

2023 PROPERTY ASSESSMENT FAQ

How many properties did the City of Edmonton assess?

The City of Edmonton assessed 423,857 properties:

- 395,778 residential properties
- 28,079 non-residential and other residential (such as rental) properties

What is the total assessed value of all properties in Edmonton?

The value of all assessed properties in Edmonton stands at \$211.9B as of July 1, 2022, which is an overall increase of 6.99% when compared to 2021.

Overall taxable assessment (excluding schools and other buildings that do not pay property taxes) stands at \$188.1 billion—\$131.1 billion for residential properties and \$57 billion for non-residential and other residential properties—an overall increase of 6.3% when compared to the previous year.

What is the overall change in assessed value by assessment class?

- Residential class + 3.5%
- Non-residential class + 6.1%

What is the change in assessed value by residential property type?

- Detached homes + 4.6%
- Duplex, triplex and fourplex + 5.6%
- Condos, townhomes - 1.6%

What is the assessment change in the last five years?

On average, the five-year annual change in median property assessment for typical detached homes in Edmonton is 0.58%:

2023	2022	2021	2020	2019
4.6%	5.0%	-2.4%	-3.5%	-0.8%

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Which neighbourhoods within the City experienced the largest changes in values?

Depending on sales and the physical state of real estate, not all properties and neighbourhoods reflect the city-wide change in assessed value from year to year.

The five communities in which the median market value for detached homes increased the most		The five communities in which the median market value for detached homes decreased the most	
	From July 1, 2021 to July 1, 2022		From July 1, 2021 to July 1, 2022
Boyle Street	+14.12%	Ramsay Heights	-6.96%
Ogilvie Ridge	+12.25%	Westridge	-5.27%
Westbrook Estate	+11.15%	Brookside	-5.18%
Callingwood North	+10.38%	Windsor Park	-4.71%
Blue Quill Estates	+10.32%	Brander Gardens	-4.42%

What can property owners do if they do not agree with the 2023 assessed value?

The City uses a mass appraisal process, as required by provincial legislation, to assess all properties every year and estimate their property value as of July 1, but this system may not take into account unique or custom aspects that may contribute to a property's value. If property owners believe their assessment is inaccurate, they should review their assessment information online, and call 311 if they wish to discuss their assessment with a City assessor.

Online resources

General assessment information

[Edmonton.ca/assessment](https://edmonton.ca/assessment) provides basic assessment information, interactive property comparison maps and a tax estimator tool.

Property-specific assessment details

[MyProperty.edmonton.ca](https://myproperty.edmonton.ca) gives property owners access to reports on physical characteristics of their properties, sales information for properties similar to theirs and a five-year assessment history.

One-on-one support

If property owners come across an error in their properties' assessments, they may contact the City. Most assessment-related concerns can be resolved by speaking with a 311 agent or assessor—with no formal complaint fees required.

Call: [311](tel:311) (If outside of Edmonton: 780-442-5311)

Email: assessment@edmonton.ca

Formal complaint

If property owners disagree with their property's assessment, they can file a formal complaint with the Assessment Review Board no later than March 24, 2023.

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How do changes in property assessments affect property taxes?

City Council sets the amount of property tax that will be collected from all property owners. The City uses assessed property values to calculate the amount of municipal property and provincial education taxes individual property owners pay. A change in assessed values affects property taxes in the following manner:

Same as the overall value change = exact municipal tax increase

If the property's assessed value change is similar to the overall, city-wide assessed value change in their property class, the property owner will see a tax increase that is similar to the overall municipal tax increase.

Higher than overall assessed value change = higher increase than municipal tax increase

If the property's assessed value changed by more than the overall assessed value change, the property owner will see a greater than the overall municipal tax increase.

Lower than overall assessed value change = less than municipal tax increase

If the property's assessed value changed by less than the overall assessed value change, the property owner will see a tax increase that is less than the overall municipal tax increase.

What will the impact be on a typical homeowner?

The City's budget, passed in December 2022, calls for a 4.96% municipal property tax increase.

This means that the homeowner of a typical detached home that is valued at \$425,500 will pay approximately \$2,980 in municipal property taxes. If the property's value changed at the same rate as the overall residential market (+3.52%), this would equate to a 4.96% tax increase in 2023.

The final tax rate will be set in May when the municipal budget is confirmed and the Government of Alberta establishes its budget to fund the provincial education system.

When will the 2023 property tax notices be mailed?

Tax notices will be mailed in May 2023 with a payment deadline of June 30, 2023.