2026 Assessment Roll Findings

January 15, 2026

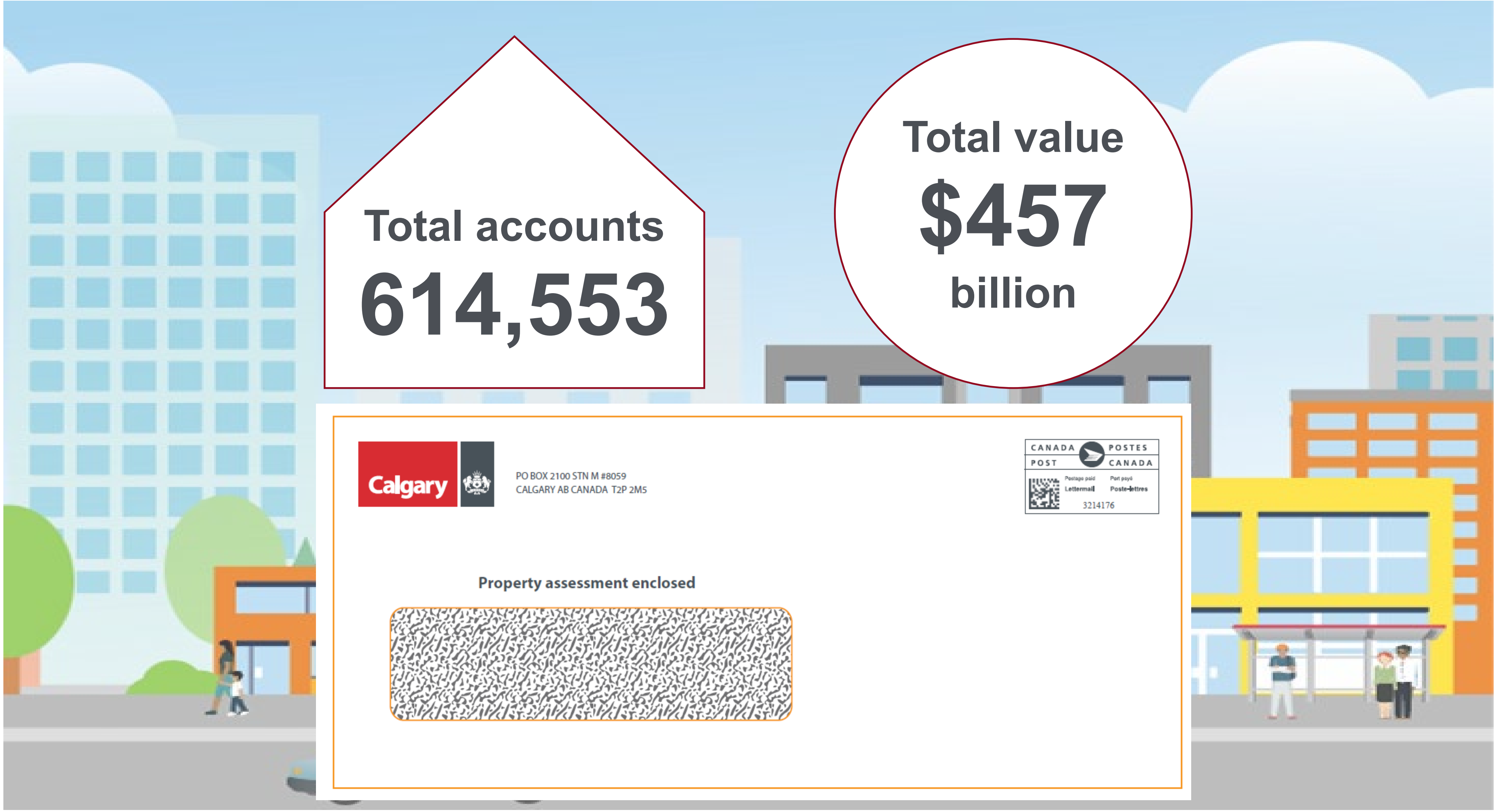

All my relations
Teci mani bi
Ito
Nechi
Niitotapiimitis
Oghanit'a
Agicikapa dami
Sistlaya
Nokosaa
Sinajunagha inigi gwanistłi
Gwanistłi niyis?ini
Anagixaptabi
Niitak'a
Kimimotsik
Nisk'a?agulaga
Wahkotowin
Guna
Xeym oyade wakohne bi cegiyabi ne oh!gicipa bith
Pimachihowin
Iistsipapiiyop
Sits'isi izists'iy 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

Calgary

Assessment, Budget & Tax Annual Cycle

July 1, 2025	2026 property assessment valuation date
Dec. 3, 2025	Council approved the Adjustments to the 2026 Service Plans and Budgets
Dec. 31, 2025	2026 property assessment characteristics & physical condition date
Jan. 14, 2026	2026 Property Assessment Notice mailing
Jan. 14 to March 23, 2026	2026 Customer Review Period
March 31, 2026	Council approves Property Tax Bylaw and finalizes tax rates
May 2026	Tax bill mailing
June 30, 2026	2026 property tax due date

2026 assessment notices have been sent



2026 Assessment Notice

The 2026 Assessment Notice is an estimate of a property's market value on July 1, 2025.

Market Value

Price your property might sell for on the open market between willing seller & buyer

Valuation Date

Jul 1, 2025

Condition Date

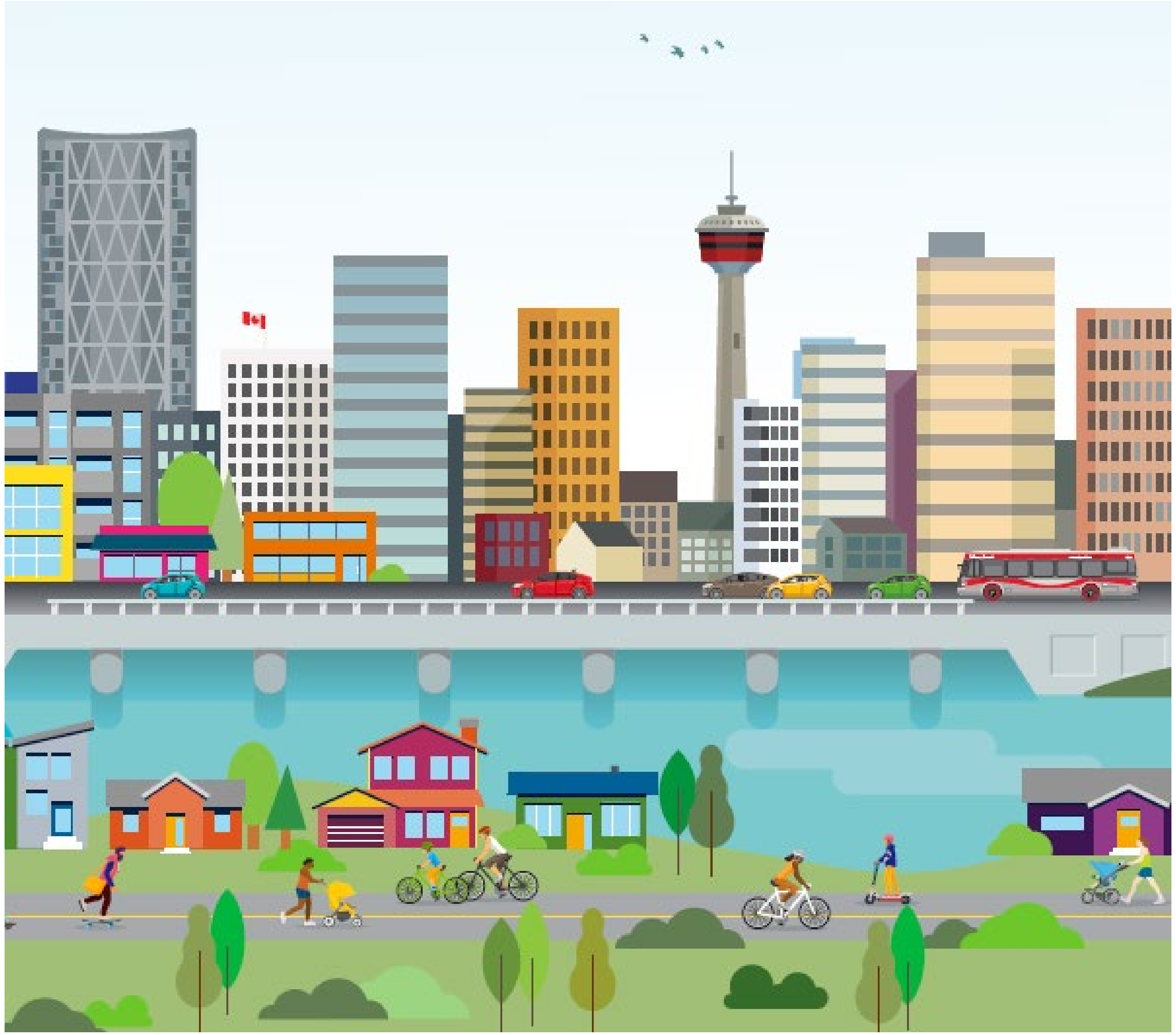
Dec 31, 2025

If a property owner feels their property's assessment is an accurate reflection of their market value from July 1, 2025, and has no questions, no action is required.

Typical market changes – 2026 roll

Residential
Typical market change

1%
Typical market change

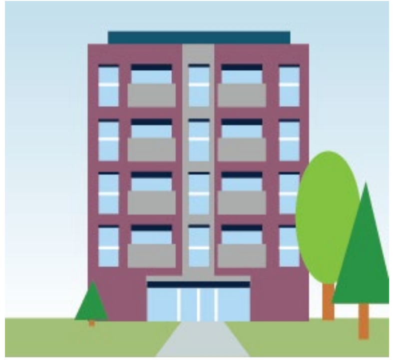
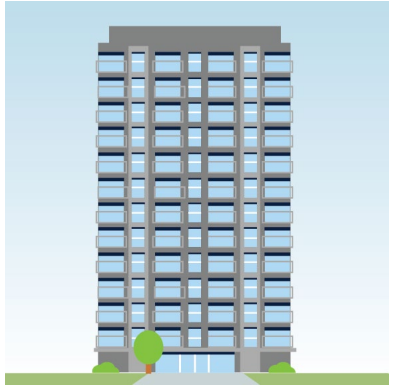


Non-residential
Typical market change

1%
Typical market change

2026 Residential market change by property types

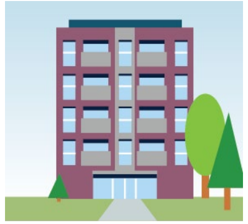
Residential assessment class typical change: **1%**
% change from 2025 to 2026

Single residential	Residential condominiums	Multi-residential
		
1%	**-3%**	**8%**

Residential assessment median values

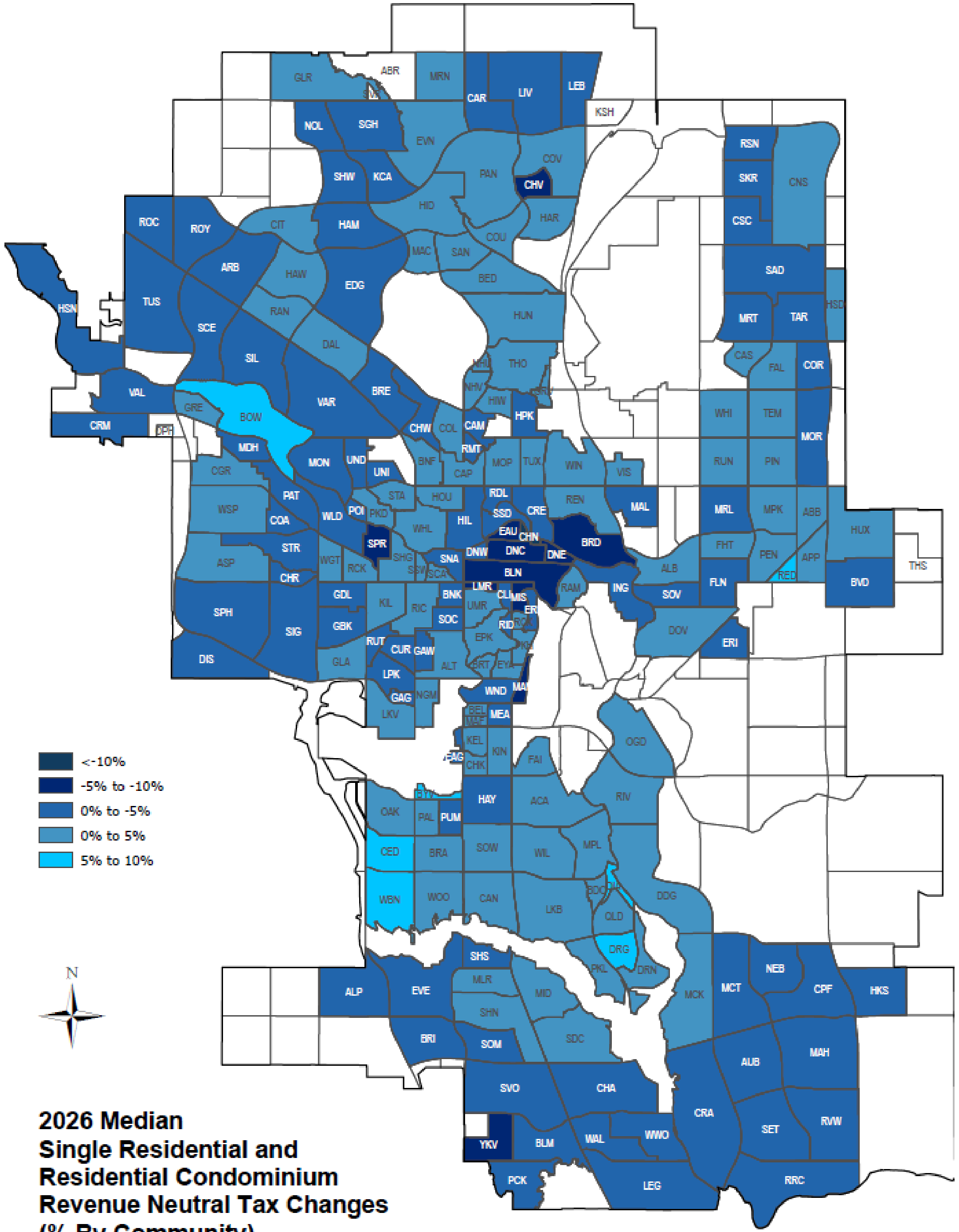
	2024	2025	2026
Single residential median assessment	**$610,000**	**$697,000**	**$706,000**
Residential condominium median assessment	**$295,000**	**$359,000**	**$347,000**

2026 tax implications including assessment and budgetary changes

	Single Residential	Residential Condominium
		
Assessment Value Change	**1%**	**-3%**
Median Assessment	$706,000	$347,000
Estimated Annual Municipal 2026 Taxes	**$2,741**	**$1,347**
	1.6%	-3.1%
	$3.57 per month	-$3.54 per month

These numbers are only for the City portion of property tax, and don't include the provincial portion.

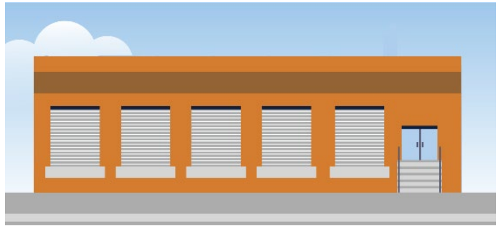
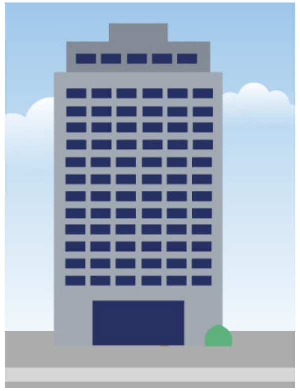
Single residential and residential condominium revenue neutral tax changes by community



2026 Median Single Residential and Residential Condominium Revenue Neutral Tax Changes (% By Community)

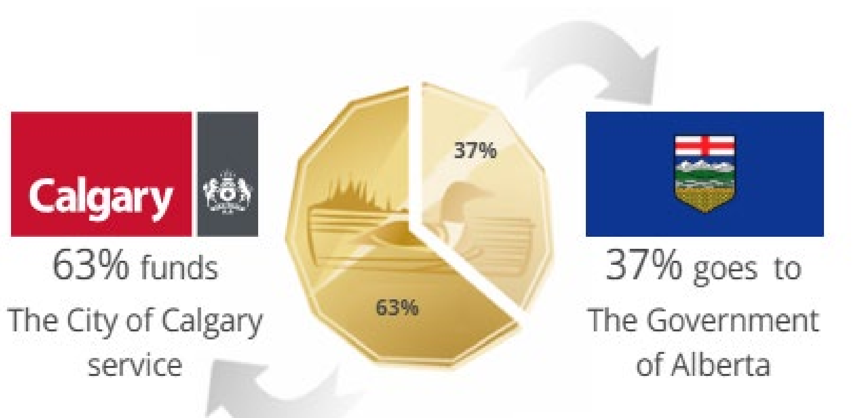
2026 Non-residential market change by property types

Non-residential assessment class typical change: **1%**
% change from 2025 to 2026

Industrial	**Office**	**Retail**
		
3%	**-4%**	**2%**

Determining your share of property tax

Property tax budget



*2025 Residential Property Taxes

$$\text{Tax Rate} = \frac{\text{Budgeted Tax Revenue}}{\text{Total Taxable Assessment}}$$

Assessment Class

Tax Bill Calculation

City Tax Rate x Assessment

\+

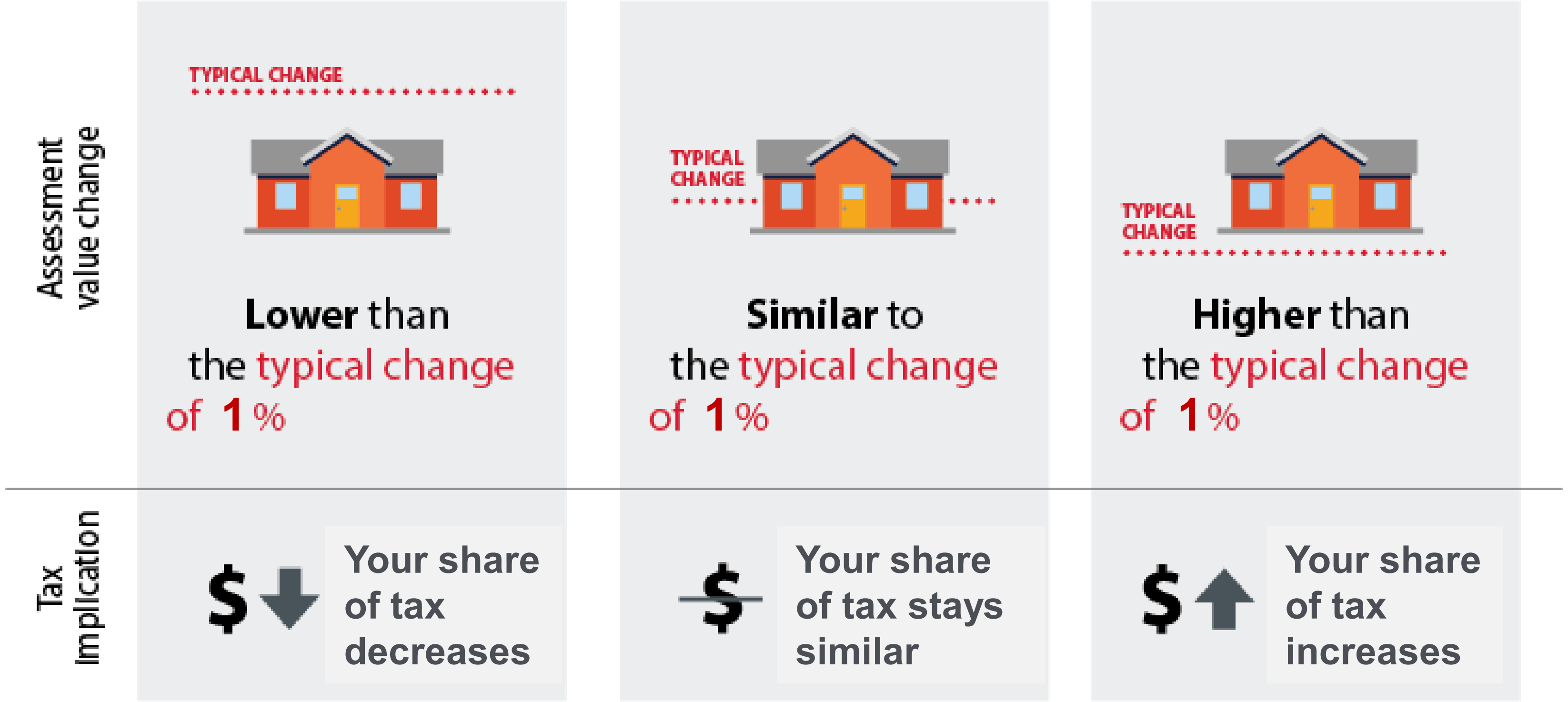
Province Tax Rate x Assessment

=

Tax Bill

Determining your fair share of property tax

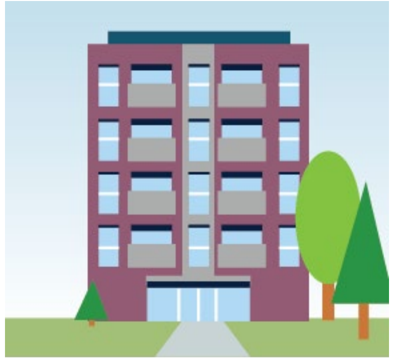
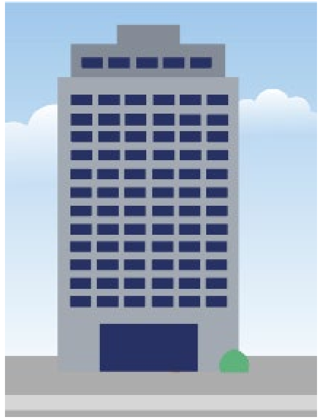
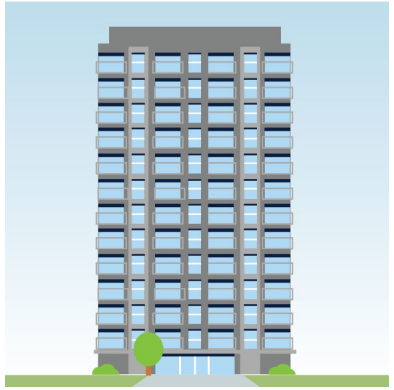
As a result of the 2026 assessment, the typical change in residential and non-residential is 1%. If your property's approximate year-to-year value per cent change in assessment is:



Your share of 2026 property tax bill will also change by:

- 1.6% for 2026 City tax revenue increase for existing properties.
- Provincial tax revenue increase released with the spring 2026 provincial budget.

Getting an estimate of your 2026 property tax bill

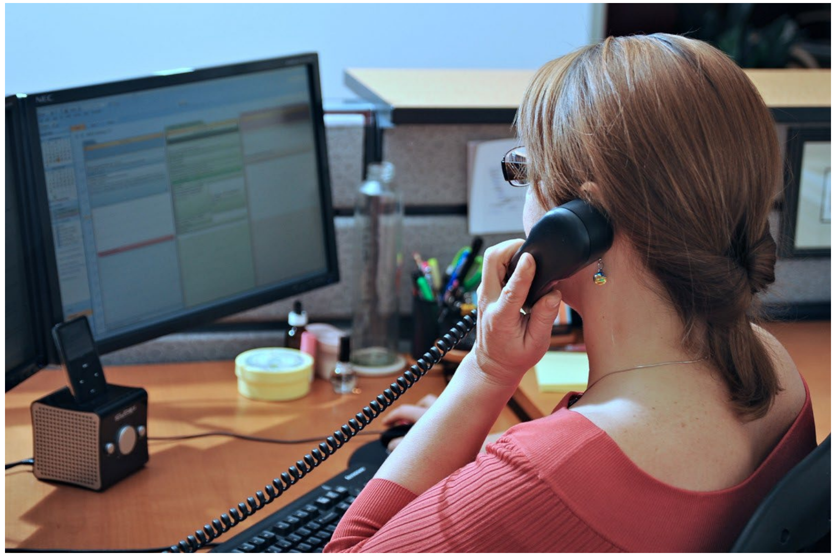
Individual assessment changes within property types categories will vary. Property owners looking for an estimate of their 2026 property tax bill should visit

calgary.ca/taxcalculator

2026 Customer Review Period runs January 14 to March 23

Login to myTax at calgary.ca/assessment

- **Confirm and update** their property information.
- **Compare** their assessed value to similar properties in your area to ensure fairness and equity.
- **Review** real estate market trends, property sales and learn how your property is assessed.
- **Sign up** for eNotice.



Questions? Visit **calgary.ca/assessment** or call us at 311 before March 23.

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 automatic monthly instalments help property owners:

- Make budgeting easier
- Remove the risk of late payment penalties

There is no charge to join, and property owners don’t need to re-apply each year. Those looking to sign-up for TIPP can do it quickly and easily online at **calgary.ca/tipp**.

Understanding your assessment

Websites

- calgary.ca/assessment
- myTax

Translated products

Property assessment notices in six languages

Property tax calculator

Estimate your 2026 Property Tax

Ask the City Assessor

Free Online Q&A event
calgary.ca/assessment
Jan. 28, 7 to 8 p.m.

Contact Us

311

Questions & Thank you

Contact us at 311

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