

HOW DO YOU COMPARE?

EXPLAINING THE RELATIONSHIP BETWEEN THE CHANGE IN YOUR ASSESSED VALUE AND PROPERTY TAXES

The City of Edmonton uses the assessed value of your property to calculate your property taxes. However, increases or decreases in assessed values do not automatically translate into increases or decreases in property taxes.

To anticipate the property tax change you might see on your next tax bill, it's critically important to understand how your property's assessed value change compares to the overall assessed property value change in Edmonton. The examples below feature residential assessment and tax impacts.

JUST LIKE 2026 AVERAGE

If your property's value change is similar to the overall city-wide assessed value change, you will see a tax change that is similar to the average municipal tax change.

**OVERALL
ASSESSED
VALUE CHANGE**

5.7%

**TOTAL
PROPERTY TAX
INCREASE**

8.0%

7.3% MUNICIPAL
PROPERTY TAX CHANGE

10.2% PROVINCIAL EDUCATION
PROPERTY TAX CHANGE

THIS YEAR'S INCREASE DIFFERS FROM THE BUDGETTED TAX INCREASE OF 6.9% DUE TO A DECISION TO PHASE OUT THE "OTHER RESIDENTIAL" TAX DIFFERENTIAL ON MULTI-FAMILY PROPERTIES. THIS RESULTS IN A SLIGHTLY HIGHER TYPICAL TAX INCREASE FOR THE REMAINING RESIDENTIAL INVENTORY.

HIGHER THAN AVERAGE

If your property's assessed value changed by more than the overall assessed value change, you will see a greater than average municipal tax change.

ASSESSED VALUE

TOTAL PROPERTY TAX CHANGE

Municipal Property Tax Change
Provincial Education Property Tax Change

	6%	7%	8%	9%	10%
TOTAL PROPERTY TAX CHANGE	8.3%	9.4%	10.4%	11.4%	12.4%
Municipal Property Tax Change	7.6%	8.6%	9.7%	10.7%	11.7%
Provincial Education Property Tax Change	10.6%	11.6%	12.6%	13.7%	14.7%

LOWER THAN AVERAGE

If your property's assessed value changed by less than the overall assessed value change, you will see a tax change that is less than the average municipal tax change.

ASSESSED VALUE

TOTAL PROPERTY TAX CHANGE

Municipal Property Tax Change
Provincial Education Property Tax Change

	1%	2%	3%	4%	5%
TOTAL PROPERTY TAX CHANGE	3.2%	4.3%	5.3%	6.3%	7.3%
Municipal Property Tax Change	2.5%	3.6%	4.6%	5.6%	6.6%
Provincial Education Property Tax Change	5.3%	6.4%	7.4%	8.5%	9.5%