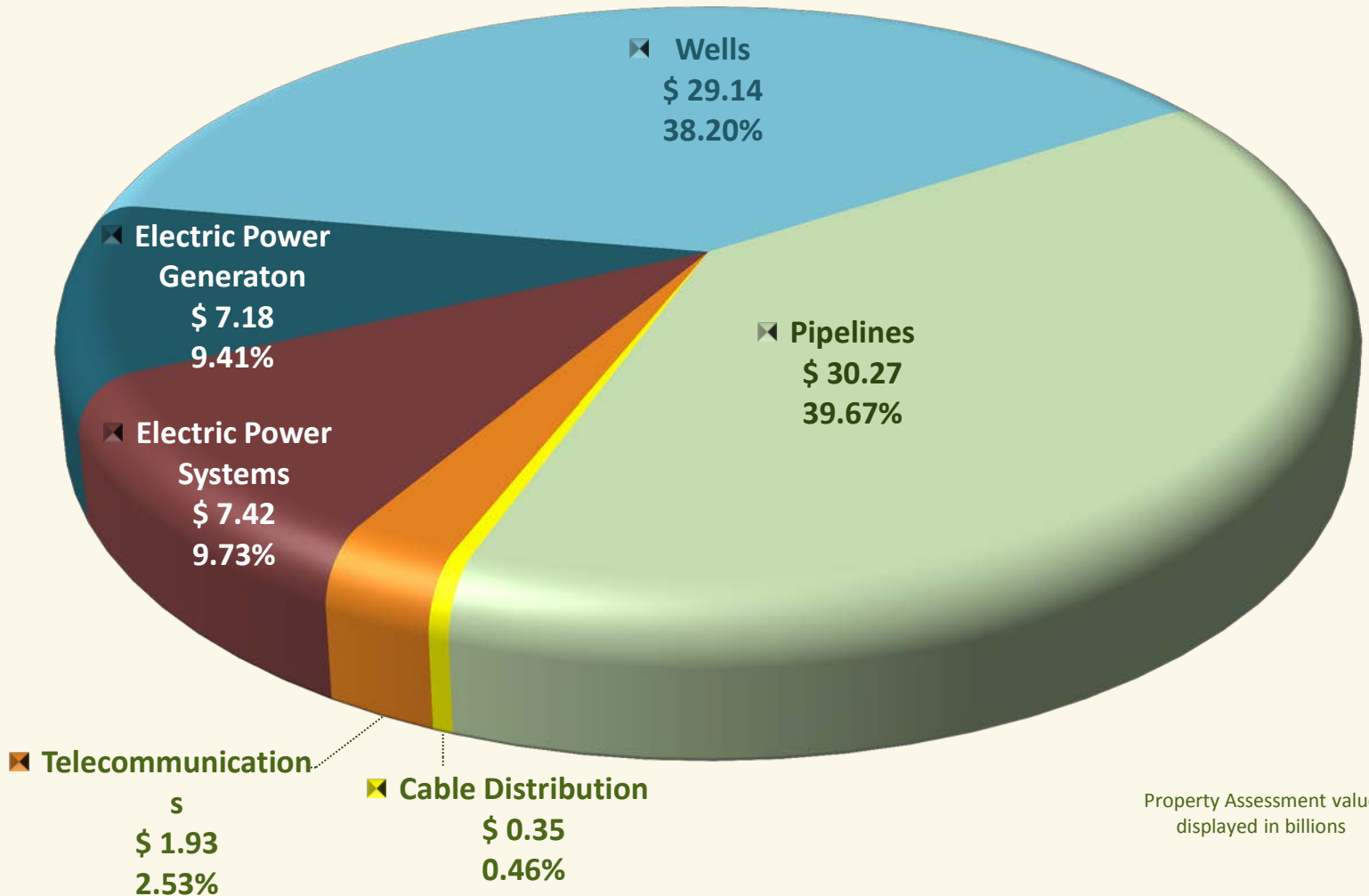
2016 Provincial Linear Property Assessment Summary

Property Type	2015 Tax Year	2016 Tax Year	% Change
Cable Television	0.34	0.36	5.71
Telecommunications	1.90	1.93	1.51
Electric Power Systems	6.75	7.42	9.94
Electric Power Generation	6.31	7.18	13.78
Wells	30.08	29.14	-3.12
Pipelines	32.90	30.27	-7.99
Total	78.27	76.30	-2.53

Property Assessment value displayed in billions

2016 Provincial Linear Property Assessment Summary

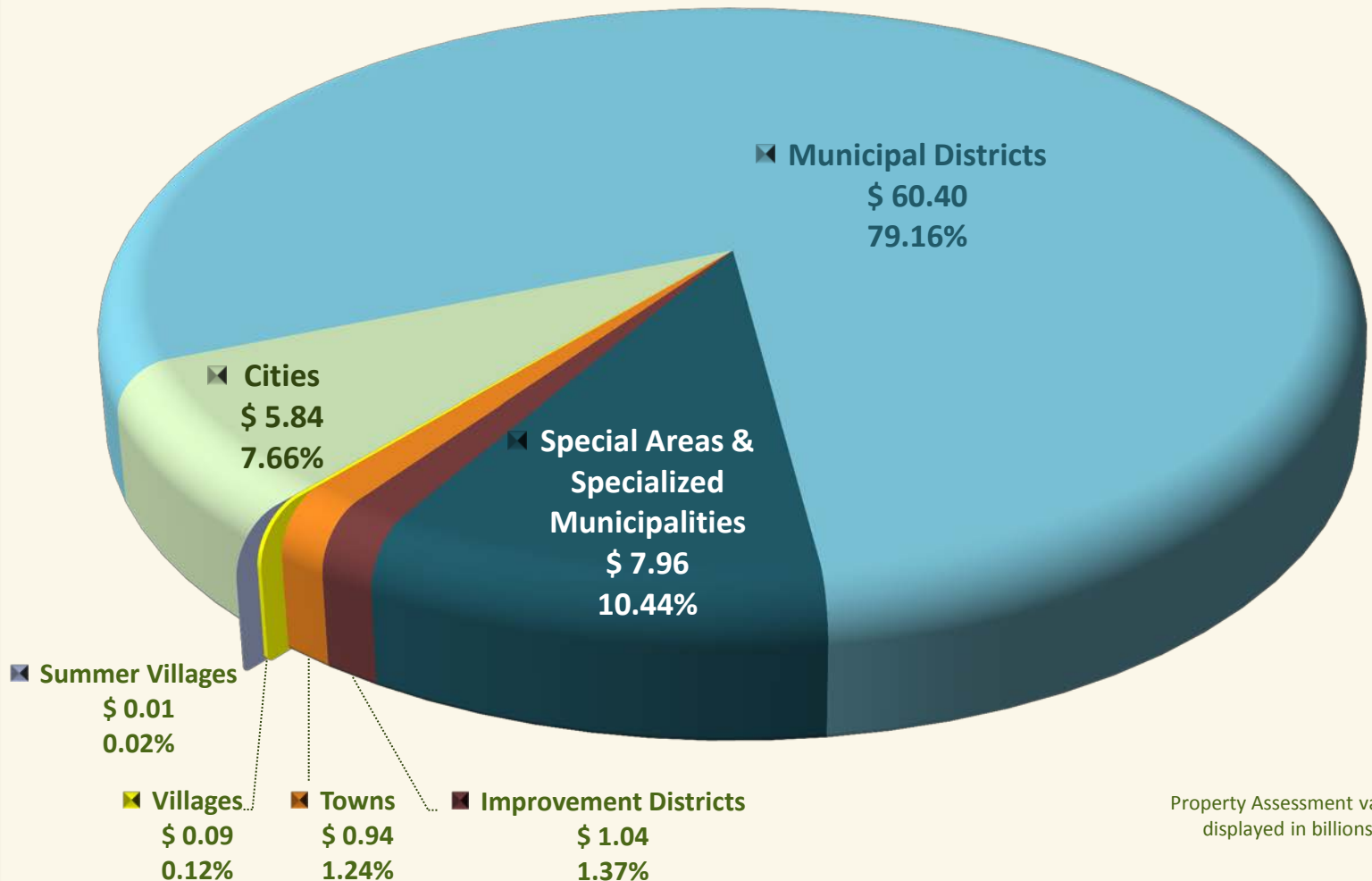
(\$76.3 Billion)



Property Assessment value displayed in billions

2016 Provincial Linear Property Assessment Summary

(\$76.3 Billion)



Property Assessment value displayed in billions

2016 Mackenzie County Linear Assessment Summary

- ▶ The county's linear property assessment decreased by \$148,258,900 for a total of \$1,022,961,070 in the 2016 tax year
- ▶ This change includes a 9.21% decrease due a reduction in construction costs and depreciation as well as a decrease in the inventory of 3.45% for an overall decrease in the assessment of 12.66%

2016 Mackenzie County Linear Assessment Summary

The county's linear property composition is:

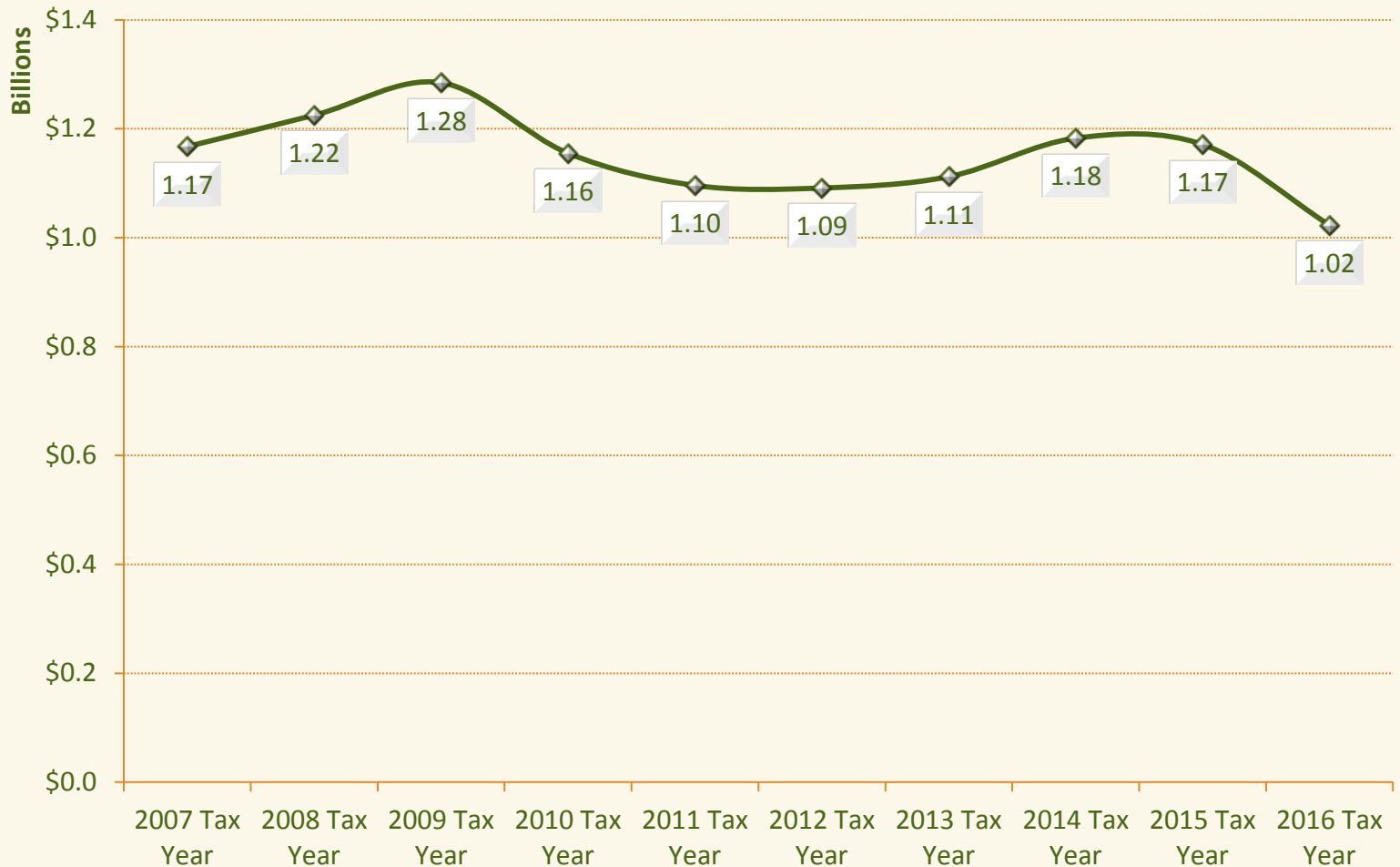
- ▶ 60.50% - Pipeline, \$608.8 million
 - ▶ 21.34% - Wells, \$218.3 million
 - ▶ 16.52% - Electric power systems & generation, \$169.0 million
- and
- ▶ in the remaining 1.64% are the utility properties of telecommunication and cable distribution, \$16.8 million

2016 Mackenzie County Linear Assessment Summary

Property Type	2014 Tax Year	2015 Tax Year	% Change
Cable Television	0.54	0.55	0.48
Telecommunications	16.09	16.21	0.77
Electric Power Systems	115.38	119.06	3.19
Electric Power Generation	12.82	13.09	-4.23
Wells	258.46	218.34	-15.52
Pipelines	728.58	618.84	-15.06
Total	1,171.22	1,022.96	-12.66

Property Assessment value
displayed in millions

2007 - 2016 Mackenzie County Linear Assessment Summary



Property Assessment value
displayed in billions

Change Report to Municipalities

Included with the Assessment Notices sent on January 29, 2016

▶ Why is it important?

▶ What does it show us?

Report Date: 24-Jan-2016

Alberta
Alberta Municipal Affairs
Alberta Linear Property Assessment System
2016 Tax Year Change Report

Municipal Taxable Linear Property Assessment
Tax Jurisdiction MA ID: 505 MACKENZIE COUNTY

Property Type	LPAU Count	2014 AY Linear Assessment	2015 AY Linear Assessment	Change In Assessment	Change Due To Growth	Change Due To Inflation	Change Due To Policy	Overall % Change	% Change Due To Growth	% Change Due To Inflation	% Change Due To Policy
CBL	2	544,680	547,310	2,630	220	2,410	0	0.48	0.04	0.44	0.00
ELE	211	115,377,610	119,057,980	3,680,370	5,527,370	-1,847,000	0	3.19	4.79	-1.60	0.00
EPG	55	52,172,190	49,965,060	-2,207,130	0	-2,207,130	0	-4.23	0.00	-4.23	0.00
PL	5,758	728,576,420	618,840,300	-109,736,120	-41,404,940	-68,331,180	0	-15.06	-5.68	-9.38	0.00
TEL	63	16,085,420	16,210,070	124,650	-152,520	277,170	0	0.77	-0.95	1.72	0.00
WL	4,088	258,463,650	218,340,350	-40,123,300	-4,321,220	-35,802,080	0	-15.52	-1.67	-13.85	0.00
Total	10,177	1,171,219,970	1,022,961,070	-148,258,900	-40,351,090	-107,907,810	0	-12.66	-3.45	-9.21	0.00

Provincial Taxable Linear Property Assessment

Property Type	2014 AY Linear Assessment	2015 AY Linear Assessment	Change In Assessment	Change Due To Growth	Change Due To Inflation	Change Due To Policy	Overall % Change	% Change Due To Growth	% Change Due To Inflation	% Change Due To Policy
CBL	336,699,900	355,917,510	19,217,610	7,524,180	11,693,430	0	5.71	2.23	3.47	0.00
ELE	6,750,618,100	7,421,294,100	670,676,000	705,206,440	-34,530,440	0	9.94	10.45	-0.51	0.00
EPG	6,309,818,380	7,179,448,680	869,630,280	895,411,230	-25,780,950	0	13.78	14.19	-0.41	0.00
PL	32,896,121,250	30,268,744,680	-2,627,376,570	456,974,070	-3,084,350,640	0	-7.99	1.39	-9.38	0.00
TEL	1,900,156,260	1,928,772,320	28,616,060	13,587,960	15,028,100	0	1.51	0.72	0.79	0.00
WL	30,080,330,910	29,142,295,010	-938,035,900	1,030,369,570	-1,968,405,470	0	-3.12	3.43	-6.54	0.00
Provincial Total	78,273,744,800	76,296,472,280	-1,977,272,520	3,109,073,450	-5,086,345,970	0	-2.53	3.97	-6.50	0.00

Legend
 CBL - Cable Distribution Undertaking
 ELE - Electric Power
 EPG - Electric Power Generation
 PL - Pipeline (includes Gas Distribution)
 TEL - Telecommunications Carrier
 WL - Well

2016 Alberta Change Report

Property Type	% Change Overall	% Change Growth	% Change Inflation	% Change Policy
Cable Television	5.71	2.23	3.47	0.00
Telecommunications	1.51	0.72	0.79	0.00
Electric Power Systems	9.94	10.45	- 0.51	0.00
Electric Power Generation	13.78	14.19	- 0.41	0.00
Wells	-3.12	3.43	-6.54	0.00
Pipelines	-7.99	1.39	-9.38	0.00
Overall Change	-2.53	3.97	-6.50	0.00

Linear Property Overview



Pipelines (PL)



Gas Distribution (GDP)



Wells (WL)



**Telecommunication (TEL) &
Cable Distribution
Undertakings (CBL)**

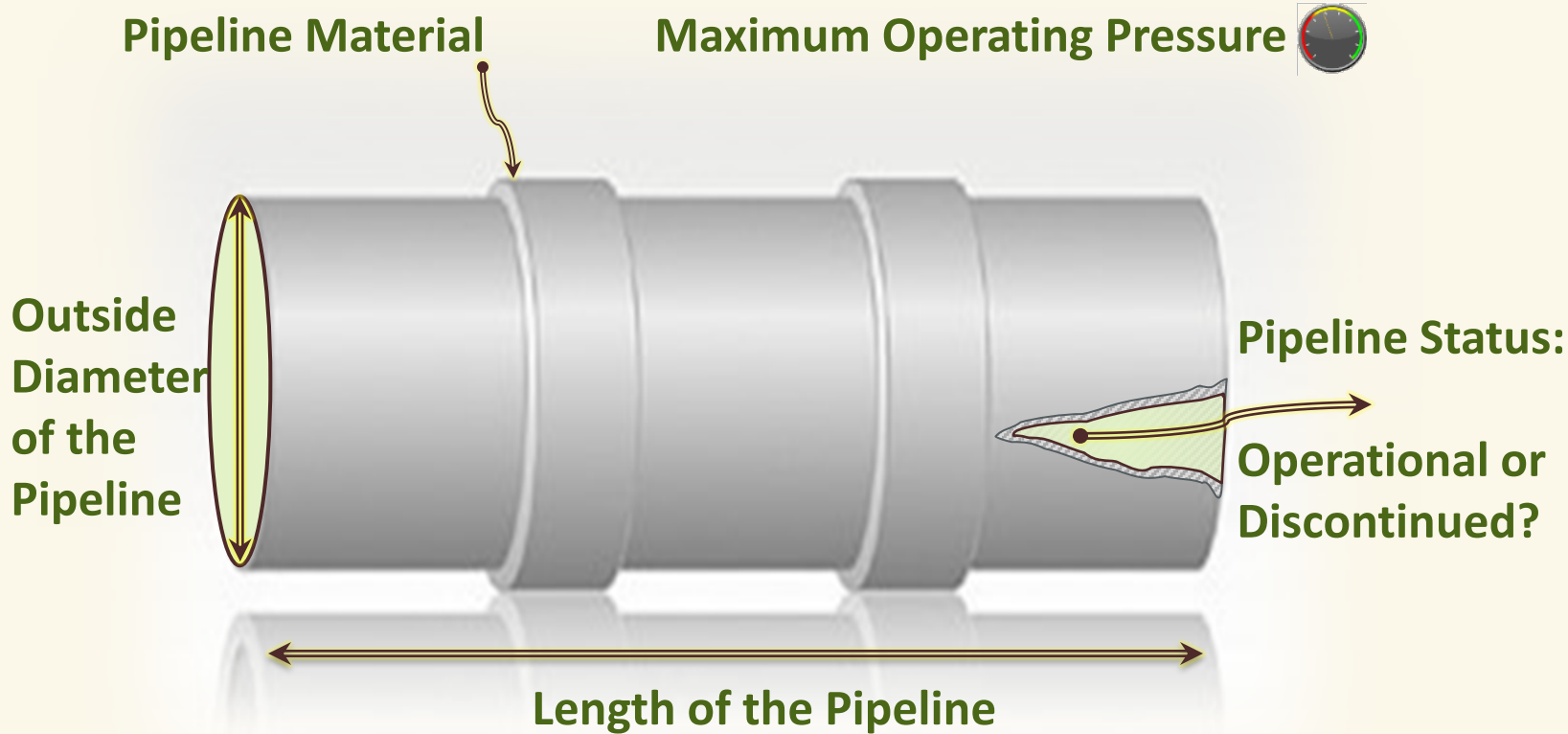


**Electric Power Systems
(ELE)**



**Electric Power
Generation
(EPG)**

Pipelines are assessed on:



Pipelines

Outside Dia. mm (OD) (Steel PL-ACC PL110)	Base Cost Schedule A (rounded)	Assessment Year Modifier Schedule B	Depreciation Factor Schedule C	Additional Depreciation Schedule D	Total Value per km
33.4 (1")	26,661	1.071	0.67	1.000	\$ 19,131
60.3 (2")	37,052	1.071	0.67	1.000	\$ 26,587
88.9 (3")	49,000	1.071	0.67	1.000	\$ 35,161
114.3 (4")	60,391	1.071	0.67	1.000	\$ 43,335
168.3 (6")	87,043	1.071	0.67	1.000	\$ 62,460
219.1 (8")	115,140	1.071	0.67	1.000	\$ 82,621
323.9 (12")	182,365	1.071	0.67	1.000	\$ 130,860
508 (20")	330,669	1.071	0.67	1.000	\$ 237,278
610 (24")	429,411	1.071	0.67	1.000	\$ 308,133
914 (36")	793,807	1.071	0.67	1.000	\$ 569,612
1067 (42")	1,016,919	1.071	0.67	1.000	\$ 729,711

Formula for Schedule A is: $[(0.5873 \times OD^2) + (340.9 \times OD) + 17,129] \times \text{length of PL (km)}$
 where OD = outside diameter in millimetres

Mackenzie County

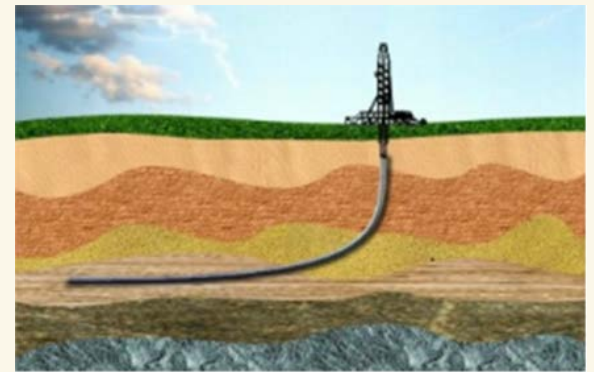
Linear Property Facts

Pipelines within the County...

- ▶ A -15.06% decrease of \$109,736,120 for a total of \$618.84 million
- ▶ 594 km decrease in pipeline, totaling 11,086 km of assessed pipeline with an outside diameter ranging from 1 inch to 48 inches
- ▶ 91% of the pipelines are between 3 inches and 8 inches in diameter
- ▶ 71 pipelines were discontinued and are now assessed at 90%
- ▶ 74% of the pipelines carry natural gas or oil well effluent
- ▶ The longest single continuous line is owned by NOVA Gas Transmission Ltd and is 75 km

Wells

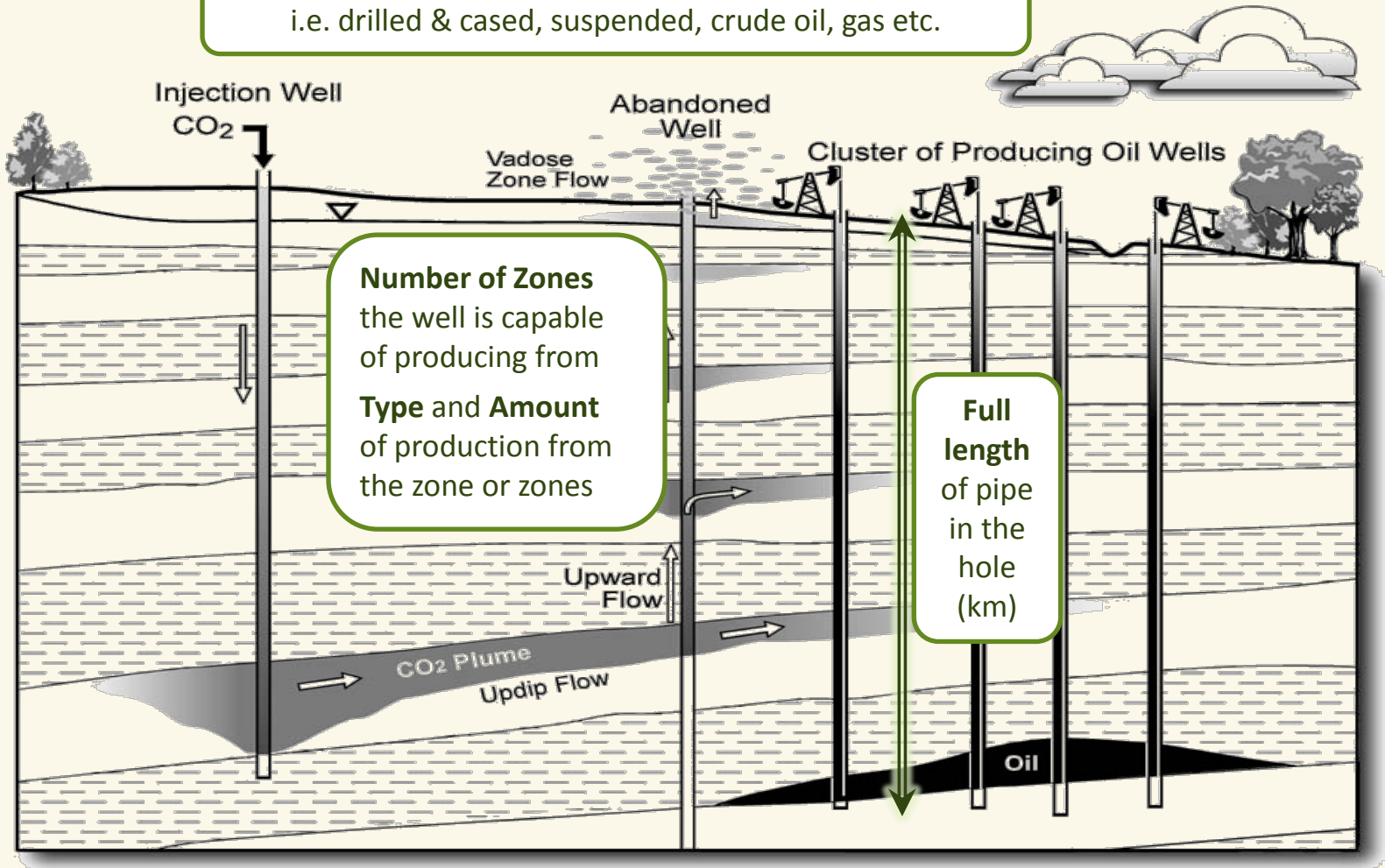
- ▶ Information about wells and their ownership is directly from the AER
- ▶ Monthly data are received from the AER
- ▶ Our unit uses Geographical Information System (GIS) to determine residing municipality



Wells are assessed on:

Well Status

i.e. drilled & cased, suspended, crude oil, gas etc.



Mackenzie County

Linear Property Facts

Wells within the County...

- ▶ There was a -15.52% decrease for the well assessment of \$40,123,300 for an assessed value of \$ 218.3 million
- ▶ In 2015, the county there were 213 fewer producing wells making a total of 4,088 assessed wells
- ▶ The average well assessment (on fully producing wells) is \$205,950. The highest assessment for a well is \$560,650
- ▶ The production from wells reduced 1.2 million hours, contributing to the drop the assessment
- ▶ The average depth of a well is 906m and the deepest assessed well is 3,950m

Telecommunications

Telecommunications (TEL) information is self reported by the company. Our Request For Information includes:

- ▶ Number and types of switches
- ▶ Length of the copper wire
- ▶ Length of fibre optic cable
- ▶ Number of drops (customers) and
- ▶ POP (Point of Presence) sites
- ▶ Number and location of receiving towers
- ▶ Cellular equipment

Cable Distribution

Cable Distribution Undertakings (CBL) information is reported by the company. Our Request For Information includes:

- ▶ Headend equipment
- ▶ Number of channels
- ▶ Length of the above ground or underground cable
- ▶ Length of fibre optic cable
- ▶ Number of hookups (customers)

Mackenzie County

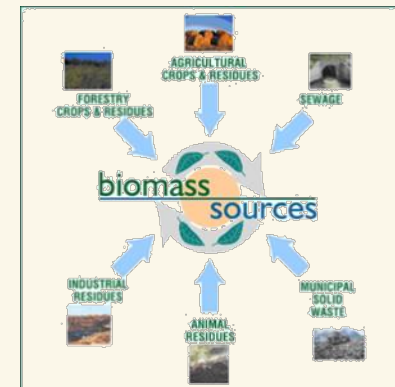
Linear Property Facts

Cable and Telecommunication within the County...

- ▶ The cable distribution assessment increased slightly by 0.48%, up \$2,630 due to inventory for a total of \$547,310
- ▶ There are approximately 1,500 km of copper wire with an assessed value of \$2.7 million
- ▶ There are approximately 440 km of fibre optic cable with an assessed value of \$1.7 million
- ▶ There was a 0.77% increase of \$124,650 in the telecommunication assessment for a total of \$16.2 million
- ▶ There are 35 towers and 17 cellular equipment sites with an assessed value of \$5.2 million

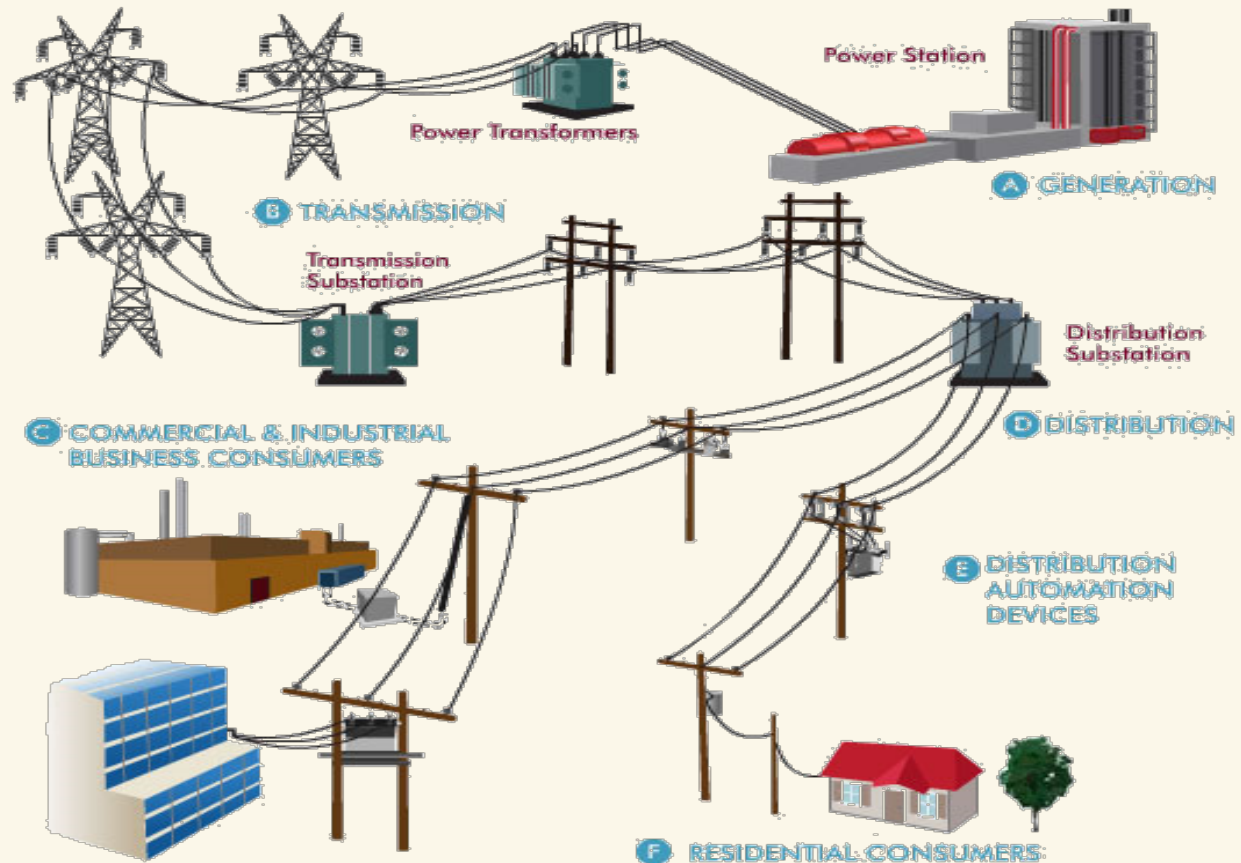
Electric Power Generation

Electric Power Generation (EPG) information is reported by the company. We request all project costs and project descriptions.



Electric Power Systems

Electric Power Systems (ELE) information is reported by the company.



Mackenzie County

Linear Property Facts

Electric power within the County...

- ▶ Electric power distribution had a 3.19% increase of \$3,60,370 for a total assessment of \$119.0 million
- ▶ There are over 550 km of electric transmission lines with an assessed value of \$24.8 million
- ▶ Electric power generation had a 4.23% decrease of \$2,207,130 for a total assessment of \$49.9 million
- ▶ There are 7 electric power substations with an assessed value of \$85.4 million
- ▶ There are electric power generation facilities with an assessed value of \$50.0 million

Requests for Information

Alberta Major Projects

An inventory of private and public sector projects in Alberta valued at \$5 million or greater. For questions, please contact majorprojects@gov.ab.ca.

Value: **\$15.5M** of **\$203.9B**
Projects: 2 of 883

Search Projects by Name

Map List

Municipality: Use my location
Mackenzie County x

Sector: All

Project Stage: All

Budget: \$5.0M - \$1.0B+

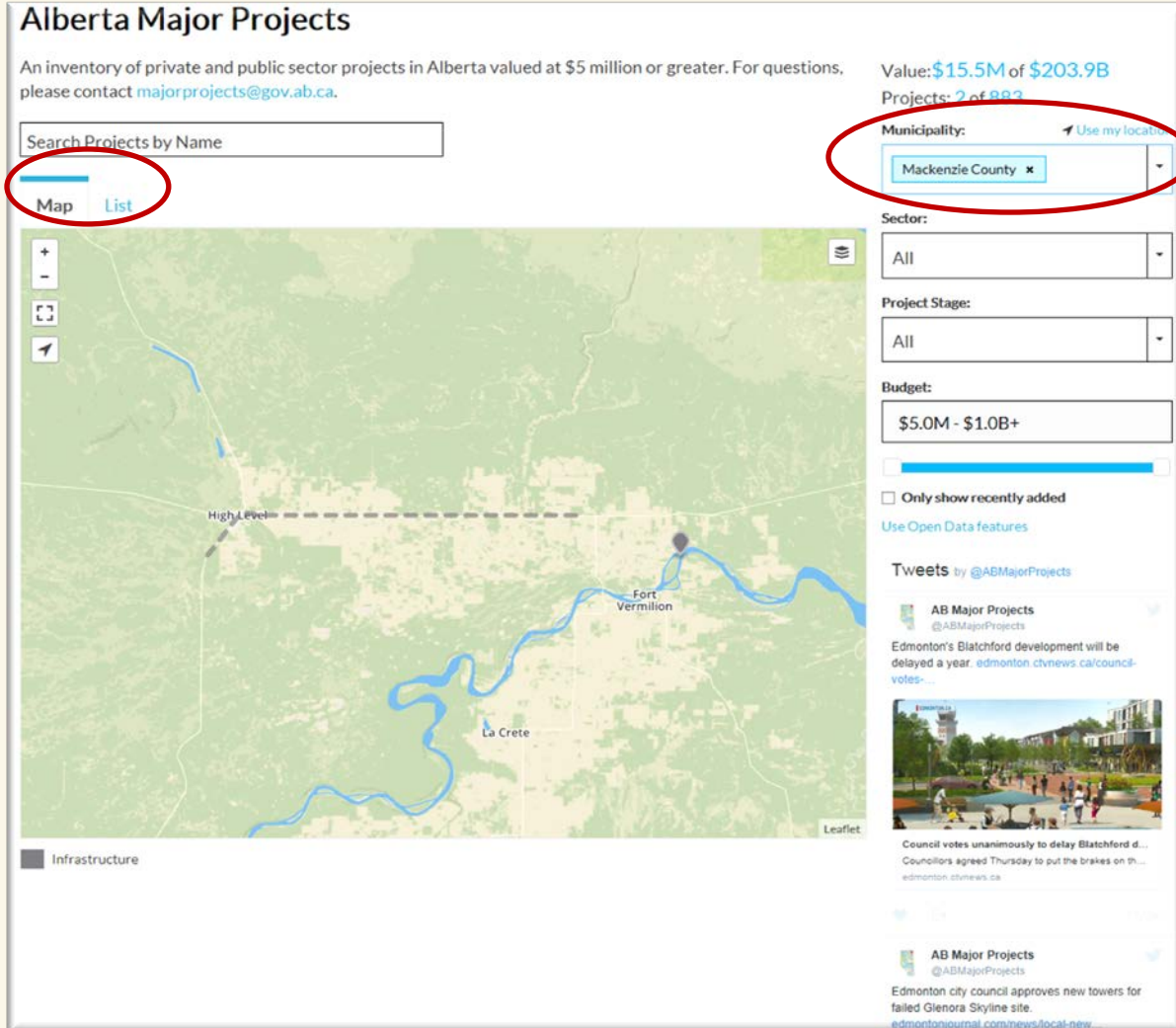
Only show recently added
[Use Open Data features](#)

Tweets by @ABMajorProjects

AB Major Projects @ABMajorProjects
Edmonton's Blatchford development will be delayed a year. [edmonton.ctvnews.ca/council-votes-...](#)

Council votes unanimously to delay Blatchford d...
Councillors agreed Thursday to put the brakes on th...
[edmonton.ctvnews.ca](#)

AB Major Projects @ABMajorProjects
Edmonton city council approves new towers for failed Glenora Skyline site. [edmontonjournal.com/news/local-new...](#)



The screenshot displays the 'Alberta Major Projects' web application. At the top, it provides a search bar and navigation options for 'Map' and 'List'. A red circle highlights the 'List' button. To the right, a summary shows the total value of projects as \$15.5M of \$203.9B, with 2 of 883 projects currently displayed. Below this, a series of filters are visible: 'Municipality' is set to 'Mackenzie County', 'Sector' is 'All', 'Project Stage' is 'All', and 'Budget' is '\$5.0M - \$1.0B+'. There are also checkboxes for 'Only show recently added' and a link to 'Use Open Data features'. The main content area features a map of the region, with a red circle around the 'Map' button. The map shows a river and several towns, including High Level, Fort Vermilion, and La Crete. A legend at the bottom left indicates 'Infrastructure'. On the right side of the map, there is a 'Tweets by @ABMajorProjects' section with two tweets. The first tweet is from 'AB Major Projects' and discusses the delay of the Blatchford development. The second tweet is also from 'AB Major Projects' and mentions the approval of new towers for the Glenora Skyline site.

<http://www.albertacanada.com/business/statistics/inventory-of-major-projects.aspx>

Requests for Information

Alberta Major Projects

An inventory of private and public sector projects in Alberta valued at \$5 million or greater. For questions, please contact majorprojects@gov.ab.ca.

Value: \$15.5M of \$203.9B

Projects: 2 of 883

Search Projects by Name

Municipality: Use My Location

Mackenzie County x

Map List

NAME	MUNICIPALITY	SECTOR	BUDGET	PROJECT STAGE	SCHEDULE
Highway 88 Bridge over Peace River	Mackenzie County	Infrastructure	\$9.1M	Announced	2014 - 2015
Hwy 58 and Hwy 35 Pave 13061	Mackenzie County	Infrastructure	\$6.4M	Announced	

Sector:

All

Project Stage:

All

Budget:

\$5.0M - \$1.0B+

Only show recently added

[Use Open Data features](#)

Tweets by @ABMajorProjects

 AB Major Projects
@ABMajorProjects

Edmonton's Blatchford development will be delayed a year. edmonton.ctvnews.ca/council-votes-...



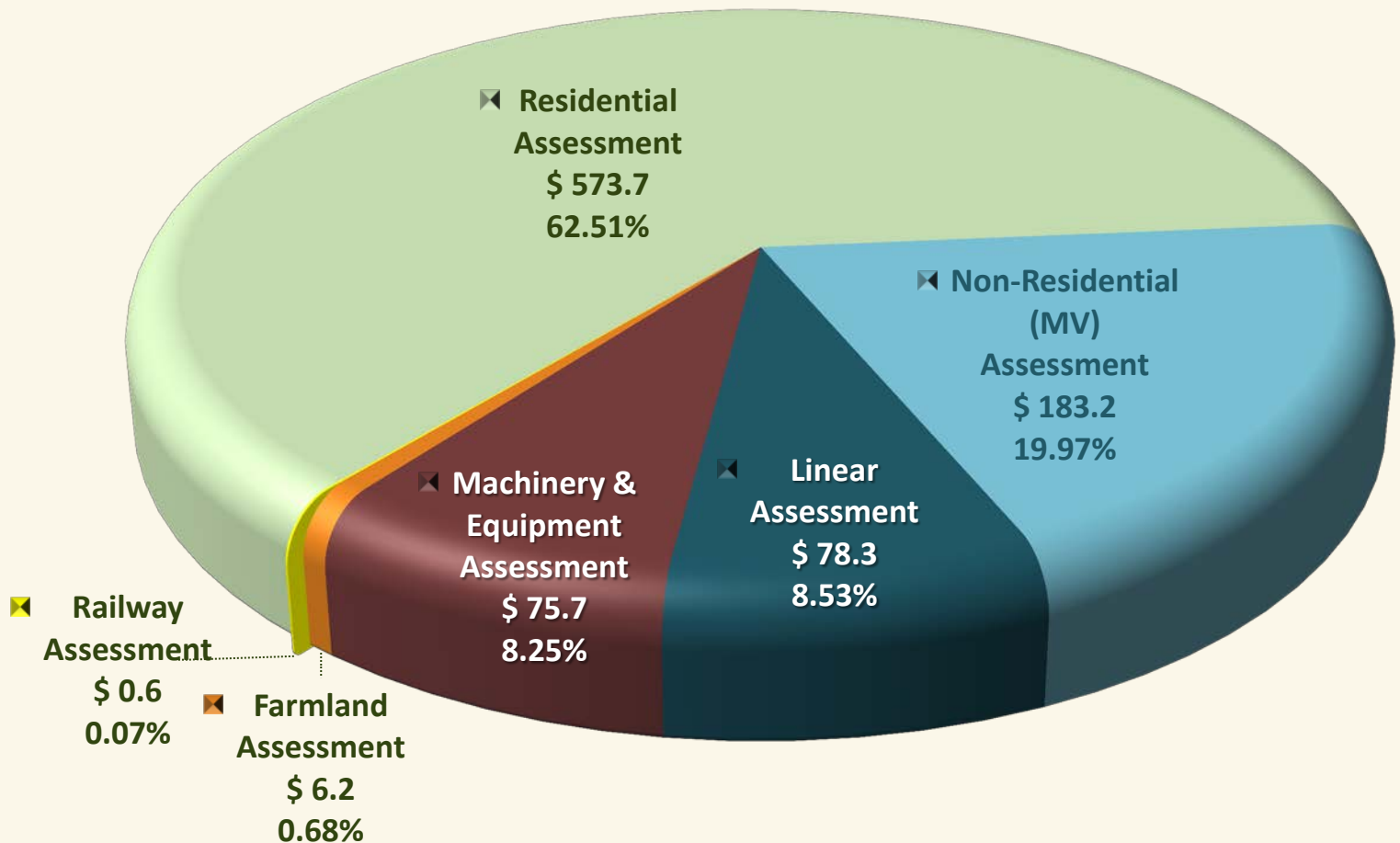
Council votes unanimously to delay Blatchford d...
Councillors agreed Thursday to put the brakes on th...
edmonton.ctvnews.ca

2015 Tax Year Provincial Property Assessment

\$917.9 Billion

Property Assessment
value displayed in
billions

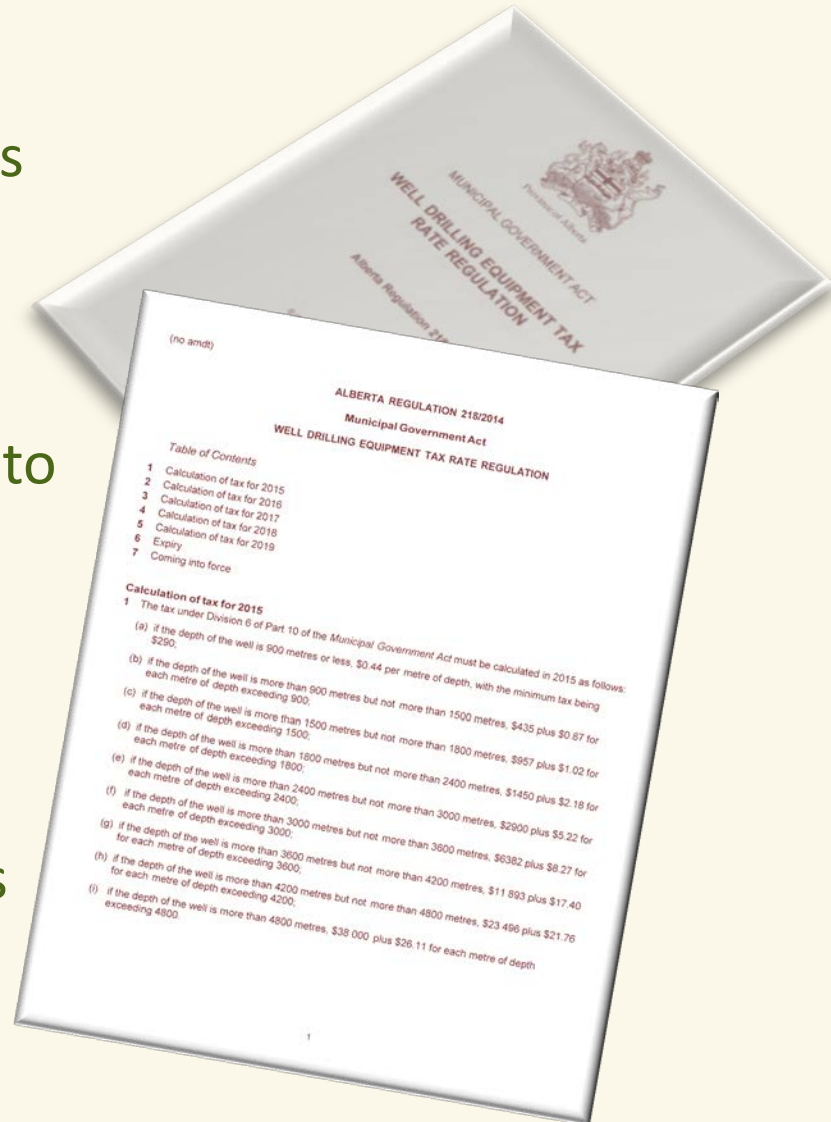
Data Source:
January 29, 2016 ASSET



Provincial Well Drilling Activity

Well drilling activity reports are provided to municipalities when a drill completion date was recorded at the AER for wells drilled within the municipal boundary in order to support the Well Drilling Equipment Tax Regulation.

The Activity Report now includes a total calculation as prescribed by the WDET Regulation.



Linear Property Assessment Team

Contacts

Chris Risling	780-422-8414	Director
David Imrie	780-427-1688	Manager, Utilities Operations
Michael Tautchin	780-644-8933	Operations Manager

Electric Power Systems

Michael Georgeson	403-754-6203	Linear Advisor (Red Deer)
Aaron Slotsve	780-644-7507	Linear Advisor
Brenda Therrien	780-422-8357	Linear Advisor

Telecommunication Systems

David Imrie	780-427-1688	Manager, Utilities Operations
Brenda Therrien	780-422-8357	Linear Advisor

Well and Pipeline

Janet Hayes	403-754-6298	Well & Pipe Coordinator (Red Deer)
Shanna McConnell	780-427-3969	Linear Advisor
Mike Minard	780-643-6381	Linear Advisor

Technical Staff

Maureen Maddock	780-644-7824	Assessment Technician
Gail Reykdal	780-422-8302	Assessment Technician
Claire Pemberton-Pigott	780-422-8887	Assessment Technician
Anita Sjouwerman	780-427-2725	Quality Assurance Analyst

QUESTIONS

