

# EDMONTON PROPERTY ASSESSMENT:

Edmonton

## 2018 OVERVIEW

JULY

1

2018 property assessment notices reflect  
Edmonton market conditions as of **July 1, 2017**



**393,181**  
# of properties



**369,599**

residential



**23,582**

non-residential and  
apartment buildings

**\$173.9 billion**  
total taxable assessed value



**\$117.7 billion**  
residential  
assessed value



**\$56.2 billion**  
non-residential and  
apartment buildings  
assessed value

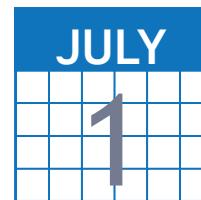


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# EDMONTON PROPERTY ASSESSMENT:

Edmonton

## RESIDENTIAL PROPERTIES



2018 property assessment notices reflect  
Edmonton market conditions as of **July 1, 2017**



**\$ 399,500**  
median assessed value  
for a single-family home



**\$ 211,000**  
median assessed value  
of condominiums  
and townhomes

increased 0.6%

decreased 2.8%

**\$ 117.7 billion**  
total residential taxable assessed value

change by neighbourhoods  
typical single-family, detached homes  
increased the most

	between July 1, 2016 and July 1, 2017	average annual change, over 5yrs
Windor Park	+9.6%	+4.6%
Quesnell Heights	+8.9%	+3.4%
Glenora	+8.6%	+4.0%
Oliver	+8.6%	+5.8%
Virginia Park	+8.4%	+3.5%

decreased the most

	between July 1, 2016 and July 1, 2017	average annual change, over 5yrs
Rural North East	-9.1%	-0.2%
Horse Hill		
Central McDougall	-5.8%	+4.4%
Boyle Street	-5.5%	+3.5%
The Orchards	-4.5%	-0.8%
Summerside	-3.6%	+1.1%



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## HISTORY



**376,560**

2016

**388,074**

2017

**393,181**

2018



median assessed value  
of a single-family, detached home

**\$408,000**

2016

**\$397,000**

2017

**\$399,500**

2018



median assessed value  
of condominiums and townhomes

**\$227,000**

2016

**\$217,000**

2017

**\$211,000**

2018



# EDMONTON PROPERTY ASSESSMENT:

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## MULTI- AND NON-RESIDENTIAL

JULY

1

2018 property assessment notices reflect  
Edmonton market conditions as of **July 1, 2017**



**23,582**  
# of non-residential and  
apartment buildings

**\$56.2 billion**  
taxable assessed value

### change in median property values

Hotel/Motel	-2.3%
Industrial Condominium	+3.2%
Industrial	+3.2%
Office Suburban	-6.0%
Office Downtown	-15.0%
Retail	+8.0%
Retail Condominium	+1.0%
Retail Plaza	+12.0%
Shopping Centre	+11.7%
Special Purpose	0.0%

Multi-residential  
(apartment buildings) **+7.4%**



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# ESTIMATED PROPERTY TAXES:

Edmonton

property  
tax bills  
mailed

MAY

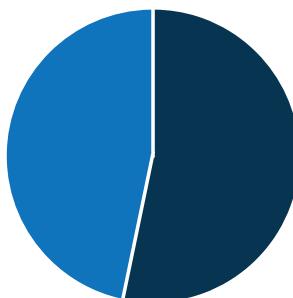
22

property  
taxes  
due

JUNE

30

2018 operating budget: City of Edmonton



**\$2.7 billion**  
total operating budget

**~56%** to be collected  
in property taxes

**3.2 %** operating budget  
increase



impact on a typical homeowner

median single-family, detached home is assessed at \$399,500

estimated  
municipal property  
taxes

**\$2,468**

provincial education  
property  
taxes

**TBD**  
in April 2018



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