

EDMONTON PROPERTY ASSESSMENT:

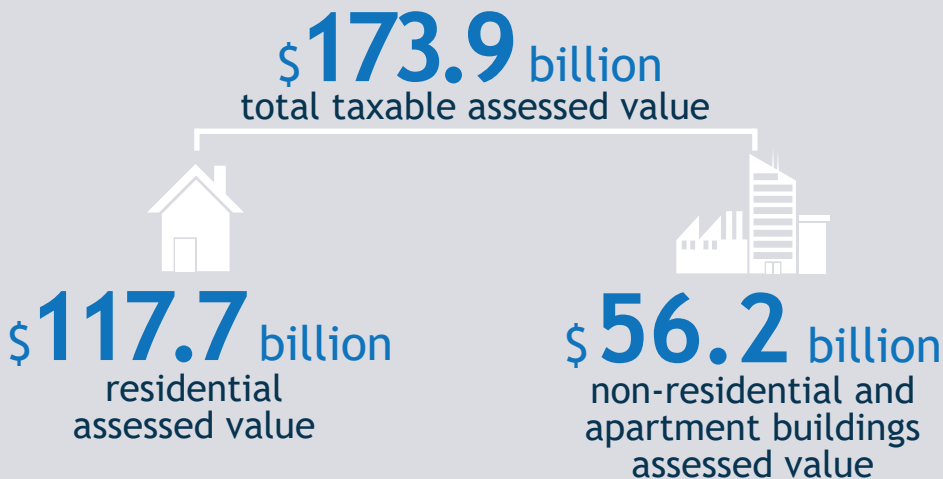
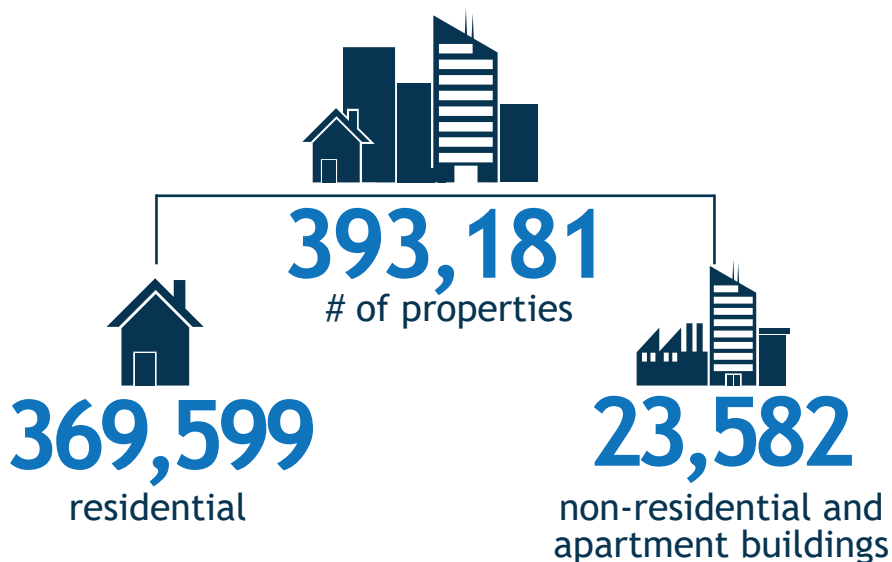
Edmonton

2018 OVERVIEW

JULY

1

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

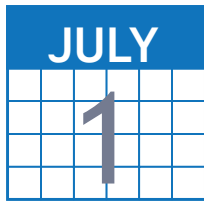


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EDMONTON PROPERTY ASSESSMENT:

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

increased 0.6%



\$211,000

median assessed value
of condominiums
and townhomes

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	-5.8%	+4.4%
Central McDougall	-5.5%	+3.5%
Boyle Street	-4.5%	-0.8%
The Orchards	-3.6%	+1.1%



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EDMONTON PROPERTY ASSESSMENT:

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HISTORY



total # of properties

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



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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

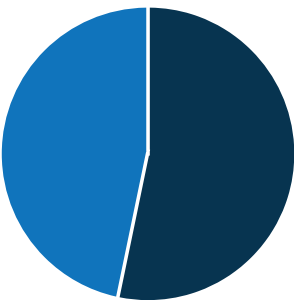
property
tax bills
mailed

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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