

AP320
Assessment Principles

3 Credits

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AP320 Version: 12



Assessment Principles

Calendar Description

This course provides an overview of the property assessment and taxation system in Alberta. Advanced topics that govern assessment/taxation in both urban and rural jurisdictions are presented. Students are introduced to various aspects of provincial and local governmental responsibilities.

Rationale

This is a required course for Real Estate Appraisal and Assessment major of Business Administration program. Assessment is both a dynamic and challenging field requiring knowledge of market value of real property and provincial/municipal legislation. Familiarity with provincial and municipal processing in assessment is essential for students working in the industry.

Prerequisites

AP310 & AP344

Co-Requisites

AP444

Course Learning Outcomes

Upon successful completion of this course, the student will be able to

1. recognize and interpret the legislation that governs property assessment in Alberta.
2. complete assessments of regulated properties.
3. complete an assessment audit.
4. describe and calculate education tax.
5. explain equalization.
6. learn the requirements of Assessment Professionalism.

Resource Materials

Required Text:

Assessment Principles Resource Binder

Reference Text:

None

Conduct of Course

This course is taught using a combination of lectures, discussions, and workshops to explore assessment procedures.

Evaluation Procedures

EXAMS

Module 1	30%
Module 2	15%
Module 3	15%
Module 4	15%
Module 5	15%
Module 6	<u>10%</u>
TOTAL	100%

Attendance is mandatory for Module 6 (Professionalism).

Grade Equivalents and Course Pass Requirements

A minimum grade of D (50%) (1.00) is required to pass this course.

Letter	F	D	D+	C-	C	C+	B-	B	B+	A-	A	A+
Percent Range	0-49	50-52	53-56	57-59	60-64	65-69	70-74	75-79	80-84	85-89	90-94	95-100
Points	0.00	1.00	1.30	1.70	2.00	2.30	2.70	3.00	3.30	3.70	4.00	4.00

Students must maintain a cumulative grade of C (GPA - Grade Point Average of 2.00) in order to qualify to graduate.

Attendance

Regular attendance is essential for success in any course. Absence for any reason does not relieve a student of the responsibility of completing course work and assignments to the satisfaction of the instructor. Poor attendance may result in the termination of a student from a course(s).

The instructor will recommend that the Registrar withdraw any student who does not meet the established attendance requirements. A failing grade of RW (Required to Withdraw) will appear on the student's transcript.

In cases of repeated absences due to illness, the student may be requested to submit a medical certificate.

Instructors have the authority to require attendance at classes.

Course Units/Topics

Modules:

1. Legislation and regulations pertaining to assessment in Alberta.
2. Assessment audit, the expectations, and the parameters of acceptance.
3. Equalized assessment/overview of assessment in Alberta and education taxation.
4. Regulated assessment of farm properties and issues.
5. Regulated taxation of industrial properties and issues.
6. Professionalism in assessment.



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