2025 Assessment Roll Findings

January 10, 2025


All my relations
Teci mani bi
Ito
Nechi
Niitotapiimitis
Oghanit'a
Agicikapa dami
Sistlaya
Nokosaa
Sinajunagha inigi gwanistłi
Gwanistłi niyis?ini
Anagixaptabi
Niitak'a
Kimimotsik
Nisk'a?agulaga
Wahkotowin
Guna
Xeym oyade wakohne bi cegiyabi ne oh!gicipa bith
Pimachihowin
Iistsipapiiyop
Sits'isi izists'iy asinisin
Sikadi diya
Mamawi atoskiwin
Ahogicipabi
Kaskonitapiiks
Wanagici kodabi
Xalukuwa
Sits'isi sidzanagha agunilii asinisin
Niksokawa
Siyisgaas
Owamipiyotsiyop
Niiitsan
Niihiyiyał
Wahigicobi
Oghast'a asinisin
Napii
Ino
Sakihitohwin
Gwanistłi naniya
Sisdina
Ahtsinikotsyop
Kuniya
Oksisawatsop
Izists'iy
Isgaakuwa
Niitsitapiipitmiks
Daguwicawa
Sinajuna
Niwhkmkanak

Assessment, budget and tax annual cycle

July 1, 2024	2025 property assessment valuation date
Oct. 2 to Nov. 15, 2024	2025 Pre-Roll Consultation Period
Nov. 22, 2024	Council approved Adjustments to the 2023-2026 Service Plans and Budgets
Dec. 31, 2024	2025 property assessment characteristics & physical condition date
Jan. 10, 2025	2025 Property Assessment Notice mailing
Jan. 10 to March 21, 2025	2025 Customer Review Period
March 2025	Council approves Property Tax Bylaw and finalizes tax rates
May 2025	Tax bill mailing
June 30, 2025	2025 property tax due date

2025 Pre-Roll highlights

Stability to the municipal tax system

Pre-roll provides **non-residential and multi-residential** property owners with a collaborative approach to determining market values, which provides tax certainty for property owners and a stable assessment tax base for The City.

$42 B

Total assessed value of the taxable non-residential and multi-residential base secured in agreements

3,200

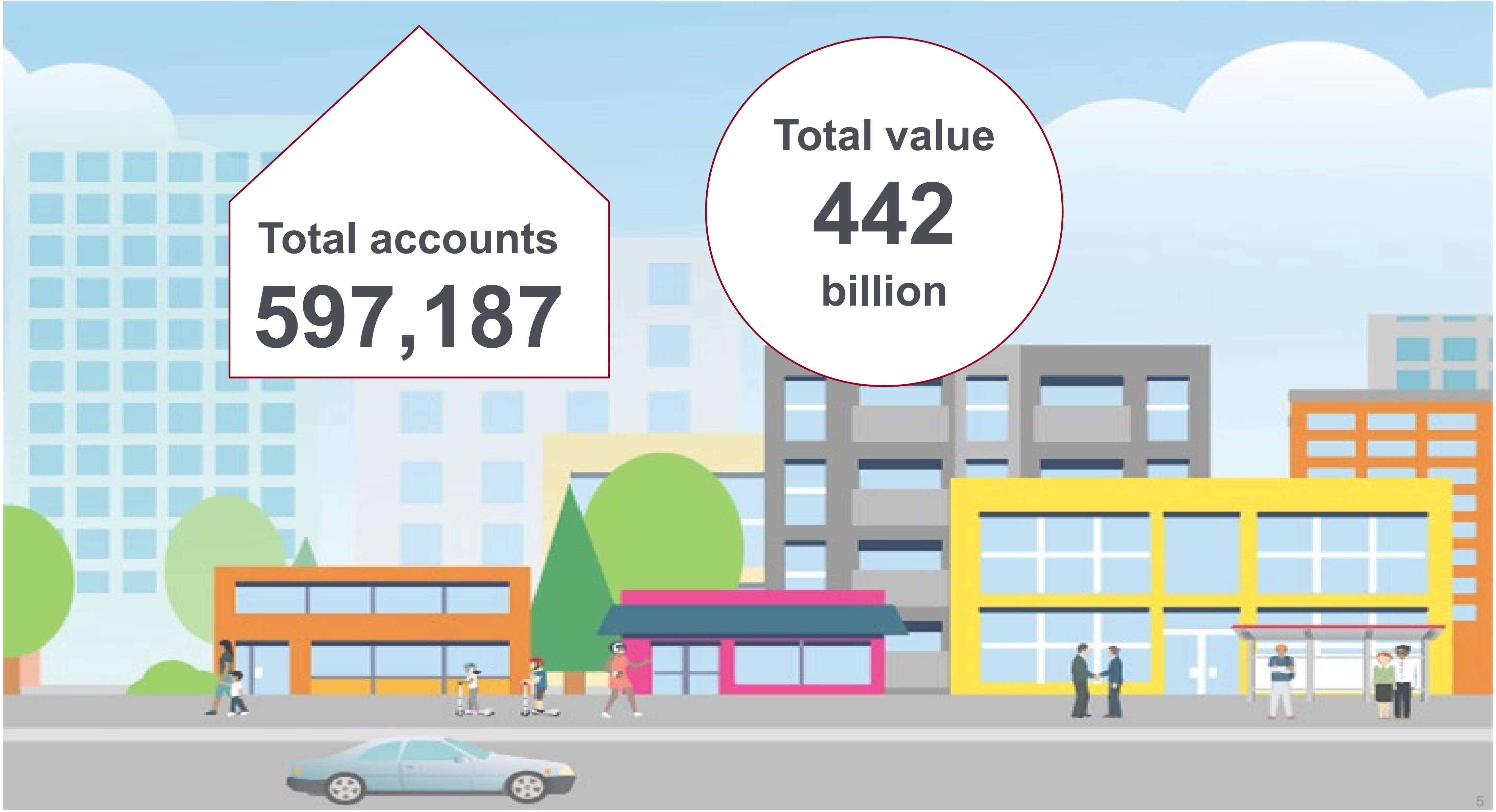
total number of signed agreements

Providing a stable and reliable property assessment system to fund public services

of the total $19.8 B
taxable multi-residential assessment tax base is secured

of the total $62.5 B
taxable non-residential assessment tax base is secured

2025 property assessment roll findings



2025 property assessment roll

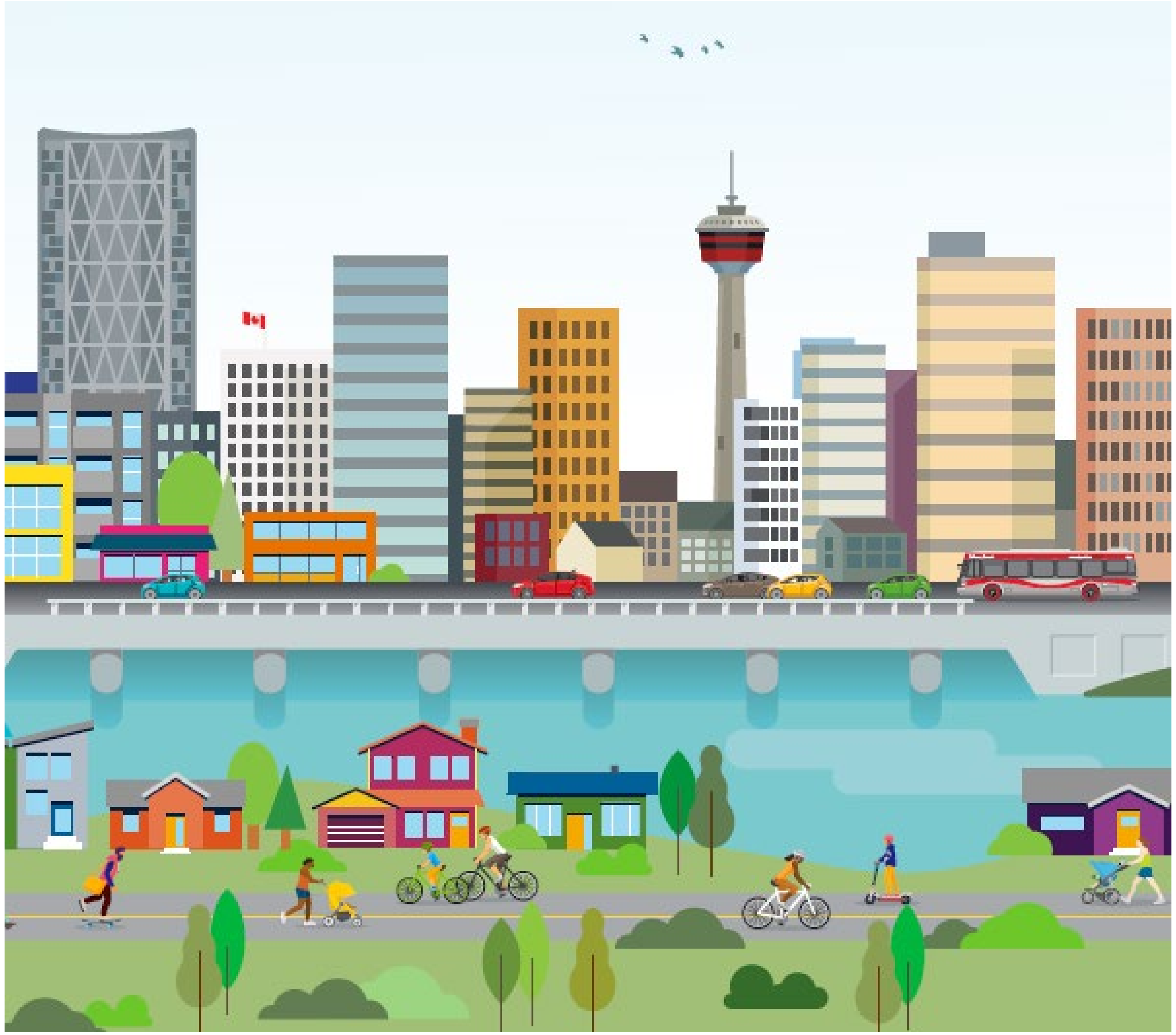
Total taxable accounts and value

	Residential	Non-residential
# of taxable accounts	568,378	15,220
Total assessed value (billion)	344.7	82.8

Typical market changes – 2025 roll

Residential
Typical Market Change

15%
Typical Market Change

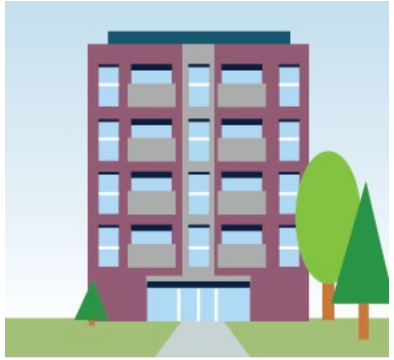
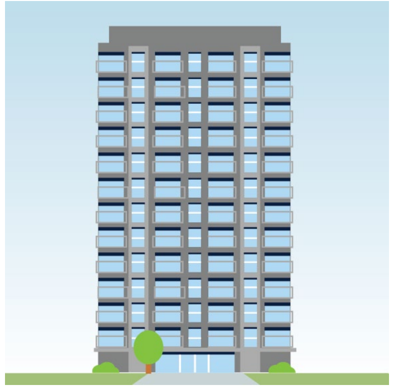


Non-residential
Typical Market Change

3%
Typical Market Change

2025 residential market change by property types

Residential assessment class typical change: **15%**
% change from 2024 to 2025

Single Residential	Residential Condominiums	Multi-residential
		
14%	**22%**	**10%**

Residential assessment median values

	2023	2024	2025
Single residential median assessment	**555,000**	**610,000**	**697,000**
Residential condominium median assessment	**255,000**	**295,000**	**359,000**

2025 Hail impacted value adjustments

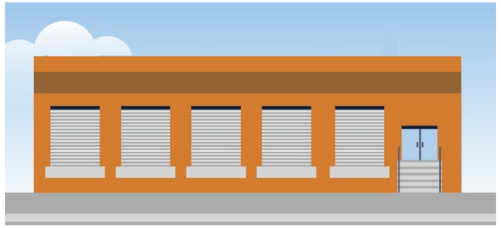
Over 51,000 properties mostly in the following communities		
Carrington	Cornerstone	Country Hills
Coventry Hills	Cityscape	Evanston
Glacier Ridge	Harvest Hills	Lewisburg
Livingston	MacEwan	Moraine
Nolan Hill	Panorama Hills	Redstone
Sandstone Valley		

2025 non-residential market change by property types

Non-residential assessment class typical change: **3%**

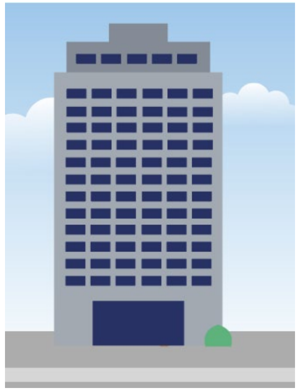
% change from 2024 to 2025

Industrial



5%

Office



2%

Retail

2%

The City's assessment and tax system

When assessment values go up | Tax rates go down

Year	Median Single Residential Assessment	Residential Municipal Property Tax Rate
2025	697,000	0.0038810*
2024	610,000	0.0042036
2023	555,000	0.0043319
2022	485,000	0.0046950
2021	445,000	0.0048250
2020	455,000	0.0047795

=

Your Municipal Share

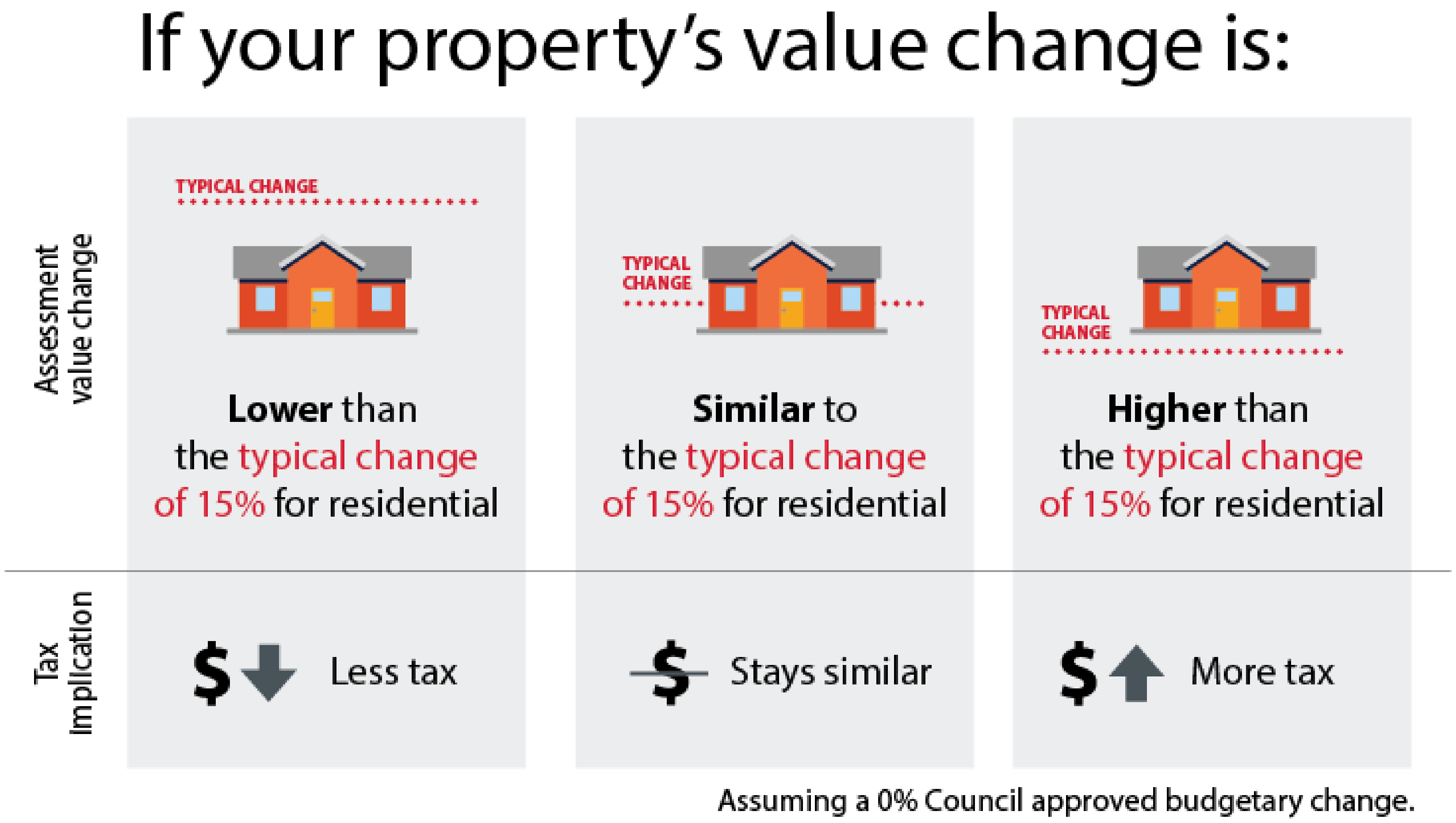
Your relative assessment change

+

Budgetary Change

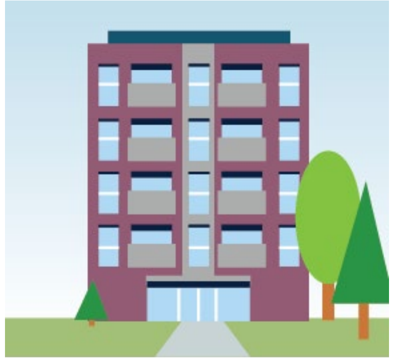
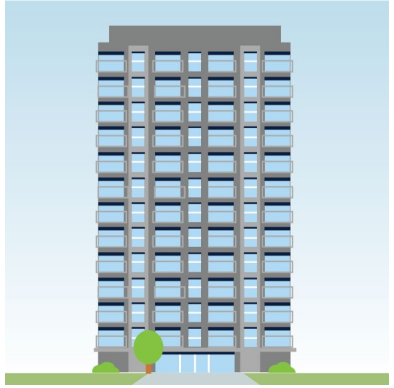
*Subject to finalization

Assessment value changes and tax implications



Residential assessment typical change: 15%

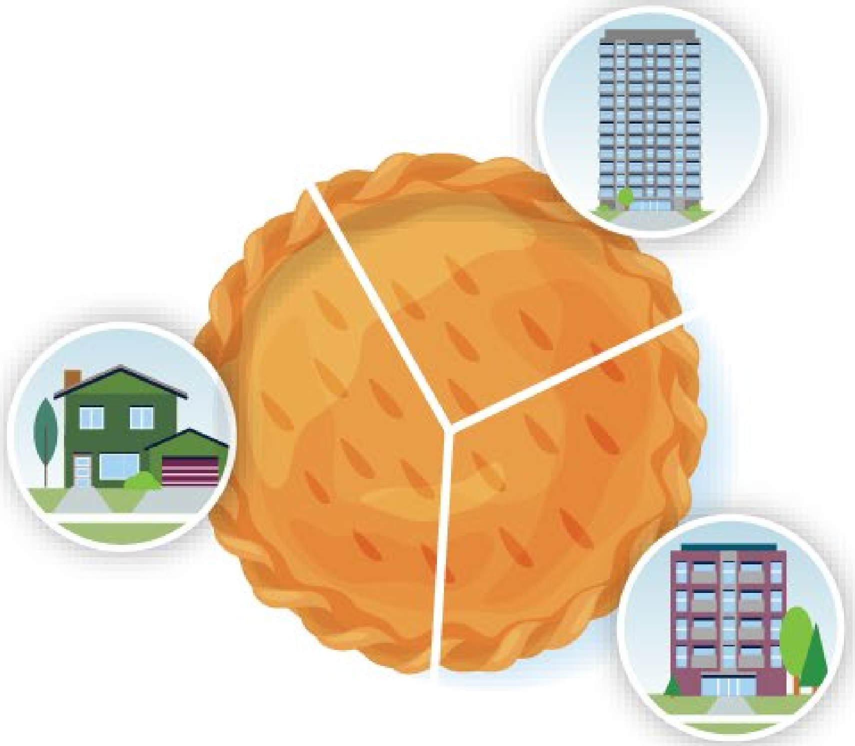
Assessment Value Change

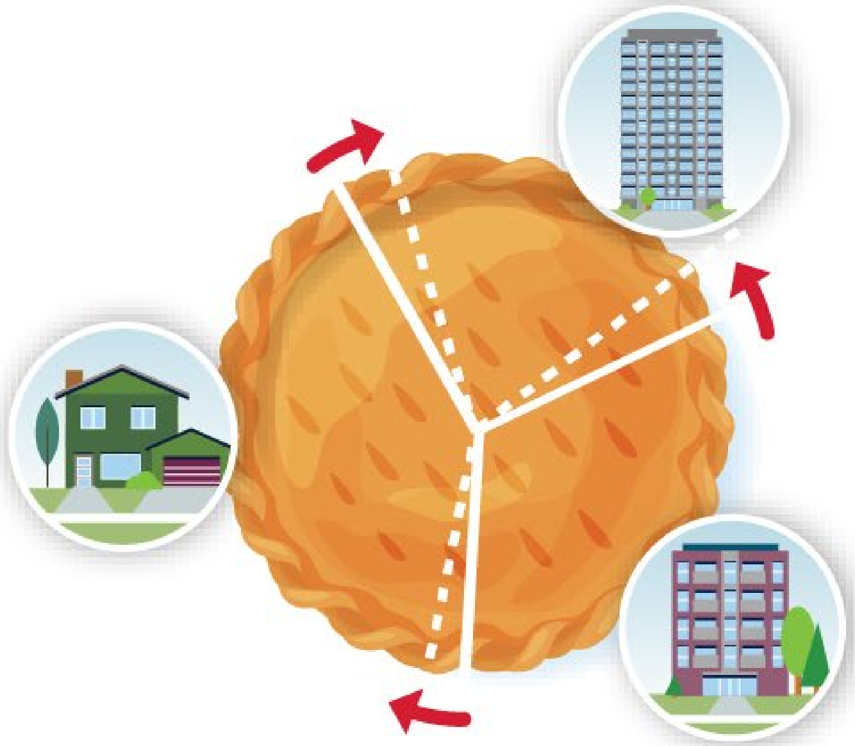
Single Residential	Residential Condominium	Multi-residential
		
14%	**22%**	**10%**
$ Less Tax	$ More Tax	$ Less Tax

Tax Implication *

*Assuming a **0%** Council Approved Budgetary Change

Determining your fair share



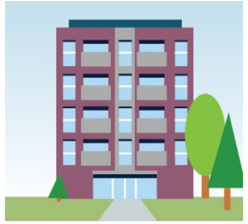


Individual tax responsibility shifts with property value changes. This ensures fairness, as those with higher property value increases contribute a larger share of taxes – or "piece of the pie".

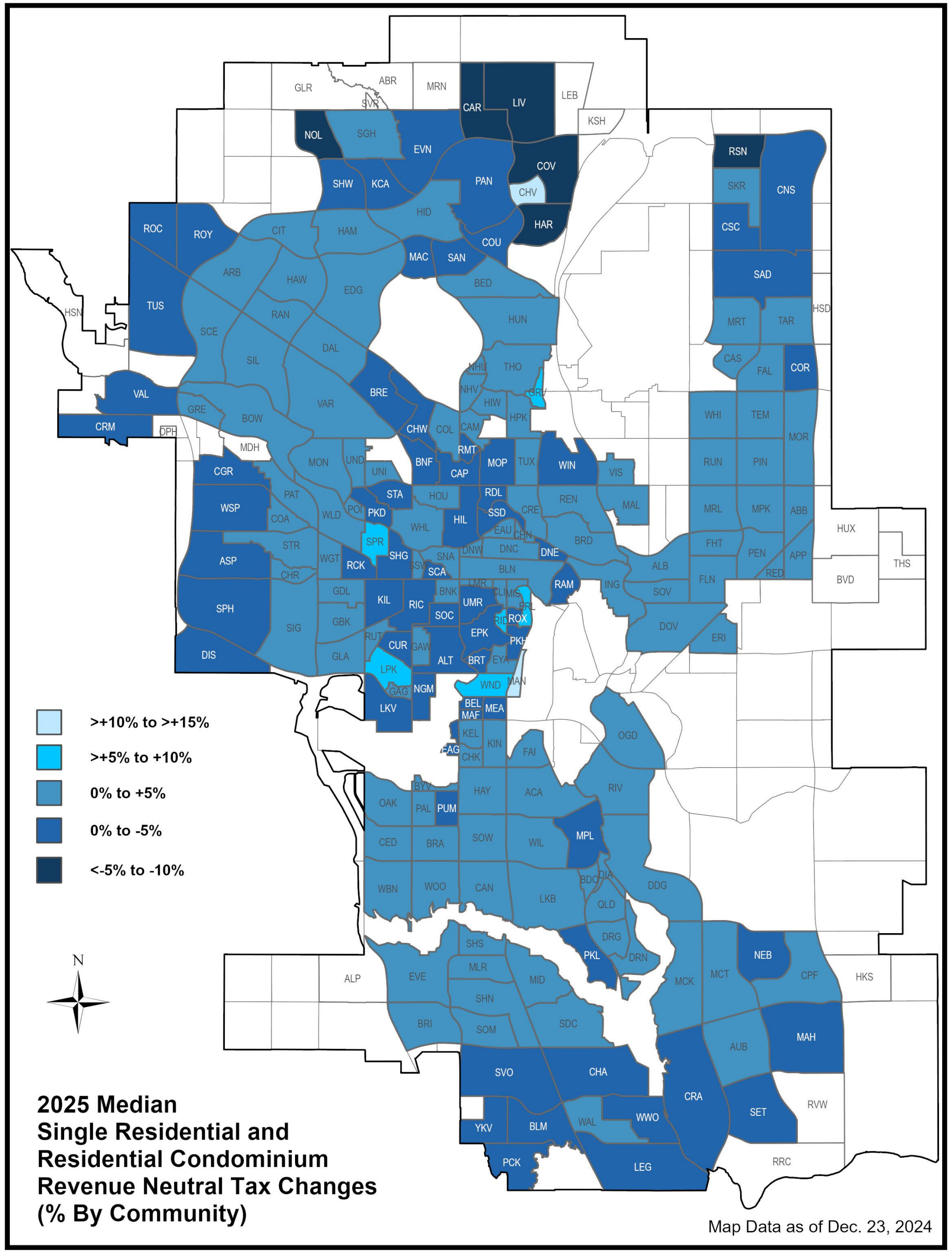
Cumulative tax changes from budget decisions

3.6% increase	1% Tax share shift	Approved adjustments	Total Change
Council approved budget change	Tax share responsibility shifted from non-residential to residential	New investments for infrastructure, housing, public safety and transit with no additional tax changes	Average impact to all existing properties ▲ 3.6%
Residential ▲ 3.6%	Residential ▲ 1.9%	Residential ▲ 0%	Residential ▲ 5.5%
Non-residential ▲ 3.6%	Non-residential ▼ 2.2%	Non-residential ▲ 0%	Non-residential ▲ 1.4%

2025 tax implications including assessment and budgetary changes

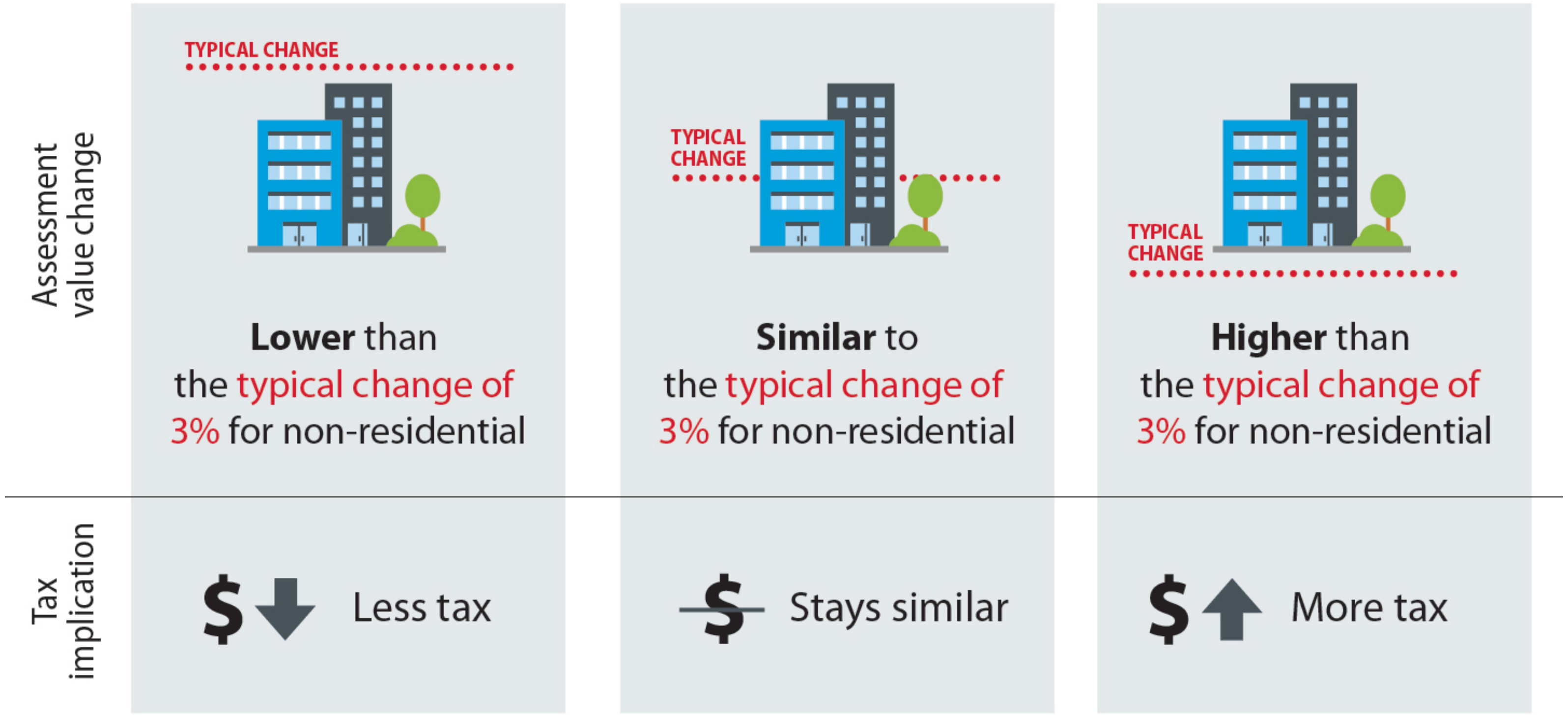
	Single Residential	Residential Condominium
		
Assessment Value Change	**14%**	**22%**
Median Assessment	697,000	359,000
Est. Residential Municipal Tax Rate	x 0.0038810	x 0.0038810
Estimated Annual Municipal 2025 Taxes	**$2,705**	**$1,393**
	⬆ 5.49%	⬆ 12.36%
Typical Tax Implication*	⬆ $11.74 per month	⬆ $12.77 per month

Single residential and residential condominium tax changes by percentages by community (revenue neutral)



Assessment value changes and tax implications

If your property's value change is:



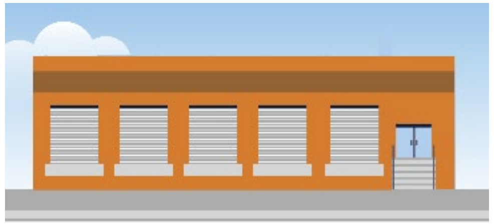
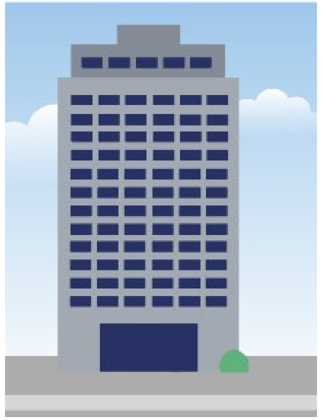
Assuming a 0% Council approved budgetary change.

Individual tax responsibility shifts with property value changes.

This ensures fairness, as those with higher property value increases contribute a larger share of taxes.

Non-residential assessment change: 3%

Assessment Value Change

Industrial	Office	Retail
		
5%	2%	2%

Tax Implication*

Industrial	Office	Retail
$ More Tax	$ Less Tax	$ Less Tax

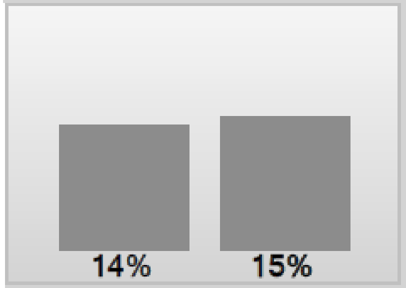
*Assuming a **0%** Council Approved Budgetary Change

2025 Assessment Notice

Each notice now includes

- Your property's value change compared to the typical property change for your assessment class (residential or non-residential)
- Your property's last three property assessments

Your 2025 Property Value Change



This graph displays your property's value change from last year along with the typical market change of your assessment class.

Your Property Value History

2024	610,000
2023	555,000
2022	485,000

The Property Value History shows the previous three years when available.

2025 Property Assessment Notice

Assessed Person Mailing Address

00000001*
IMC 8059 Owner #: 4444444
JOHN DOE
JANE DOE
123 ANYWHEREINCALGARY ST SW
CALGARY AB T2E 7T8

Roll Number	Access Code
123456789	XXXXXX

Use your roll number and access code to link your property after creating an Assessment Search account.

Property Description

123 ANYWHEREINCALGARY ST SW
1234567;7;7

Mailing Date	Notice of Assessment Date
January 10, 2025	January 17, 2025

Your 2025 Property Assessment

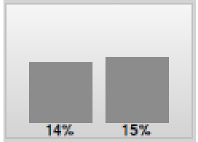
697,000

Your 2025 property assessment reflects the estimated market value of your property on July 1, 2024 and the characteristics and physical condition as of December 31, 2024.

Assessment Class	Property Use	Assessed Value
Residential	Single Residential	697,000

Property Type	Taxable Status	School Support
Land and Improvement(s)	Taxable	Undeclared

Your 2025 Property Value Change



This graph displays your property's value change from last year along with the typical market change of your assessment class.

Your Property Value History

2024	610,000
2023	555,000
2022	485,000

The Property Value History shows the previous three years when available.

Additional Information

Please see the reverse for important information.

M

Customer Review Period (free service)

January 10 - March 21, 2025

If you have questions about your assessment, call us at 403-268-2888 during the Customer Review Period. This free service is offered to help you review and understand your assessment without the need to file a complaint with the Assessment Review Board. For more information, see reverse and visit calgary.ca/assessment.

Assessment Review Board (ARB)

Complaint Deadline: March 21, 2025 Filing Fee: $50

Find information and forms for ARB complaints and agent authorizations at calgaryarb.ca.

Early Filing Period: Until January 31, 2025 Early Filing Fee: $40

Eligible for complaints on assessments of residential property with three or fewer dwelling units, or farm land.

Go paperless with eNotice

This is not a tax bill

2025 Customer Review Period
January 10 to March 21, 2025

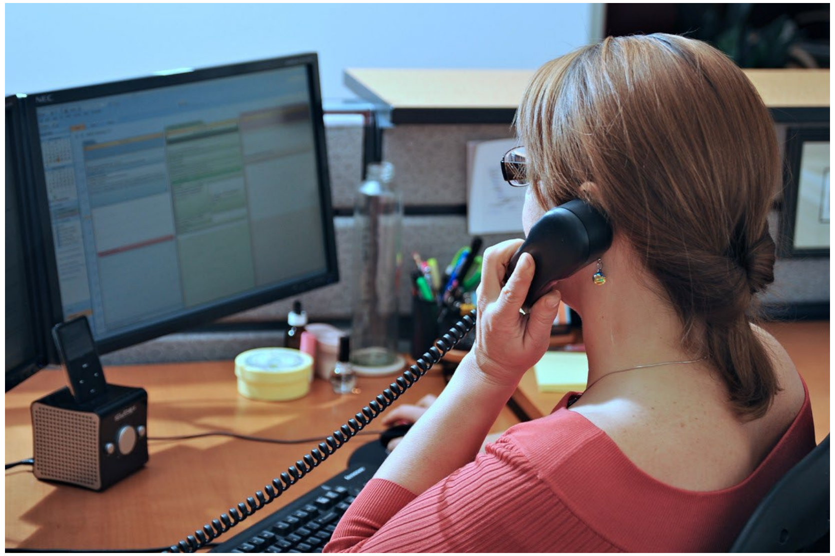
Check your Notice

Log onto Assessment Search (secure)

- **Confirm and update** your property information
- **Compare** your assessed value to other similar properties in your area
- **Review** real estate market trends and learn how your property is assessed
- **Sign up** for eNotice

Visit calgary.ca/assessment

Contact us



Understanding your assessment

Websites

calgary.ca/assessment
Assessment Search

Translated Products

Property assessment notices and brochure into six languages

Property Tax Calculator

Estimate your 2025 Property Tax

Ask the City Assessor

Free Online Q&A event
Register at calgary.ca/assessment
Jan. 21, 7 to 8 p.m.

Contact Us

403.268.2888

Calgary's overall property tax increase is lower than other major cities

Edmonton
6.1%

Calgary
3.6%

Residential	Non-Res
5.5%	1.4%

Vancouver
3.9%

Ottawa
3.9%

Winnipeg
5.95%
Preliminary

Toronto
Not yet reported

Tax Instalment Payment Plan (TIPP)

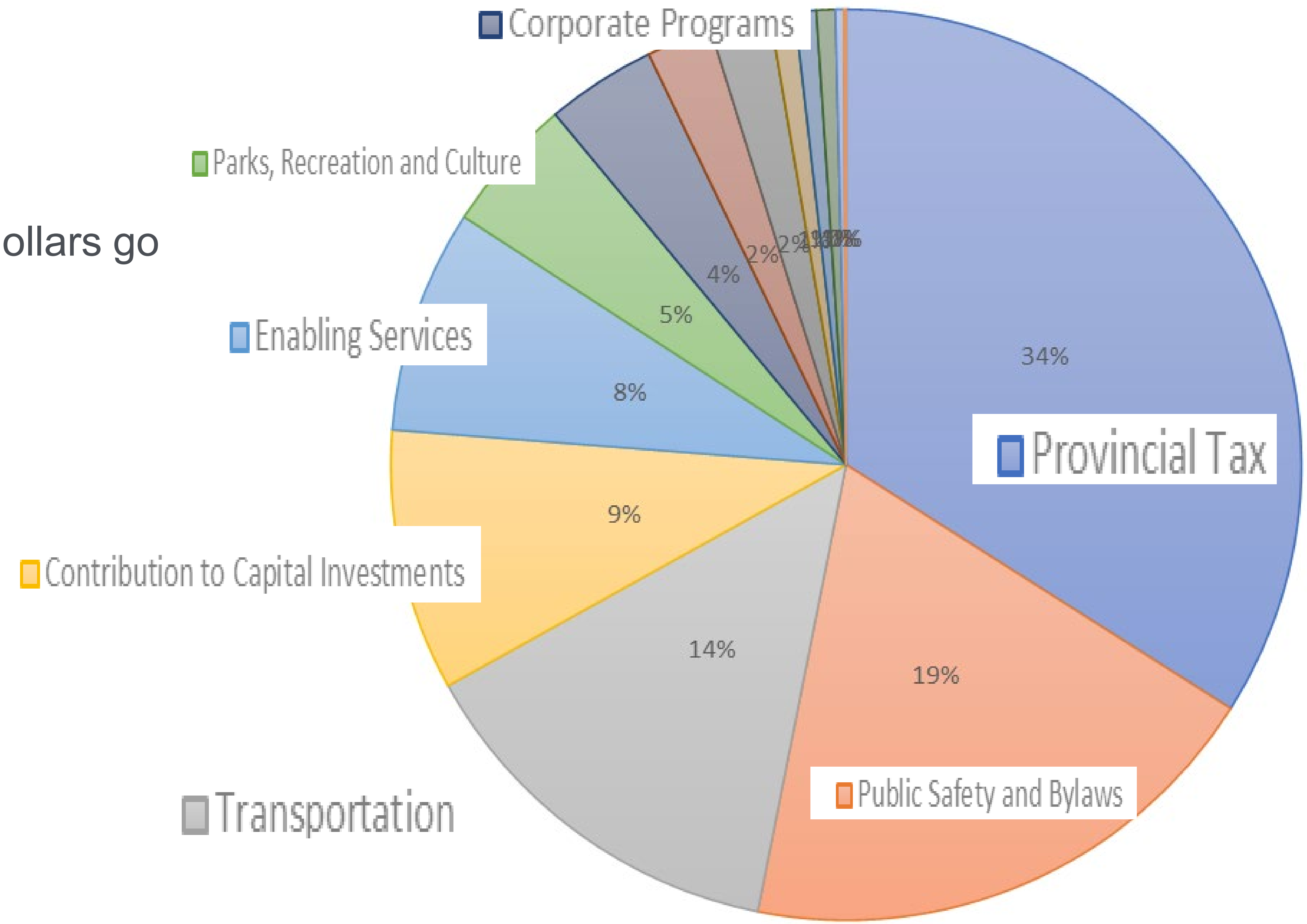
TIPP is The City's most popular property tax payment method.

You pay the same amount as your annual property tax bill.

Smaller monthly payments help to:

- Save time and money
- Make budgeting easier
- Remove the risk of late payment penalties

Where your tax dollars go



Questions & Thank you

Contact us at 403.268.2888

For more information: **calgary.ca/assessment**