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

**2021 OVERVIEW**

- **# of properties:** 413,450
  - **Residential:** 382,641
  - **Non-residential and apartment buildings:** 30,809

- **Total taxable assessed value:** $175 billion
  - **Residential assessed value:** $118 billion
  - **Non-residential and apartment buildings assessed value:** $57 billion

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$130 billion
total residential taxable assessed value

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Median Assessed Value</th>
<th>Change in Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family home</td>
<td>$380,500</td>
<td>-2.4%</td>
</tr>
<tr>
<td>Condos and townhomes</td>
<td>$181,500</td>
<td>-2.72%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Total # of Properties</th>
<th>Median Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>400,076</td>
<td>$399,500</td>
</tr>
<tr>
<td>2020</td>
<td>407,804</td>
<td>$387,000</td>
</tr>
<tr>
<td>2021</td>
<td>413,450</td>
<td>$380,500</td>
</tr>
</tbody>
</table>

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

- **Median assessed value of condominiums and townhomes**
  - 2019: $193,500
  - 2020: $185,000
  - 2021: $181,500

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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

- Hotel/Motel: -42.2%
- Industrial Condominium: -4.2%
- Industrial: -2.2%
- Office: -10.0%
- Retail: -6.3%
- Retail Condominium: 0.0%
- Retail Plaza: -7.8%
- Shopping Centre: -6.8%
- Special Purpose: -0.4%

- Multi-residential (apartment buildings): -9.0%

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ESTIMATED PROPERTY TAXES:

- **Property tax bills mailed**: May 22
- **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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