

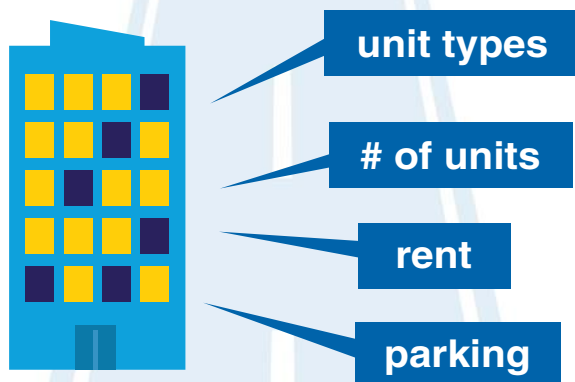
How multi-residential properties are assessed



Multi-residential properties range from low to high-rise apartments—all with seven or more self-contained units.

Data Collection

We collect property income and expense information from property owners each year to assist in establishing current and accurate property values according to their revenue-earning potential.



Potential Gross Income

— Vacancy and Collection Loss 

= Effective Gross Income


— Operating Expenses   

= Net Operating Income

÷ Capitalization Rate

= Assessed Value

We derive the capitalization rates by analyzing the relationship between the sale prices and the net incomes of relevant income-producing properties.



Visit aboutmyproperty.ca to access information on how your property was assessed, see the information we have on file and compare it to others in your area.