EDMONTON PROPERTY ASSESSMENT:
2021 OVERVIEW

2021 property assessment notices reflect Edmonton market conditions as of July 1, 2020

**JULY 1**

# of properties

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>382,641</td>
<td>$131 billion</td>
</tr>
<tr>
<td>Non-residential and</td>
<td>30,809</td>
<td>$40 billion</td>
</tr>
<tr>
<td>Apartment buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>413,450</td>
<td><strong>$171 billion</strong></td>
</tr>
</tbody>
</table>

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2021 property assessment notices reflect Edmonton market conditions as of July 1, 2020

$130 billion
total residential taxable assessed value

median assessed value for a single-family home
$380,500
change in assessed value of -2.4%

median assessed value of condos and townhomes
$181,500
change in assessed value of -2.72%

median of percent changes by neighbourhoods

increased the most

Prince Rupert +7.2%
Westridge +6.1%
Laurier Heights +5.0%
Windsor Park +4.2%
McQueen +3.8%

decreased the most

Elsinore -8.6%
Capilano -7.9%
Baturyn -7.8%
Fraser -7.8%
Oliver -7.8%

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EDMONTON PROPERTY ASSESSMENT:

HISTORY

- **total # of properties**
  - 400,076 (2019)
  - 407,804 (2020)
  - 413,450 (2021)

- **median assessed value of a single-family, detached home**
  - $399,500 (2019)
  - $387,000 (2020)
  - $380,500 (2021)

- **median assessed value of condominiums and townhomes**
  - $193,500 (2019)
  - $185,000 (2020)
  - $181,500 (2021)

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EDMONTON PROPERTY ASSESSMENT:

MULTI- AND NON-RESIDENTIAL

JULY 1

2021 property assessment notices reflect Edmonton market conditions as of July 1, 2020

30,809 # of non-residential and apartment buildings

$53 billion taxable assessed value

median of percent changes in property values

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/Motel</td>
<td>-42.2%</td>
</tr>
<tr>
<td>Industrial Condominium</td>
<td>-4.2%</td>
</tr>
<tr>
<td>Industrial</td>
<td>-2.2%</td>
</tr>
<tr>
<td>Office</td>
<td>-10.0%</td>
</tr>
<tr>
<td>Retail</td>
<td>-6.3%</td>
</tr>
<tr>
<td>Retail Condominium</td>
<td>0.0%</td>
</tr>
<tr>
<td>Retail Plaza</td>
<td>-7.8%</td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>-6.8%</td>
</tr>
<tr>
<td>Special Purpose</td>
<td>-0.4%</td>
</tr>
<tr>
<td>Multi-residential (apartment buildings)</td>
<td>-9.0%</td>
</tr>
</tbody>
</table>
ESTIMATED PROPERTY TAXES:

Property tax bills mailed:
- **MAY 25**

Property taxes due:
- **JUNE 30**

2021 operating budget: City of Edmonton

- $3.12 billion total operating budget
- ~57% to be collected in property taxes
- 0.0% estimated municipal tax increase

Impact on a typical homeowner:
Median single-family, detached home is assessed at $380,500

- Estimated municipal property taxes: $2,669
- Provincial education property taxes: TBD in April 2021

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