

# Special Purpose Property Analyst

## Position Summary:

Strathcona County is excited to introduce a new opportunity for a Special Purpose Property Analyst to join our Assessment and Tax team. In this role, you will take on meaningful work preparing complex industrial and linear property assessments of significant scope and scale. The successful candidate will be responsible for analyzing and interpreting property data, ensuring assessments are accurate and legislatively compliant, and defending those assessments before the Land and Property Rights Tribunal or the Assessment Review Board.

## Key Responsibilities:

- Lead the annual and supplementary assessment valuation of special purpose property including major industrial plants, machinery & equipment and linear property to ensure assessment accuracy, equity, timeliness and legislative compliance
- Review and analyze complex cost reporting details on new and existing properties, including capital expenditures, operating costs, depreciation schedules, and asset inventories to ensure consistent recalibrated cost reports
- Conduct site inspections and stakeholder engagement to validate cost reports and meet best practice inventory maintenance
- Act as a subject matter expert in resolution discussions or complaint hearings before the Land and Property Rights Tribunal and Assessment Review Board, preparing strong disclosure materials and collaborating with legal counsel
- Manage the Heartland Incentive Program and Strathcona Industrial Area Incentive Program, ensuring accurate application of exemptions, tracking accruals, and compliance with bylaws and agreements
- Develop impact analyses to evaluate how changes in property assessments affect municipal revenues, tax liabilities, and budget planning
- Participate and provide assessment and tax growth projections, specific to special purpose properties
- Build strong relationships and maintain open communication with internal departments, external organizations, and other levels of government, while representing the County on committees and consultations

## Qualifications and Skills:

- Relevant Post secondary Diploma with 9 years of related experience or a relevant Degree with 7 years of related experience
- Must hold a professional designation or accreditation in a relevant discipline such as engineering, assessment, or appraisal (i.e P.Eng, AMAA, CAE, or AACI); equivalencies may be considered
- Industrial experience (oil, gas, manufacturing, electric power systems etc.) is considered an asset
- Knowledge in engineering, procurement, project management and construction contracts
- Thorough understanding of appraisal concepts and the ability to apply that knowledge in a complex and changing regulated assessment sector
- Comprehensive knowledge of applicable legislation and the ability to incorporate it into the assessment process
- Supervisory and leadership skills and experience is considered an asset
- Proven interpersonal and communication skills and an ability to collaborate with and support various stakeholders and build relationships
- Demonstrated analytical and problem-solving skills

**Conditions of Employment:**

- Submission of a Satisfactory Criminal Record Check
- Valid Alberta Class 5 Driver's licence and submission of a 5-year Driver's Abstract with less than 7 demerits

**Who We Are:**

Strathcona County is a specialized municipality located in the heart of Alberta. Our vision is to become Canada's most livable community, where our workplace culture and identity are supported by our people plan and values of integrity, respect, safety, fairness, and cooperation.

**Why Join Strathcona County:** (depending on position)

- Competitive salary and comprehensive benefits package, which includes:
  - Extended health and dental coverage
  - Health and wellness spending account
  - Life and disability insurance
  - Retirement and pension programs
  - Earned day off program
  - Employee and family assistance program
- Commitment to employee development, through internal and external training and development opportunities
- Well-being programs and a safety culture focused on physical and psychological health in the workplace

Equivalencies of education and experience may be considered. This role may be eligible to participate in our hybrid work program.

This competition may be used to fill future vacancies for similar positions within the next 6 months.

Strathcona County is committed to an inclusive, respectful, and equitable workplace that represents the community we serve. We welcome applicants from all backgrounds who can contribute diverse perspectives and experiences.

We thank all applicants for their interest; however, only those selected for an interview will be contacted.

**Please apply on our website before 11:55pm on October 26, 2025: [Special Purpose Property Analyst - Strathcona County Careers](#)**