

EDMONTON PROPERTY ASSESSMENT:

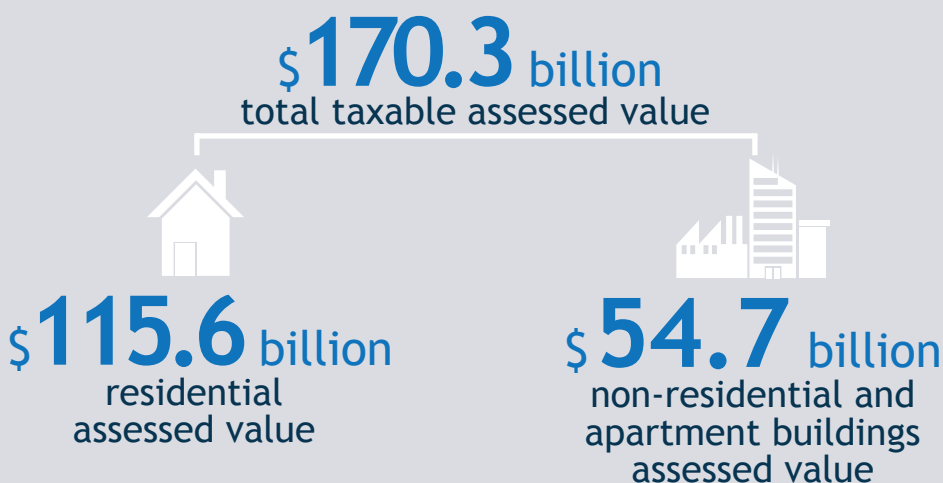
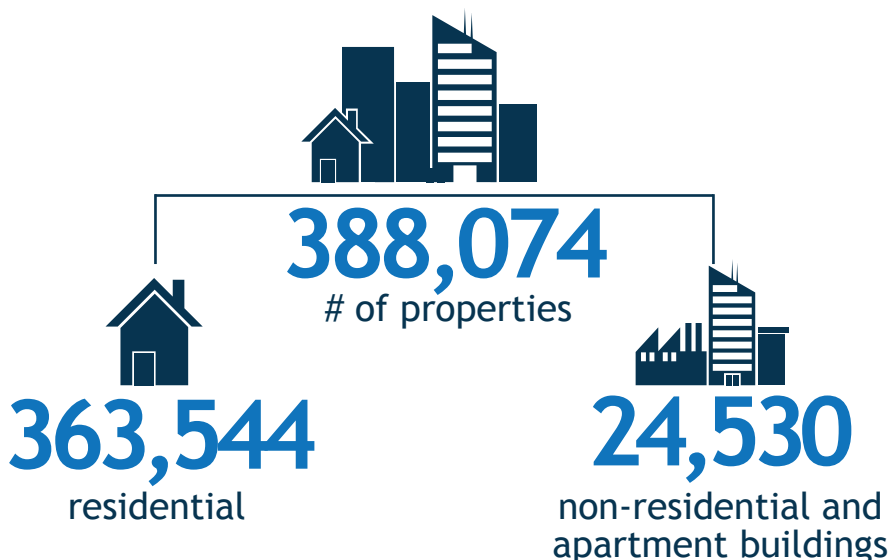
Edmonton

2017 OVERVIEW

JULY

1

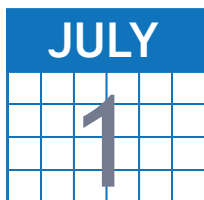
2017 property assessment notices reflect
Edmonton market conditions as of **July 1, 2016**



EDMONTON PROPERTY ASSESSMENT:

Edmonton

RESIDENTIAL PROPERTIES



2017 property assessment notices reflect
Edmonton market conditions as of **July 1, 2016**



\$397,000

median assessed value
for a single-family home

decreased 2.7%



\$234,000

median assessed value
of condominiums,
townhomes, manufactured
and other homes

decreased 2.3%

\$115.6 billion

total residential taxable assessed value

change by neighbourhoods

increased the most

	between July 1, 2014 and July 1, 2015	five-year average change
Central McDougall	+12.0%	+5.0%
Boyle Street	+10.2%	+5.3%
Paisley	+9.4%	n/a
Queen Mary Park	+6.8%	+3.8%
Oliver	+6.7%	+3.0%

decreased the most

	between July 1, 2014 and July 1, 2015	five-year average change
Rural North East	-16.0%	+3.5%
Horse Hill	-12.2%	n/a
Desroachers Area	-12.2%	n/a
Stewart Greens	-10.7%	n/a
Riverview Area	-7.6%	n/a
Skyrattler	-6.1%	-0.1%



EDMONTON PROPERTY ASSESSMENT:

Edmonton

MULTI- AND NON-RESIDENTIAL

JULY

1

2017 property assessment notices reflect
Edmonton market conditions as of July 1, 2016



24,530

of non-residential and
apartment buildings

\$ 54.7 billion
taxable assessed value

median change in property values

Hotel/Motel	0.0%
Industrial Condominium	-4.6%
Industrial	-7.3%
Office	0.0%
Retail	-4.6%
Retail Condominium	-3.3%
Retail Plaza	-2.4%
Shopping Centre	+0.1%
Special Purpose	-4.2%

Multi-residential (apartment buildings)	-9.7%
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EDMONTON PROPERTY ASSESSMENT:

Edmonton

HISTORY



total # of properties

362,223

2015

376,560

2016

388,074

2017



median assessed value
of a single-family, detached home

\$ 401,000

2015

\$ 408,000

2016

\$ 397,000

2017



median assessed value
of condominiums, townhomes,
manufactured and other homes

\$ 228,500

2015

\$ 239,500

2016

\$ 234,000

2017



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ESTIMATED PROPERTY TAXES

Edmonton

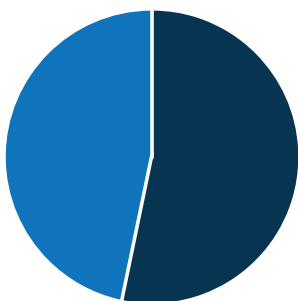
property
tax bills
mailed

MAY
23

property
taxes
due

JUNE
30

2017 operating budget: City of Edmonton



\$2.5 billion
total operating budget

~56% to be collected
in property taxes

3.4% operating budget
increase



impact on a typical homeowner

median single-family, detached home is assessed at \$397,000

estimated
municipal property
taxes

\$2,319

provincial education
property
taxes

TBD

in April 2017



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