



## The City of Edmonton is preparing property assessments for the 2021 tax year. The assessed values must:

- Reflect market value of the property on July 1, 2020;
- Be derived using mass appraisal; and
- Be fair and equitable relative to comparable properties.




While there are still innumerable uncertainties pertaining to the global effects of COVID-19, we can be certain that the consequences of the pandemic will generate lasting, long-term marks on the commercial real estate industry. How property assessments will respond to the changing market conditions remains unclear, but the need to uphold the taxpayer's right to a fair and equitable market value assessment is of the utmost importance. We expect profound changes to mass appraisal systems and municipal budgeting are needed to ensure taxpayers do not face unsustainable property tax liability increases.

Without systematic change to assessment and taxation policy, property owners will face a tremendous amount of uncertainty with their property taxes. We take an active role in influencing change through negotiations and assessment appeals to ensure you are only paying your fair share in a turbulent market.

### We offer clients a scope of services and advisory consulting experience, including:

- Pre-Roll Consultation
- Evidence Preparation & Hearing Representation
- Comprehensive Assessment Review
- Pre-Hearing Negotiation
- Complaint Preparation
- Court Application Advisory Services

### What is the Fee Structure for Avison Young Real Estate Property Tax Services?

- 
**Option 1: Flat Fees**  
Flat fee/Hourly rate
- 
**Option 2: Flat Fee + Bonus**  
Flat fee plus a percentage of realized tax savings
- 
**Option 3: Contingency**  
A percentage of realized tax savings per annum



**Chris Hartley, Principal**  
+1 403 232 4331  
chris.hartley@avisonyoung.com

Chris Hartley has over 20 years experience managing realty tax liabilities for portfolios throughout Western Canada. His long history of successful assessment appeals has led to several changes to mass appraisal policy.



**Stephen Cook, Senior Vice President**  
+1 587 635 2860  
stephen.cook@avisonyoung.com

Stephen Cook's career in the real estate industry spans over 30 years. He has negotiated, arbitrated and written numerous leading decisions on assessment issues that have helped shape Alberta's assessment regime. Stephen is a life-time member of the Edmonton Real Estate Board.



**Josh Carr, Associate**  
+1 587 882 9769  
josh.carr@avisonyoung.com

Josh is a Candidate Member of the Appraisal Institute of Canada. He holds Masters' degrees in Economics and Business Administration. He often takes innovative statistical approaches to assessment appeals.

**Get more  
information**

**Property Tax Services**  
+1 780 428 7850

avisonyoung.com