

## PROPERTY APPRAISAL

**12 Mountain Circle SE  
Roll 291800**

**Description of Property:**

Lot:	19
Block:	1
Plan:	7911314
Lot Size:	518.30 Sq. Meters
Structure Type:	Bi Level
Building Area:	1,224 sq. ft.
Year Built:	1980
Current Use:	R1 Single Detached Res District
2022 Assessment:	\$392,000

**Property Rights to be Valued:** Fee Simple

**Appraisal Date:** October 24, 2023

**Purpose of Appraisal:** To establish market value for the tax recovery process for purposes of selling at a public auction.

**Market Value Definition:** The amount that a property might be expected to realize if it is sold on the open market by a willing seller to a willing buyer. (*Municipal Government Act Section 1(n)*).

**Appraisal Completed By:** Travis Kraft, Assessor

**Market Value Range:** There were 3 sales of similar properties between May 2023 and September 2023. This property only had an exterior inspection completed, so assumptions were made for interior condition. After adjusting the sales for time and comparability to the subject property, an analysis of the comparable sales indicates a probable auction selling price between \$425,000 to \$470,000.

**Market Value:** **\$440,000**

October 24, 2023

Date

*Valerie Cottreau*

Valerie Cottreau, AMAA  
City Assessor, City of Airdrie