

Calgary



2020 **Property Assessment** MARKET REPORT



INTRODUCTION

Assessment is pleased to present the 2020 Property Market Report. This report provides summary information about Calgary's 2020 market value property assessments.

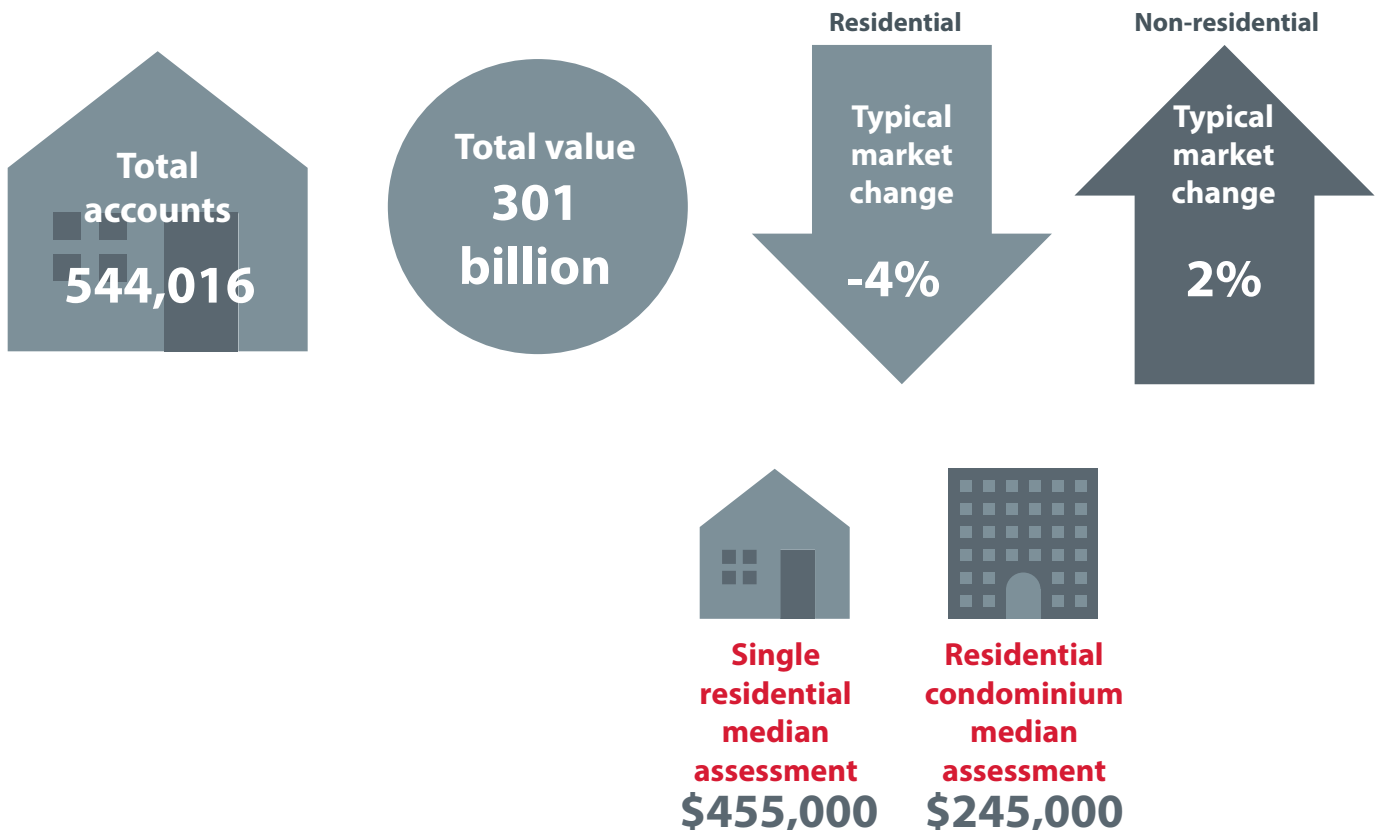
The City is committed to prepare fair and equitable assessed values annually. We do this in compliance with the Municipal Government Act and regulation set by the Government of Alberta. Provincial legislation requires that The City of Calgary annually prepare assessment as a distribution mechanism for the taxation purposes. The legislation also require that 2020 assessments reflect the market value of property on July 1, 2019, and the characteristics and physical condition of the property as of Dec. 31, 2019.

This report provides information about how taxes have been re-distributed as a result of the annual assessment process. The City of Calgary's tax revenues do not increase or decrease based on assessed value changes caused by real estate market fluctuations.

The tax shift information presented in this report excludes all budgetary changes proposed by City Council and the Government of Alberta because assessed valued do not directly correspond to changes in overall taxes.

We are committed to prepare fair and equitable assessed values for the purpose of the distribution of taxes.

2020 property assessment summary of results:





Assessment Search and online resources

The City offers a secure website called Assessment Search to help property owner understand and review their assessment.

By logging into Assessment Search at calgary.ca/assessmentsearch property owners can access details on their property to check and review the accuracy of the information we have on file, and compare their assessment with other similar properties in their area to ensure their assessment is fair and equitable. Property owners can also conduct more in-depth assessment research and can access sales, community and property reports.

Information on how to sign-in is available on the back of the assessment notice and on calgary.ca/assessment. We also offer information on calgary.ca/assessment including explanations about the tax and assessment process, assessment roll highlights and a revenue neutral tax calculator to estimate a property 2020 tax amount.

The Tax Calculator (Revenue Neutral), available on calgary.ca/revenueneutral, estimates your taxes, as a result of the annual reassessment process. Please keep in mind the revenue neutral policy, which means annual property assessment changes have no impact on the total property tax amount collected. The City does not collect more or less taxes based on assessed value changes caused by real estate market fluctuations.

Revenue Neutral

Annual property assessment changes are revenue neutral, which means they have no impact on the total property tax amount that The City of Calgary might raise. Rather, these changes provide for a redistribution of property taxes within Calgary, based on the value of the property owned. Revenue neutral is a term that means the revenue collected through the assessment process will be the same regardless of changes in property values. If market values increase then property owners will not be asked to pay more taxes through the annual assessment process, nor will property owners pay less should values decrease.

The revenue neutral process helps explain how an individual property's taxes have changed due to that property's year-to-year change in assessment. Each property's change in taxes, using the revenue neutral tax rate, occurs because the process of assessing properties each year results in taxes being re-distributed among properties.

As a result of the 2020 assessment, the typical per cent change in residential is minus 4 per cent and non-residential is plus 2 per cent. If a property's approximate year-to-year per cent change in assessment is:

Less than the typical per cent change: That property's revenue neutral taxes will decrease.

The same as the typical per cent change: That property's revenue neutral taxes will stay about the same.

More than the typical per cent change: That property's revenue neutral taxes will increase.



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ABOUT PROPERTY ASSESSMENT



What is property assessment?

Your 2020 property assessment is an estimate of the market value of your property as at July 1, 2019, reflecting its physical characteristics and physical condition as of December 31, 2019. This property assessment provides the basis for your 2020 tax bill.

How we assess properties

The City annually assesses property under a market value standard using mass appraisal techniques. To determine the market value of property, we use one of three approaches, depending on the type of property:

- **sales comparison:** comparing to sales of similar properties.
- **income:** capitalize the income being generated by the property.
- **cost:** land value and the depreciated replacement cost of the improvement.

Most residential properties are assessed using the sales comparison approach. For non-residential property assessments, we may use any one of the three approaches. Some property types, such as farm land, are subject to standards other than market value.

2020 Budget, Assessment and Tax timeline





INFORMATION AND SERVICES AVAILABLE TO CUSTOMERS

Customer Review Period

(Jan. 2 – March 10, 2020)

The Customer Review Period provides property owners the opportunity to review their assessment and get their questions answered. It spans 67 days from the date of the assessment notice mailing. During the Customer Review Period, property owners are encouraged to:

CHECK the factual information we have on record for their property.

REVIEW their assessment by comparing sales of similar properties.

COMPARE their assessment with similar properties in your neighbourhood to evaluate equity.

We are committed to preparing fair and equitable assessments. If information about a customer's property needs to be changed or updated, they should contact us during the Customer Review Period. If this results in a change to the customer's property assessment, an amended assessment notice will be issued. **Changes to an assessment will only be considered if an inquiry is received during the Customer Review Period.**

Assessment's customer service line: **403-268-2888**

Property Assessment eNotices

Property Assessment eNotices are easy to access, secure and help preserve the environment. You can view, print, and download eNotices anytime, Calgarians can also access their last five years of Assessment Notices through eNotices.

Signing up to receive your future property assessments by eNotice is simple.

- Go to calgary.ca/assessmentsearch.
- Sign-in under Secure Access using your myID account and you will be prompted to subscribe to eNotices.

If you don't have a myID account, follow the instructions to create a new account and link your property to your account.

2020 PROPERTY ASSESSMENT NOTICE



2020 Property Assessment Notice

Assessed Person Mailing Address

IMC8059 Owner: 1234567
 John Doe
 Jane Doe
 123 ANYWHERE INCALGARY ST SW
 CALGARY AB X1Y 2Z3

Roll Number	Access Code
123456789	XXXXX
Use the above roll number and access code to view additional assessment information by logging into Assessment Search at calgary.ca/assessment .	
Property Description	
123ANYWHERE INCALGARY ST SW 123LK;11,22	
Mailing Date	Notice of Assessment Date
January 2, 2020	January 10, 2020

YOUR PROPERTY ASSESSMENT

455,000

Your 2020 property assessment reflects the estimated market value of your property on July 1, 2019 and the characteristics and physical condition as of December 31, 2019.

Assessment Class	Property Use	Assessed Value
Residential	Single Residential	455,000

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

Additional Information

Please see the reverse for important information.

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Customer Review Period
January 2 - March 10, 2020
If you require additional information or have a question about your assessment, please phone Assessment at 403-268-2888 during the Customer Review Period. Our staff may be able to resolve your concerns without the need to file a complaint with the Assessment Review Board. All inquiries to Assessment are free of charge. More information is available on the reverse of this page.

Assessment Review Board	
Final Date to File Complaint	Filing Fee
March 10, 2020	\$30
For information about the Assessment Review Board (ARB) complaint process, see reverse or visit calgaryarb.ca . The filing fee is only needed if filing a complaint with ARB.	

This is not a tax bill

Your property tax bill will be mailed separately



2020 PROPERTY ASSESSMENT NOTICE

Hello Property Owner

On the reverse of this page is your annual property assessment information from The City of Calgary. Please review this important information and contact Assessment if you have questions about this notice.

Your 2020 property assessment reflects the estimated market value of your property on July 1, 2019 and the characteristics and physical condition of the property on December 31, 2019. Please visit calgary.ca/assessment to learn more about how property is assessed each year. The assessed value of your property is used by The City to calculate annual property tax bills each spring. Property tax information is available at calgary.ca/propertytax or by calling 311.

Municipalities in Alberta are required to have accurate and up-to-date property information for assessment purposes. Assessment gathers property information from a variety of sources, however the most reliable source of information about your property is you. It is important to keep your information current because inaccurate details may result in assessments that do not accurately reflect the value of your property. Using the methods listed below, please review the accuracy of details we have about your property.

Step 1 Review this notice and check the accuracy of your property details

Online

You need a myID account to view your property details. You can create an account or login at calgary.ca/myid.

Secure Login

Once registered with myID, visit calgary.ca/assessment, choose *Assessment Search* and log in through secure login using your myID. Once logged in, click *Add Property Account*. Enter the roll number and confidential access code provided on the front of this notice. Step-by-step instructions are available in the *Property Owner How-To Guide* on the *Assessment Search* page.

Secure login will allow you to:

- › Review your property details and estimated taxes.
- › Search for comparable properties and sales in your area to ensure fairness.
- › Update your residential property details.
- › Review real estate market trends for your property type.
- › Enroll to receive your notice electronically using eNotice.

Or, submit a *Property Assessment Information Request form* to our office to review information about your assessed value. Visit calgary.ca/assessment and click on *Forms and Publications* to download the form, or request one by contacting Assessment by mail, phone, or in-person. Upon receipt of the completed form, we will provide the information within 15 days.

Step 2 Discuss your assessment with us during the Customer Review Period

If you have any questions or comments about your assessment value, the assessment process or anything assessment related, please contact us and we will help you. If you are using an agent representative you will need to authorize an agent (found on the *Assessment Search* page) to act on your behalf. The Customer Review Period is the time we dedicate

to working with you to review your property assessment. We will work with you to resolve concerns that may arise. If disagreement still exists, then additional steps can be taken at step 3.

Contact Assessment

- Telephone **403-268-2888**
(Mon. – Fri., 8 a.m. – 4:30 p.m.)
- Hearing impaired **403-268-4889**
- Online **calgary.ca/assessment**
- Mail
The City of Calgary
Assessment (#8002)
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5
- Call to book an appointment **403-268-2888**
for an in-person meeting 2924 – 11th St. N.E. Calgary, AB

Step 3 Resolve a disagreement at the Assessment Review Board

If we are not able to come to a consensus about the assessment of your property there is a mechanism in place to help reach a conclusion. You may file a complaint with the Assessment Review Board (ARB). The ARB is an impartial tribunal that hears and resolves assessment complaints by property owners.

A complaint may be filed no later than the **final date** noted on the front of this notice. A valid complaint must be accompanied by the required *Filing Fee* indicated on the front of this notice. Visit calgaryarb.ca for more information and/or to file a complaint online.

Contact the ARB for a paper copy of the complaint form. Please note that if you appoint an agent to act on your behalf during the complaint process, you must complete the *Assessment Complaints Agent Authorization Form*, located on the calgaryarb.ca website under *Resources > Forms and Tools*.

Assessment Review Board contact information

- Online **calgaryarb.ca**
- Telephone **403-268-5858**
- In person 4th floor, Deerfoot Junction 3 Building
1212 – 31st Ave. N.E.
Mail Assessment Review Board (#222)
P.O. Box 2100, Stn. M Calgary, AB T2P 2M5

Additional information

Register for the Tax Instalment Payment Plan (TIPP) calgary.ca/TIPP or call 311

Declare my school support calgary.ca/schoolsupport or call 311

Change my mailing address

- In person Alberta Government Services Building
2nd floor, 710 – Fourth Ave. S.W. Calgary, AB
- Online Select the link to the *Personal information updates form* at calgary.ca/propertytax

Additional information about your assessment rights

An assessed person is entitled to see or receive sufficient information about how their property assessment was prepared in accordance with section 299 or 299.1 (or both) of the *Municipal Government Act*. An assessed person is also entitled to see or receive a summary of an assessment of any other assessed property in accordance with section 300 or 300.1 (or both) of the *Municipal Government Act*. Please review the information on this notice above on how to view and or request the information.

PROPERTY TYPE DESCRIPTIONS



This information is provided for high-level purposes only.

Residential

Residential assessment class, as described in The City of Calgary Charter, means property that is currently used for permanent living accommodation, a vacant property where permanent living accommodations is the primary permitted use, or a property where permanent living accommodations is a permitted or discretionary use assigned as a land use designation.

Single residential

All properties that are single residential dwellings.

Residential condominiums

All properties in the residential assessment class registered under the *Condominium Act*.

Multi-residential

All properties consisting of four dwelling units or more.

Residential vacant land

Land that has no improvement and the assessment class is residential.

Non-residential

Non-residential assessment class, as described in the City of Calgary Charter, means property that is not classed by the assessor as farm land, machinery and equipment or residential.

Office

Office properties are typically used to maintain or occupy professional or business offices. These properties are designed for general commercial occupancy, including administrative, government and corporate uses, and are normally sub-divided into relatively small units.

The term office can refer to whole buildings, floors, parts of floors, and office parks.

Retail

Retail properties are used for the sale of goods and services. Retail properties typically include shopping centres, attached stores in a row, free standing and restaurants.

Industrial

Industrial properties typically include land and improvements that are used for manufacturing, warehousing, distribution centres, storage yards, contractors, shops, etc. The improvements typically have limited interior finish.

Non-residential vacant land

Land that has no improvement and the assessment class is non-residential.



PROPERTY TYPE DESCRIPTIONS

Other non-residential

Property types represented by the category of other non-residential:

- Recreational
- Accommodation
- Airport
- Golf course
- Parking
- Institutional

Farm land

Farm land assessment class refers to land used for farming operations. Farming operations means the raising, production and sale of agricultural products and includes:

- i) Horticulture, aviculture, apiculture and aquaculture
- ii) The production of horses, cattle, bison, sheep, swine, goats, fur-bearing animals raised in captivity, domestic cervids within the meaning of the *Livestock Industry Diversification Act*, and domestic camelids; and;
- iii) The planting, growing and sale of sod.

2020 CITY-WIDE PROPERTY ROLL SUMMARY



SUMMARY COMPARISON OF 2019 AND 2020 PROPERTY ASSESSMENT ROLLS

	2019	2020
Total assessment value summary (taxable and non-taxable)	305,686,100,000	301,064,900,000
Total number of assessable properties (taxable and non-taxable)	532,498	544,016
Single residential median assessment	475,000	455,000
Residential condominium median assessment	255,000	245,000
Typical residential market value change	-1%	-4%
Typical non-residential market value change	-12%	2%

2020 PROPERTY ASSESSMENT SUMMARY



2020 PROPERTY ASSESSMENT SUMMARY

2020 Property Assessment Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
Taxable	532,281	273,715,700,000
Residential	517,578	212,486,700,000
Non-Residential	14,216	61,219,700,000
Farm Land	487	9,300,000
Non-Taxable	11,735	27,349,200,000
Residential	1,923	2,729,100,000
Non-Residential	9,811	24,620,100,000
Farm Land	1	0
Total Assessment Summary	544,016	301,064,900,000
Residential	519,501	215,215,800,000
Non-Residential	24,027	85,839,800,000
Farm Land	488	9,300,000

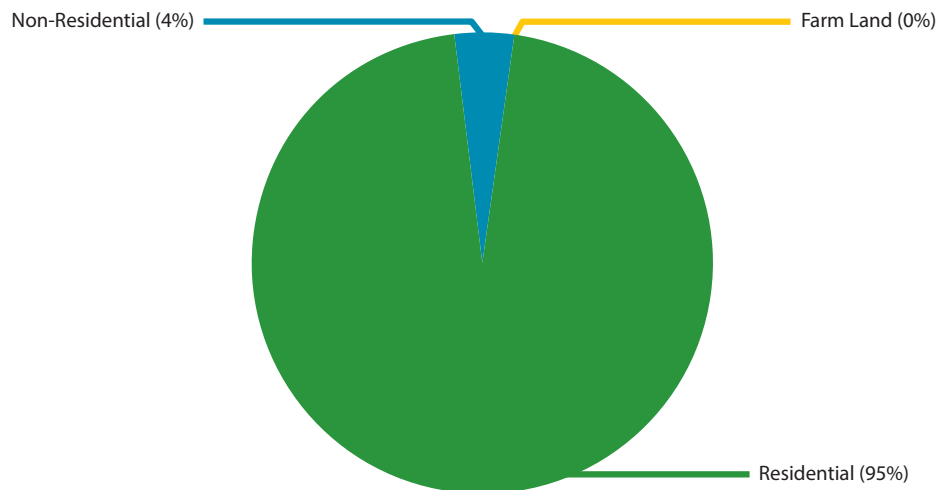
2020 PROPERTY ASSESSMENT SUMMARY



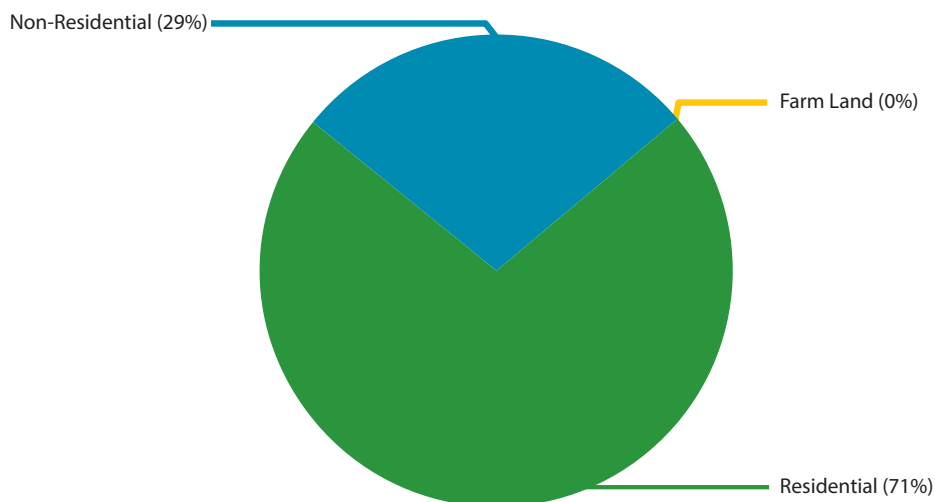
Representing the total account summary, these graphs show:

- Residential properties represent 95 per cent of the total number of property assessment accounts and 71 per cent of the total property assessment value.
- Non-residential properties represent 4 per cent of the total number of property assessment accounts and 29 per cent of the total property assessment value.

Number of 2020 property accounts in the city of Calgary by assessment class (displayed as a percentage)



Assessed value of 2020 property accounts in the city of Calgary by assessment class (displayed as a percentage)





2020 PROPERTY ASSESSMENT SUMMARY

2020 Taxable Property Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
Residential	517,578	212,486,700,000
Single Residential	319,416	163,401,200,000
Residential Condominium	183,677	35,362,300,000
Multi-Residential	2,139	10,529,900,000
Residential Vacant Land	12,346	3,193,300,000
Non-Residential	14,216	61,219,700,000
Office	1,586	17,313,900,000
Retail	3,297	18,916,600,000
Industrial	5,380	16,600,500,000
Non-Residential Vacant Land	1,817	3,343,400,000
Other Non-Residential	2,136	5,045,400,000
Farm Land	487	9,300,000
Agricultural	487	9,300,000
Total Taxable Accounts	532,281	273,715,800,000

2020 PROPERTY ASSESSMENT SUMMARY



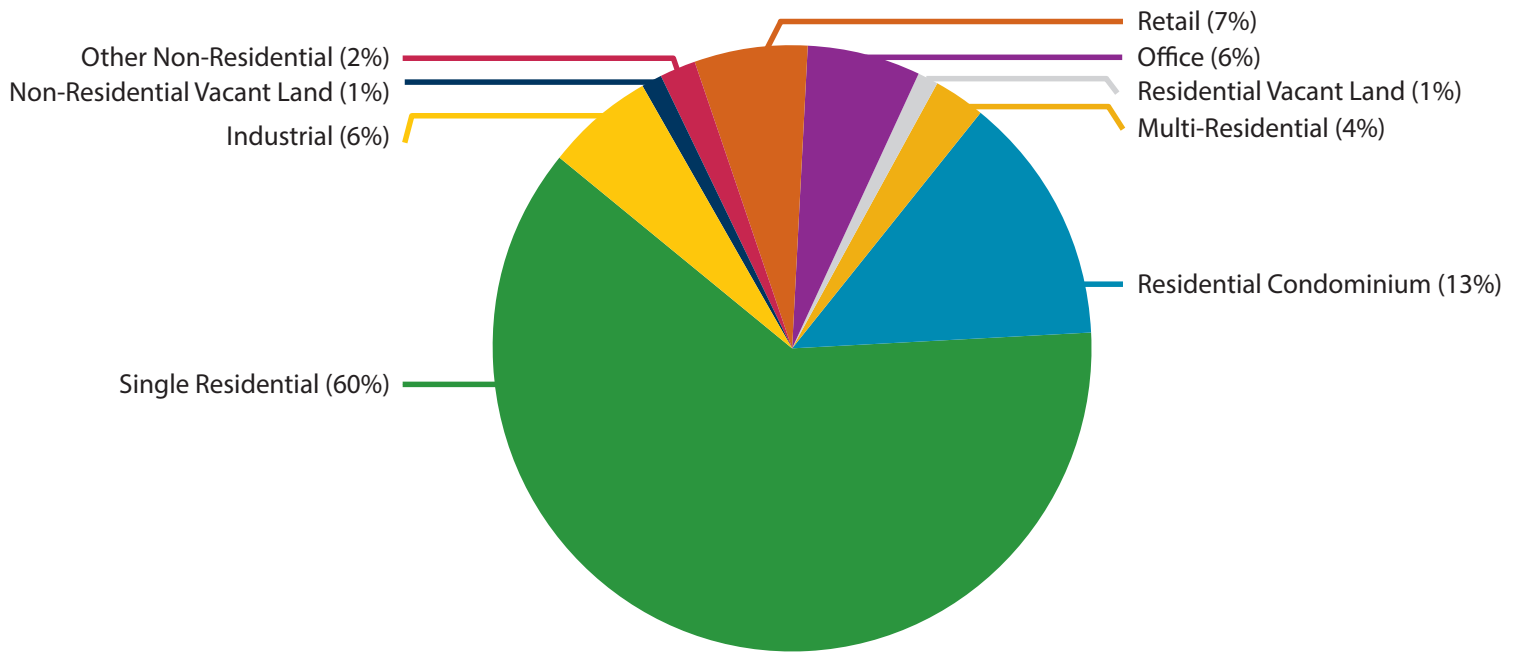
2020 Non-Taxable Property Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
Residential	1,923	2,729,100,000
Single Residential	477	224,800,000
Residential Condominium	676	102,700,000
Multi-Residential	271	2,130,700,000
Residential Vacant Land	499	270,800,000
Non-Residential	9,811	24,620,100,000
Office	323	1,028,300,000
Retail	186	584,400,000
Industrial	260	815,200,000
Non-Residential Vacant Land	7,456	6,074,400,000
Other Non-Residential	1,586	16,117,700,000
Farm Land	1	0
Agricultural	1	0
Total Non-Taxable Accounts	11,735	27,349,000,000



2020 PROPERTY ASSESSMENT SUMMARY

2020 taxable residential and non-residential property assessment distribution by assessed value



2019 - 2020

COMPARISON OF PROPERTY ASSESSMENT ROLLS



2019 -2020 COMPARISON OF PROPERTY ASSESSMENT ROLLS

Number of Taxable Properties by Assessment Class			
Assessment Class	2019 (Original Roll)	2020 (Original Roll)	% Change
Residential	506,340	517,578	2
Single Residential	316,253	319,416	1
Residential Condominium	176,781	183,677	4
Multi-Residential	2,150	2,139	-1
Residential Vacant Land	11,156	12,346	11
Non-Residential	13,733	13,971	2
Office	1,580	1,586	0
Retail	3,179	3,297	4
Industrial	5,220	5,380	3
Non-Residential Vacant Land	1,862	1,817	-2
Other Non-Residential	1,892	1,891	0
Farm Land	500	487	-3
Agricultural	500	487	-3
Total	520,573	532,036	2

2019 -2020 COMPARISON OF PROPERTY ASSESSMENT ROLLS



Assessed Value of Taxable Properties by Assessment Class

Assessment Class	2019 (Original Roll)	2020 (Original Roll)	% Change
Residential	218,008,700,000	212,486,700,000	-3%
Single Residential	169,802,500,000	163,401,200,000	-4%
Residential Condominium	35,597,400,000	35,362,300,000	-1%
Multi-Residential	9,377,800,000	10,529,900,000	12%
Residential Vacant Land	3,230,900,000	3,193,300,000	-1%
Non-Residential	59,609,500,000	61,219,700,000	3%
Office	17,054,100,000	17,313,900,000	2%
Retail	18,114,100,000	18,916,600,000	4%
Industrial	16,072,700,000	16,600,500,000	3%
Non-Residential Vacant Land	3,349,100,000	3,343,400,000	0%
Other Non-Residential	5,019,600,000	5,045,400,000	1%
Farm Land	9,900,000	9,300,000	-6%
Agricultural	9,900,000	9,300,000	-6%
Total	277,628,200,000	273,715,700,000	-1%

2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

Property tax rates by assessment class

Assessment Class	2019*	2020**
Residential	0.0066540	0.0069416
Non-Residential	0.0220217	0.0218264
Farm Land	0.0213826	0.0214882

*The 2019 actual tax rate is from the 2019 tax bylaw and excludes any 2019 Council rebates.

**The 2020 tax rate is revenue neutral and is not the 2020 actual tax rate. The actual tax rate is set in April 2020.

Relationship between assessment and tax

The City of Calgary's property assessment and property tax functions are separate processes.

Property assessment is a distribution mechanism for the taxation process. The assessed values of properties provide the basis on which property taxes are calculated.

Simply put:

Property assessments reflect market value of property. The assessed values are used to calculate property taxes.

Assessment = market value of property

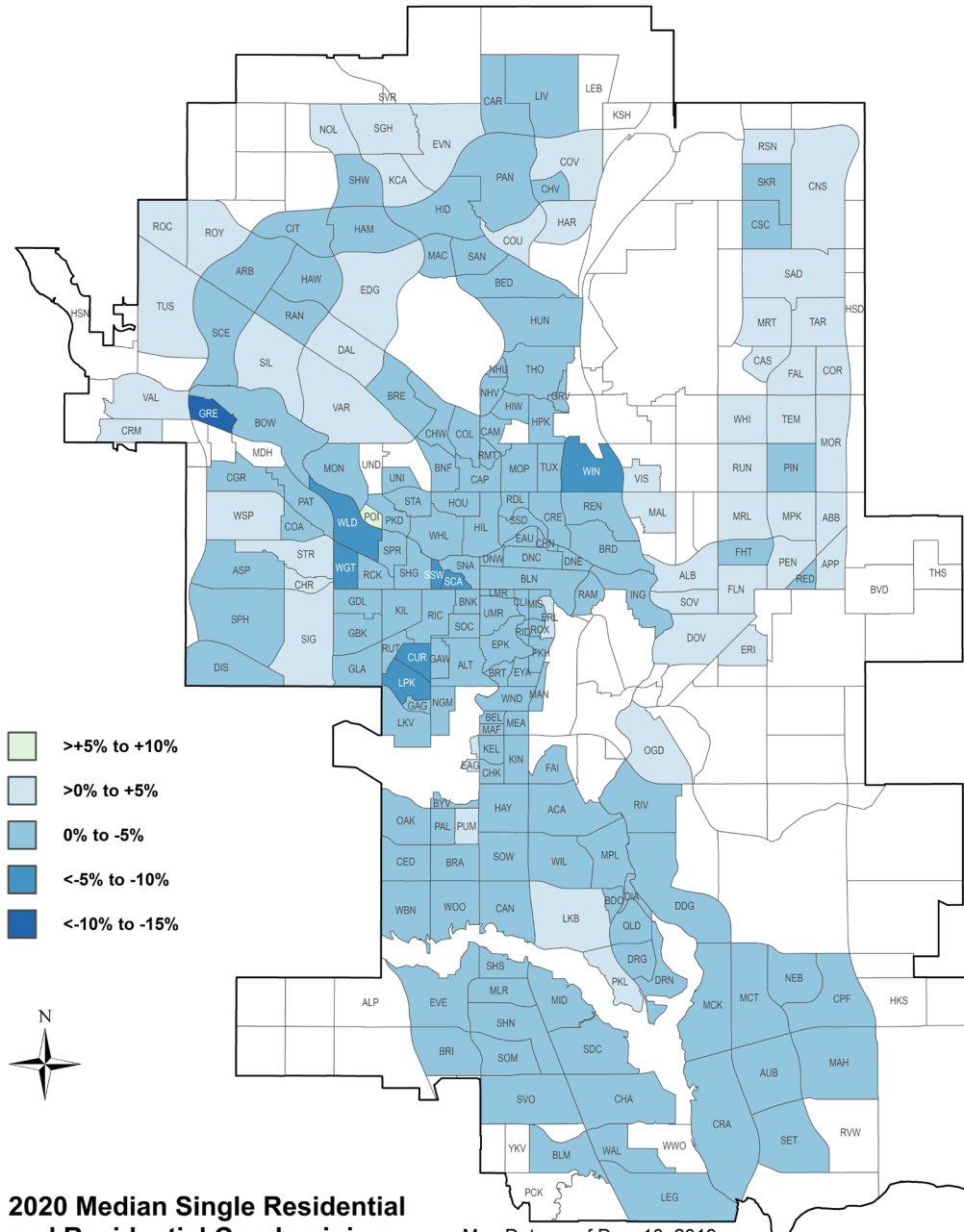
Individual share of tax = tax rate x assessment value

*The tax rate is inclusive of council budgetary changes, provincial tax requisitions and assessment value changes as a result of real estate fluctuations.

2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 median single residential and residential condominium tax change (per cent by community)



2020 Median Single Residential and Residential Condominium Revenue Neutral Tax Change Percentages* by Community

Map Data as of Dec. 10, 2019
 *Tax changes reflected are a result of fluctuations in the local real estate market. They are revenue neutral, meaning no additional taxes are collected through the reassessment process.



2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

Community name	Code	Collingwood	COL	Hawkwood	HAW	North Haven Upper	NHU	Shawnee Slopes	SHS
Abbeydale	ABB	Coral Springs	COR	Haysboro	HAY	North Haven	NHV	Sherwood	SHW
Acadia	ACA	Country Hills	COU	Hidden Valley	HID	Nolan Hill	NOL	Signal Hill	SIG
Albert Park/Radisson Heights	ALB	Coventry Hills	COV	Hillhurst	HIL	Oakridge	OAK	Silver Springs	SIL
Alpine Park	ALP	Copperfield	CPF	Highwood	HIW	Ogden	OGD	Skyview Ranch	SKR
Altadore	ALT	Cranston	CRA	Hotchkiss	HKS	Palliser	PAL	Sunalta	SNA
Applewood Park	APP	Crescent Heights	CRE	Hounsfield Heights/ Briar Hill	HOU	Panorama Hills	PAN	South Calgary	SOC
Arbour Lake	ARB	Crestmont	CRM	Highland Park	HPK	Patterson	PAT	Somerset	SOM
Aspen Woods	ASP	Cityscape	CSC	Huntington Hills	HUN	Pine Creek	PCK	Southview	SOV
Auburn Bay	AUB	Currie Barracks	CUR	Inglewood	ING	Penbrooke Meadows	PEN	Southwood	SOW
Alyth/Bonnybrook	AYB	Dalhousie	DAL	Kincora	KCA	Pineridge	PIN	Springbank Hill	SPH
Bonavista Downs	BDO	Douglasdale/Glen	DDG	Kelvin Grove	KEL	Parkdale	PKD	Spruce Cliff	SPR
Beddington Heights	BED	Diamond Cove	DIA	Keystone Hills	KSH	Parkhill	PKH	Sunnyside	SSD
Bel-Aire	BEL	Discovery Ridge	DIS	Killarney/Glengarry	KIL	Parkland	PKL	Scarboro/Sunalta West	SSW
Belmont	BLM	Downtown Commer- cial Core	DNC	Kingsland	KIN	Point Mckay	POI	St. Andrews Heights	STA
Beltline	BLN	Downtown East Village	DNE	Legacy	LEG	Pump Hill	PUM	Strathcona Park	STR
Banff Trail	BNF	Downtown West End	DNW	Lewisburg	LEB	Queensland	QLD	Silverado	SVO
Bankview	BNK	Dover	DOV	Livingston	LIV	Ramsay	RAM	Taradale	TAR
Bowness	BOW	Deer Ridge	DRG	Lake Bonavista	LKB	Ranchlands	RAN	Temple	TEM
Braeside	BRA	Deer Run	DRN	Lakeview	LKV	Rosscarrock	RCK	Thorncliffe	THO
Bridgeland/Riverside	BRD	Eagle Ridge	EAG	Mount Royal Lower	LMR	Rosedale	RDL	Tuscany	TUS
Brentwood	BRE	Eau Claire	EAU	Lincoln Park	LPK	Red Carpet	RED	Tuxedo Park	TUX
Bridlewood	BRI	Edgemont	EDG	Macewan	MAC	Renfrew	REN	Twinhills	THS
Britannia	BRT	Elbow Park	EPK	Mayfair	MAF	Richmond	RIC	Upper Mount Royal	UMR
Belvedere	BVD	Erin Woods	ERI	Mahogany	MAH	Rideau Park	RID	University District	UND
Bayview	BYV	Erlton	ERL	Mayland Heights	MAL	Riverbend	RIV	University Heights	UNI
Cambrian Heights	CAM	Evergreen	EVE	Manchester	MAN	Rosemont	RMT	Valley Ridge	VAL
Canyon Meadows	CAN	Evanston	EVN	Mckenzie Lake	MCK	Rocky Ridge	ROC	Varsity	VAR
Capitol Hill	CAP	Elboya	EYA	Mckenzie Towne	MCT	Roxboro	ROX	Vista Heights	VIS
Carrington	CAR	Fairview	FAI	Medicine Hill	MDH	Royal Oak	ROY	Walden	WAL
Castleridge	CAS	Falconridge	FAL	Meadowlark Park	MEA	Redstone	RSN	Woodbine	WBN
Cedarbrae	CED	Forest Heights	FHT	Midnapore	MID	Rundle	RUN	Westgate	WGT
Cougar Ridge	CGR	Forest Lawn	FLN	Mission	MIS	Rutland Park	RUT	Whitehorn	WHI
Chaparral	CHA	Garrison Green	GAG	Millrise	MLR	Rangeview	RVW	West Hillhurst	WHL
Chinook Park	CHK	Garrison Woods	GAW	Montgomery	MON	Saddle Ridge	SAD	Willow Park	WIL
Chinatown	CHN	Glenbrook	GBK	Mount Pleasant	MOP	Sandstone Valley	SAN	Winston Heights/ Mountview	WIN
Christie Park	CHR	Glendale	GDL	Monterey Park	MOR	Scarboro	SCA	Wildwood	WLD
Country Hills Village	CHV	Glamorgan	GLA	Marlborough Park	MPK	Scenic Acres	SCE	Windsor Park	WND
Charleswood	CHW	Greenwood/Green- briar	GRE	Maple Ridge	MPL	Sundance	SDC		
Citadel	CIT	Greenview	GRV	Marlborough	MRL	Seton	SET		
Cliff Bungalow	CLI	Hamptons	HAM	Martindale	MRT	Sage Hill	SGH		
Cornerstone	CNS	Harvest Hills	HAR	New Brighton	NEB	Shaganappi	SHG		
Coach Hill	COA			North Glenmore Park	NGM	Shawnessy	SHN		

2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Revenue Neutral Tax Change Summary by Assessment Class

Assessment Class	% of Properties Changing +/-10% in RN Taxes	% of Properties Decreasing in RN Taxes
Residential	96%	62%
Single Residential	98%	60%
Residential Condominium	94%	70%
Multi-Residential	53%	9%
Residential Vacant Land	74%	33%
Non-Residential	78%	45%
Office	66%	54%
Retail	72%	35%
Industrial	88%	43%
Non-Residential Vacant Land	62%	43%
Other Non-Residential	85%	76%

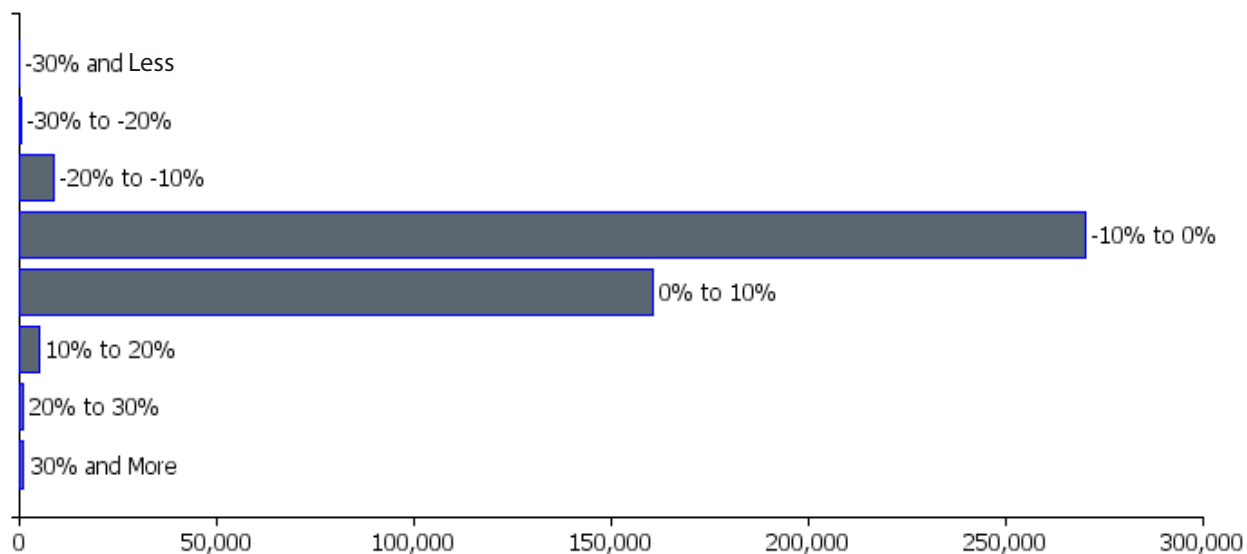


2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2020 Residential Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and Less	101	0	0	100	
-30% to -20%	506	0	0	100	
-20% to -10%	8,575	2	2	100	
-10% to 0%	270,133	60	62	98	96
0% to 10%	160,563	36	98	38	
10% to 20%	5,123	1	100	2	
20% to 30%	892	0	100	0	
30% and More	1,087	0	100	0	
Total Frequency	446,980				

2020 Residential Revenue Neutral Tax Change Summary



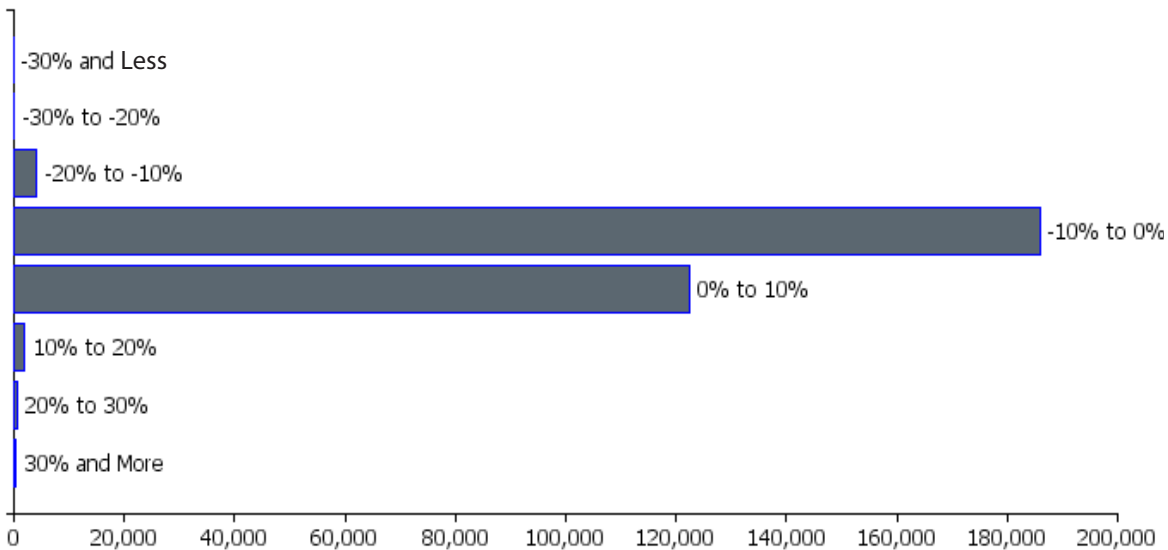
2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Single Residential Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and Less	18	0	0	100	
-30% to -20%	122	0	0	100	
-20% to -10%	4,186	1	1	100	
-10% to 0%	185,923	59	60	99	98
0% to 10%	122,485	39	99	40	
10% to 20%	2,006	1	100	1	
20% to 30%	504	0	100	0	
30% and More	434	0	100	0	
Total Frequency	315,678				

2020 Single Residential Revenue Neutral Tax Change Summary



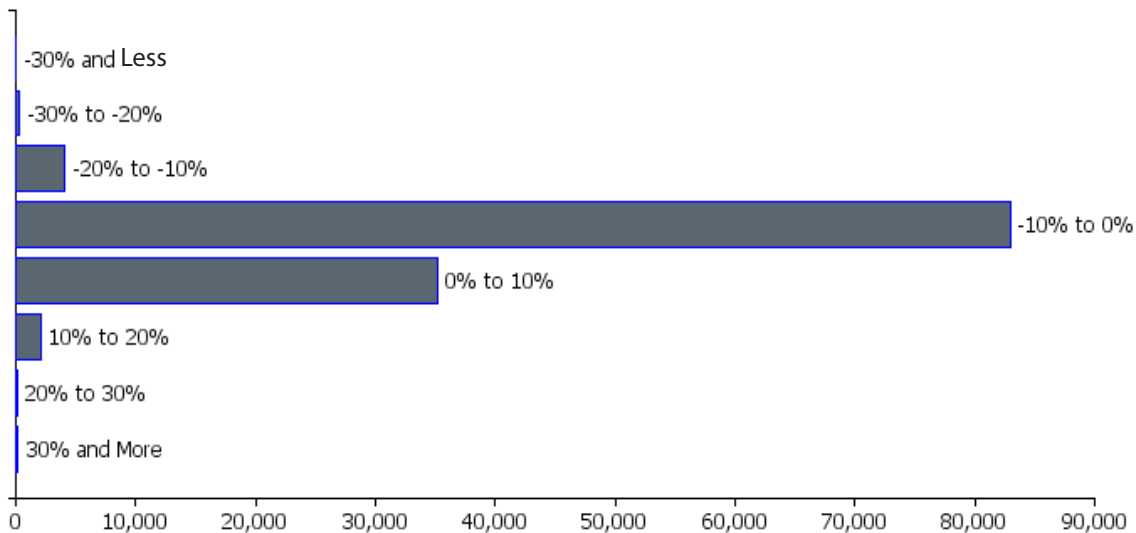


2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2020 Residential Condominium Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and Less	60	0	0	100	
-30% to -20%	343	0	0	100	
-20% to -10%	4,126	3	4	100	
-10% to 0%	82,948	66	70	96	94%
0% to 10%	35,119	28	98	30	
10% to 20%	2,042	2	100	2	
20% to 30%	173	0	100	0	
30% and More	195	0	100	0	
Total Frequency	125,006				

2020 Residential Condominium Revenue Neutral Tax Change Summary



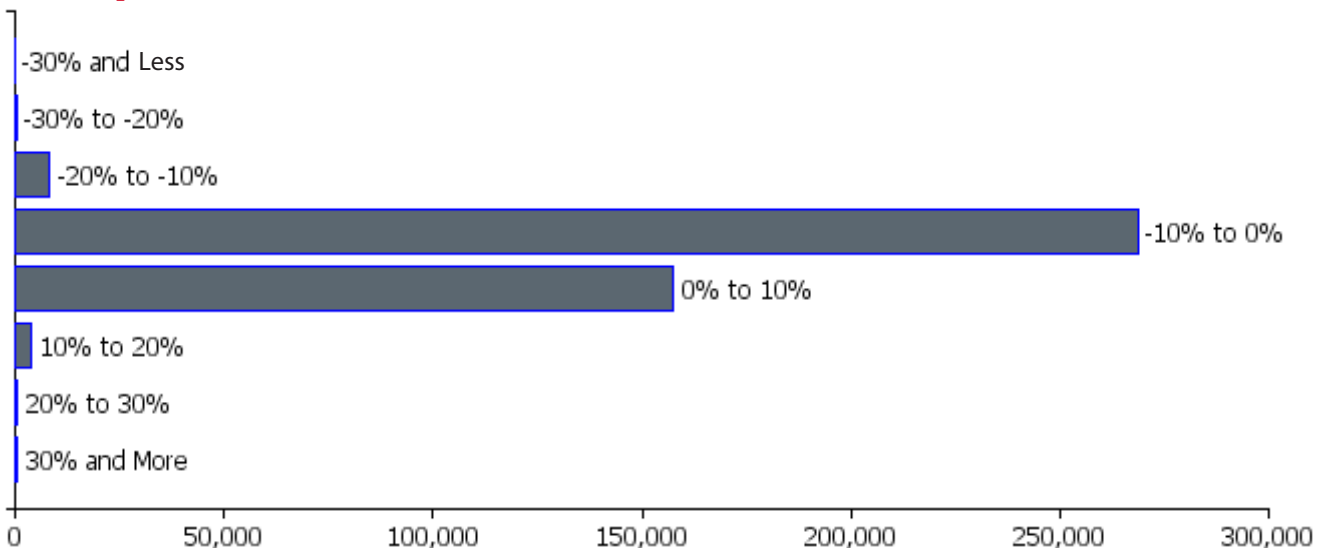
2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Single Residential and Residential Condominium Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and Less	78	0	0	100	
-30% to -20%	465	0	0	100	
-20% to -10%	8,312	2	2	100	
-10% to 0%	268,871	61	63	98	97
0% to 10%	157,604	36	99	37	
10% to 20%	4,048	1	100	1	
20% to 30%	677	0	100	0	
30% and More	629	0	100	0	
Total Frequency	440,684				

2020 Single Residential and Residential Condominium Revenue Neutral Tax Change Summary



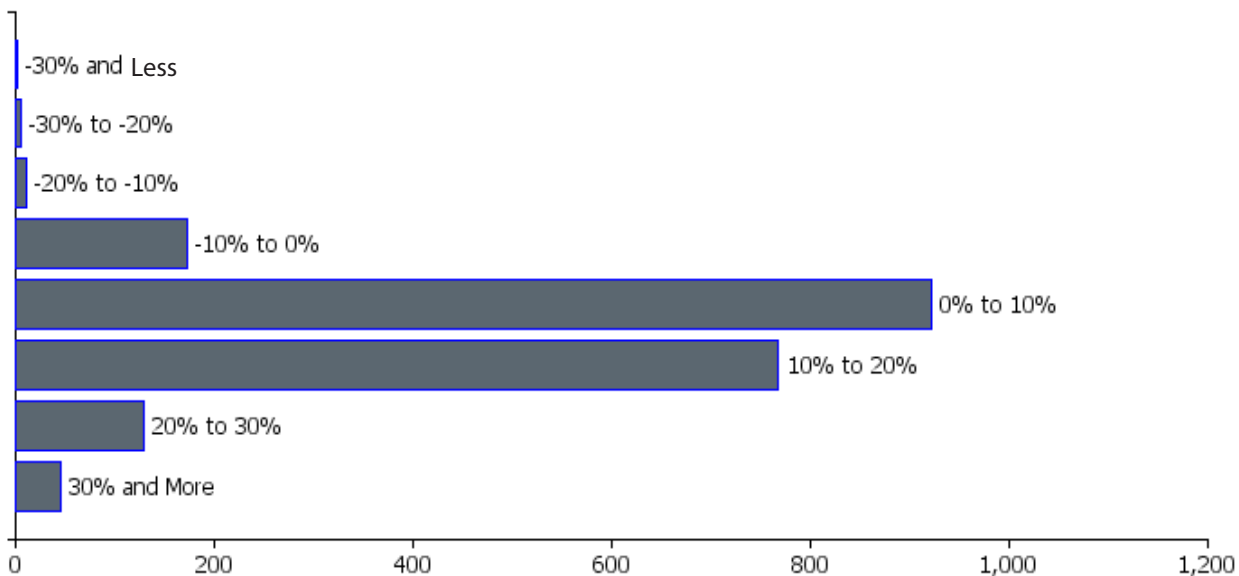


2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2020 Multi-Residential Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	2	0	0	100	
-30% to -20%	5	0	0	100	
-20% to -10%	10	0	1	100	
-10% to 0%	172	8	9	99	53
0% to 10%	922	45	54	91	
10% to 20%	768	37	92	46	
20% to 30%	129	6	98	8	
30% and more	45	2	100	2	
Total frequency	2,053				

2020 Multi-Residential Revenue Neutral Tax Change Summary



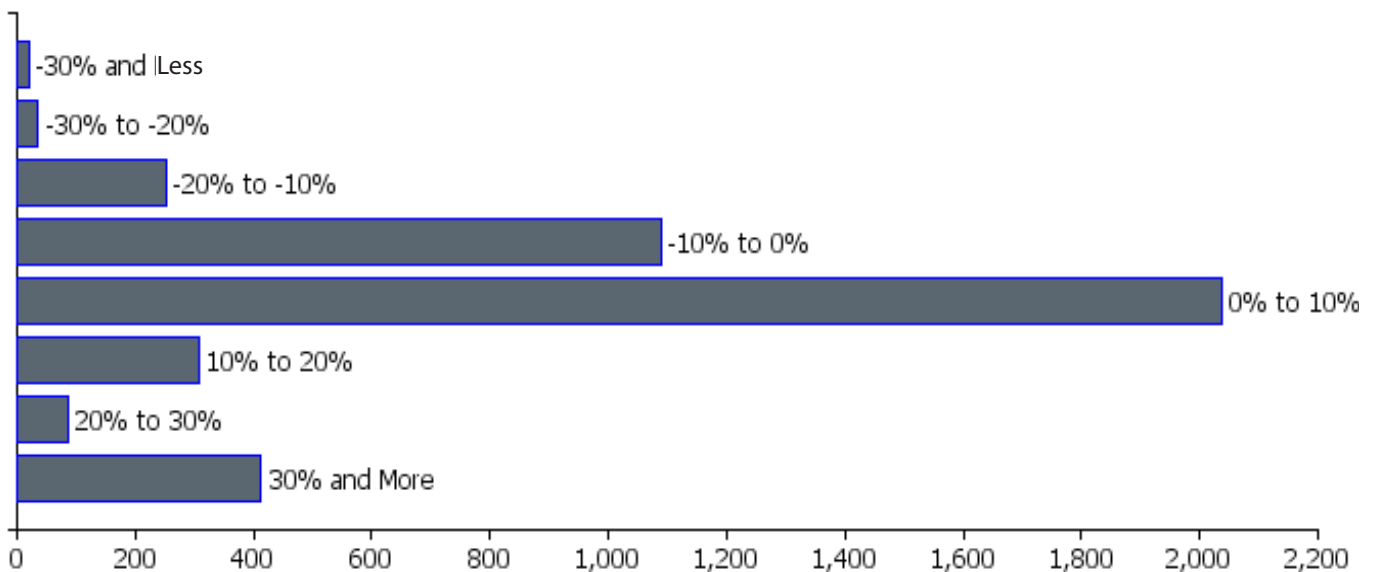
2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Residential Vacant Land Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and Less	21	0	0	100	
-30% to -20%	36	1	1	100	
-20% to -10%	253	6	7	99	
-10% to 0%	1,090	26	33	93	74
0% to 10%	2,037	48	81	67	
10% to 20%	307	7	88	19	
20% to 30%	86	2	90	12	
30% and More	413	10	100	10	
Total Frequency	4,243				

2020 Residential Vacant Land Revenue Neutral Tax Change Summary



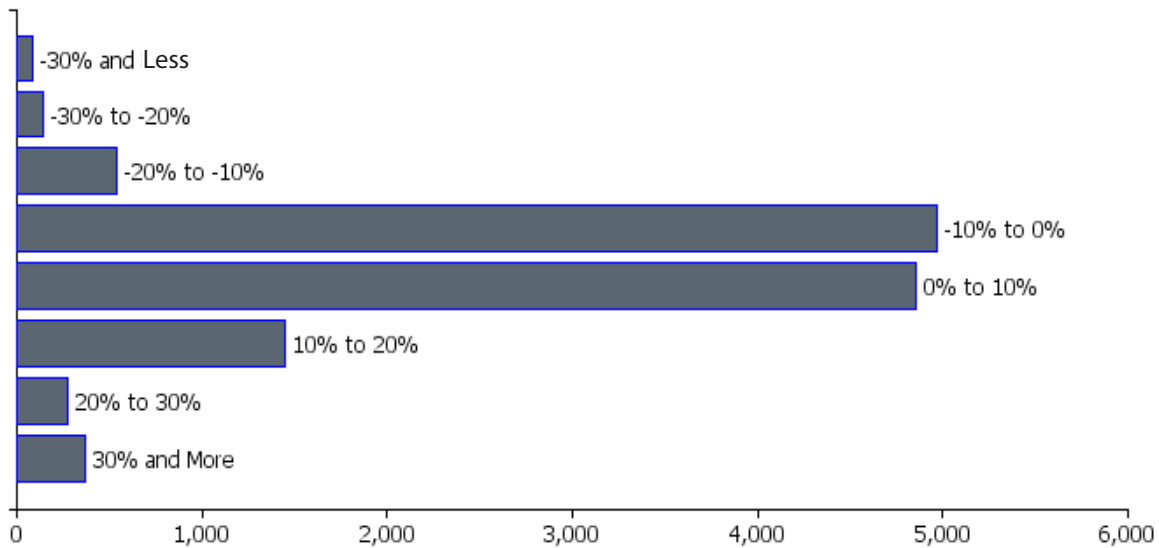


2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2020 Non-Residential Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	81	1	1	100	
-30% to -20%	141	1	2	99	
-20% to -10%	540	4	6	98	
-10% to 0%	4,965	39	45	94	78
0% to 10%	4,852	38	84	55	
10% to 20%	1,444	11	95	16	
20% to 30%	274	2	97	5	
30% and more	368	3	100	3	
Total frequency	12,665				

2020 Non-Residential Revenue Neutral Tax Change Summary



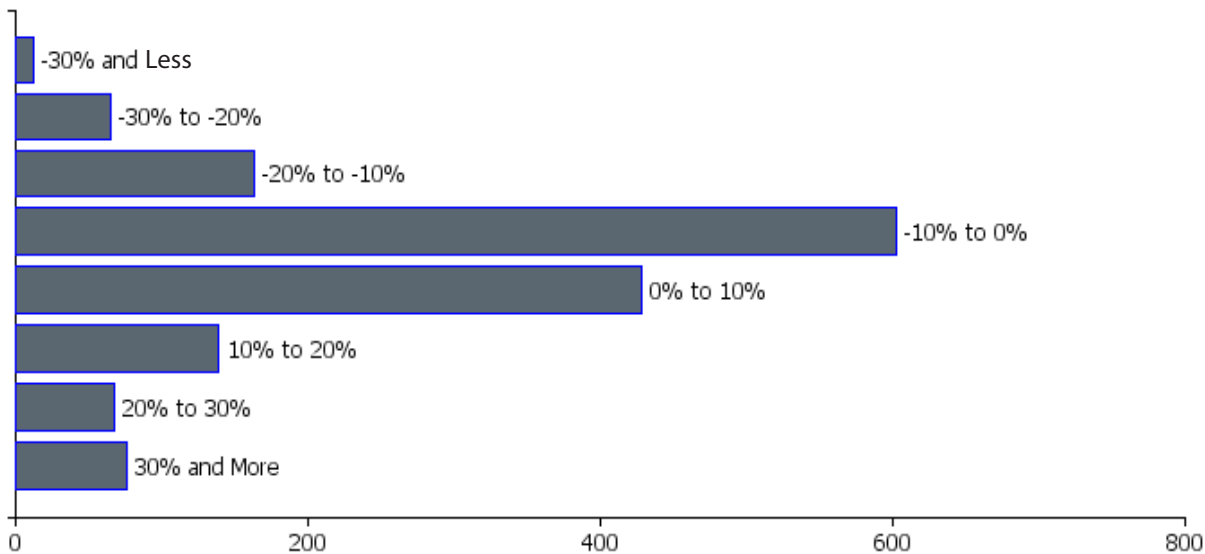
2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Office Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	12	1	1	100	
-30% to -20%	65	4	5	99	
-20% to -10%	163	11	15	95	
-10% to 0%	602	39	54	85	66
0% to 10%	428	28	82	46	
10% to 20%	139	9	91	18	
20% to 30%	67	4	95	9	
30% and more	76	5	100	5	
Total frequency	1,552				

2020 Office Revenue Neutral Tax Change Summary



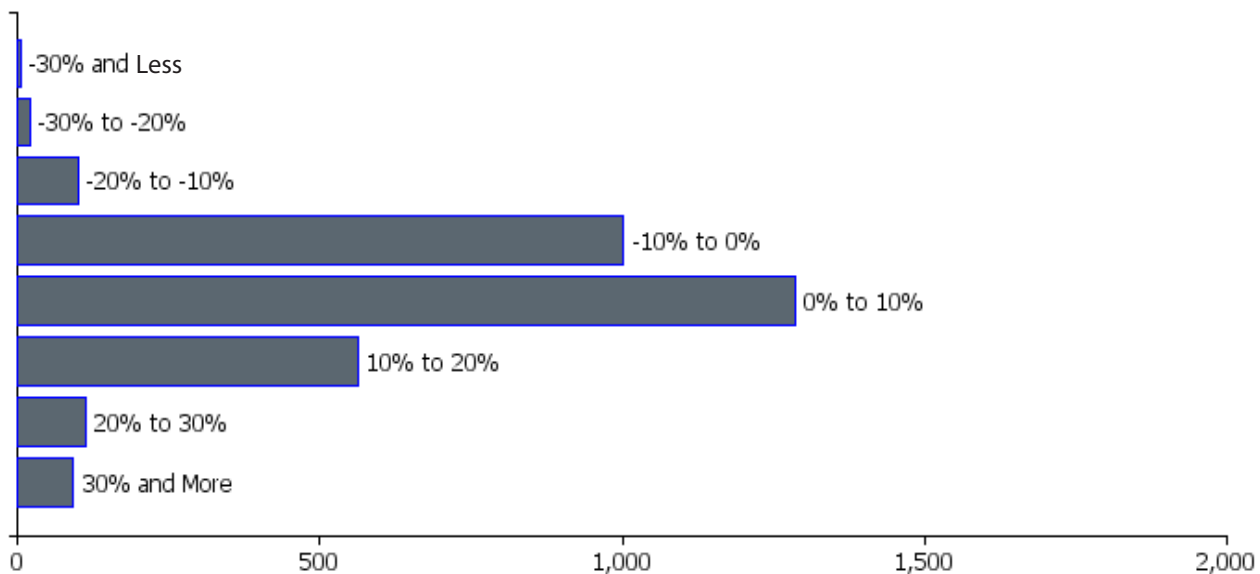


2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2020 Retail Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	5	0	0	100	
-30% to -20%	21	1	1	100	
-20% to -10%	100	3	4	99	
-10% to 0%	1,003	32	35	96	72
0% to 10%	1,286	40	76	65	
10% to 20%	563	18	94	24	
20% to 30%	113	4	97	6	
30% and more	93	3	100	3	
Total frequency	3,184				

2020 Retail Revenue Neutral Tax Change Summary



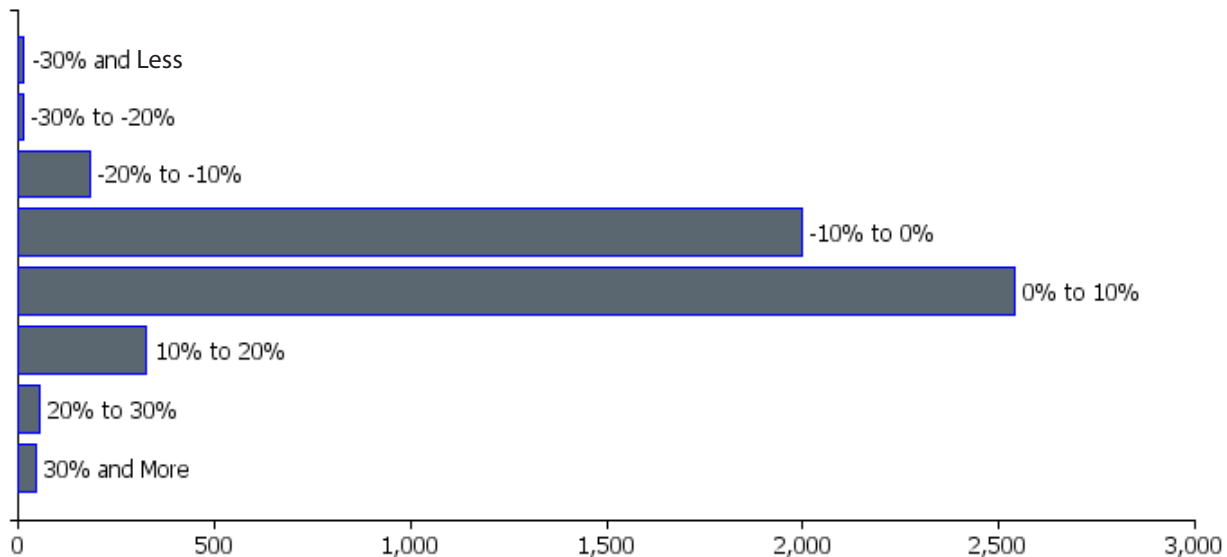
2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Industrial Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	15	0	0	100	
-30% to -20%	14	0	1	100	
-20% to -10%	184	4	4	99	
-10% to 0%	1,997	39	43	96	88
0% to 10%	2,539	49	92	57	
10% to 20%	328	6	98	8	
20% to 30%	56	1	99	2	
30% and more	47	1	100	1	
Total frequency	5,180				

2020 Industrial Revenue Neutral Tax Change Summary



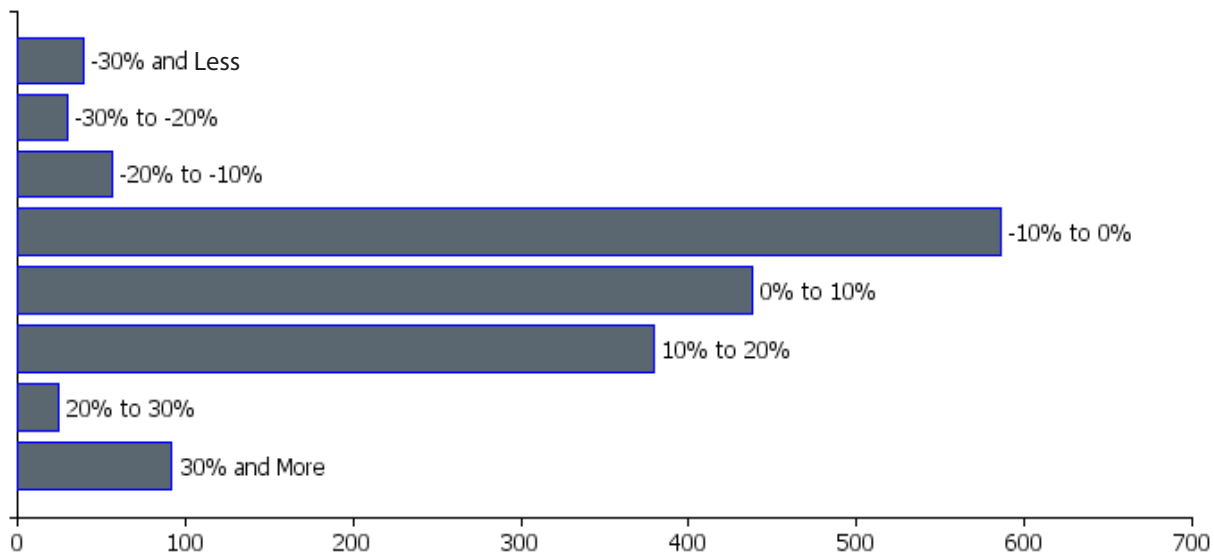


2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2020 Non-Residential Vacant Land Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	39	2	2	100	
-30% to -20%	30	2	4	98	
-20% to -10%	56	3	8	96	
-10% to 0%	586	36	43	92	62
0% to 10%	438	27	70	57	
10% to 20%	379	23	93	30	
20% to 30%	24	1	94	7	
30% and more	92	6	100	6	
Total frequency	1,644				

2020 Non-Residential Vacant Land Revenue Neutral Tax Change Summary



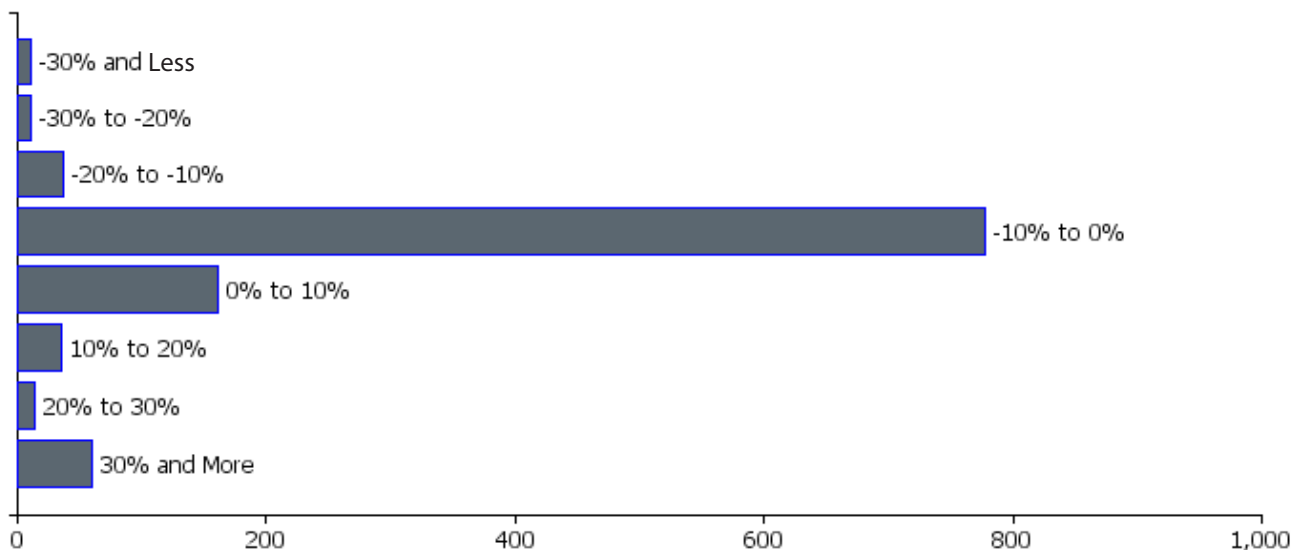
2020 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2020 Other Non-Residential Revenue Neutral Tax Change Summary

Change in RN taxes (% range)	Frequency	% of total	Cumulative %	Reverse cumulative %	% of properties changing +/- 10% in RN taxes
-30% and less	10	1	1	100	
-30% to -20%	11	1	2	99	
-20% to -10%	37	3	5	98	
-10% to 0%	777	70	76	95	85
0% to 10%	161	15	90	24	
10% to 20%	35	3	93	10	
20% to 30%	14	1	95	7	
30% and more	60	5	100	5	
Total frequency	1,105				

2020 Other Non-Residential Revenue Neutral Tax Change Summary



2020

SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Abbeydale	1,700	293,000	25%	75%	99%	2,030
Acadia	2,432	408,000	82%	18%	98%	2,830
Albert Park/Radisson Heights	1,301	320,000	29%	71%	100%	2,220
Altadore	1,984	809,000	91%	9%	94%	5,610
Applewood Park	1,388	360,000	1%	99%	100%	2,500
Arbour Lake	3,168	471,000	79%	21%	99%	3,270
Aspen Woods	2,245	905,000	63%	37%	95%	6,280
Auburn Bay	4,443	507,000	70%	30%	100%	3,520
Banff Trail	1,244	592,000	93%	7%	97%	4,110
Bankview	550	540,000	72%	28%	96%	3,750
Bayview	212	968,000	67%	33%	93%	6,720
Beddington Heights	3,474	353,000	82%	18%	99%	2,450
Bel-Aire	157	1,700,000	93%	7%	98%	11,800
Belmont	135	416,000	92%	8%	100%	2,890
Beltline	52	763,000	72%	28%	57%	5,290
Bonavista Downs	368	399,000	90%	10%	99%	2,770
Bowness	3,049	382,000	86%	14%	99%	2,650
Braeside	1,411	405,000	90%	10%	98%	2,810
Brentwood	1,976	519,000	86%	14%	94%	3,600
Bridgeland/Riverside	957	563,000	80%	20%	96%	3,910
Bridlewood	3,142	389,000	98%	2%	100%	2,700
Britannia	255	1,670,000	63%	37%	90%	11,590
Cambrian Heights	708	524,000	89%	11%	98%	3,640
Canyon Meadows	2,138	444,000	84%	16%	99%	3,080
Capitol Hill	1,354	560,000	92%	8%	88%	3,890
Carrington	585	430,000	86%	14%	99%	2,980
Castleridge	1,657	311,000	7%	93%	100%	2,160
Cedarbrae	1,788	362,000	89%	11%	97%	2,510

2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Chaparral	3,576	468,000	80%	20%	100%	3,250
Charleswood	1,319	555,000	95%	5%	98%	3,850
Chinook Park	490	655,000	93%	7%	94%	4,550
Christie Park	502	736,000	8%	92%	98%	5,110
Citadel	2,821	439,000	76%	24%	100%	3,050
Cityscape	742	446,000	51%	49%	98%	3,100
Cliff Bungalow	148	684,000	95%	5%	95%	4,750
Coach Hill	702	539,000	54%	46%	99%	3,740
Collingwood	767	548,000	71%	29%	98%	3,800
Copperfield	3,122	404,000	97%	3%	100%	2,800
Coral Springs	1,437	471,000	0%	100%	100%	3,270
Cornerstone	980	404,000	36%	64%	99%	2,800
Cougar Ridge	2,017	543,000	87%	13%	98%	3,770
Country Hills	979	371,000	40%	60%	99%	2,570
Coventry Hills	5,242	372,000	47%	53%	99%	2,580
Cranston	5,716	481,000	74%	26%	100%	3,340
Crescent Heights	1,178	558,000	97%	3%	75%	3,870
Crestmont	691	591,000	29%	71%	96%	4,100
Currie Barracks	177	967,000	91%	9%	94%	6,710
Dalhousie	2,177	492,000	15%	85%	100%	3,420
Deer Ridge	1,013	367,000	92%	8%	98%	2,550
Deer Run	1,679	400,000	85%	15%	97%	2,770
Diamond Cove	271	510,000	88%	12%	98%	3,540
Discovery Ridge	981	804,000	70%	30%	99%	5,580
Douglasdale/Glen	3,937	450,000	87%	13%	99%	3,120
Dover	2,665	291,000	3%	97%	100%	2,020
Downtown West End	1	528,000	100%	0%	100%	3,670
Eagle Ridge	98	1,490,000	4%	96%	93%	10,340
Edgemont	4,614	572,000	38%	62%	99%	3,970



2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Elbow Park	1,186	1,240,000	76%	24%	86%	8,610
Elboya	478	841,000	74%	26%	95%	5,830
Erin Woods	1,962	298,000	11%	89%	99%	2,070
Erlton	160	550,000	88%	12%	90%	3,810
Evanston	4,729	464,000	32%	68%	99%	3,220
Evergreen	5,596	469,000	85%	15%	100%	3,250
Fairview	1,255	391,000	92%	8%	98%	2,710
Falconridge	2,322	298,000	3%	97%	100%	2,070
Forest Heights	1,339	304,000	38%	62%	100%	2,110
Forest Lawn	1,636	298,000	7%	93%	100%	2,070
Garrison Green	268	673,000	92%	8%	100%	4,670
Garrison Woods	644	634,000	72%	28%	97%	4,400
Glamorgan	1,202	480,000	96%	4%	99%	3,330
Glenbrook	1,483	492,000	95%	5%	94%	3,410
Glendale	957	519,000	92%	8%	95%	3,600
Greenview	224	368,000	97%	3%	79%	2,550
Greenwood/Greenbriar	498	29,000	99%	1%	28%	200
Hamptons	2,270	659,000	60%	40%	100%	4,570
Harvest Hills	2,215	402,000	35%	65%	99%	2,790
Hawkwood	3,068	480,000	57%	43%	100%	3,330
Haysboro	1,812	451,000	89%	11%	95%	3,130
Hidden Valley	3,573	418,000	68%	32%	99%	2,900
Highland Park	1,178	468,000	86%	14%	96%	3,250
Highwood	811	462,000	96%	4%	99%	3,200
Hillhurst	1,234	703,000	81%	19%	94%	4,880
Hounsfield Heights/Briar Hill	677	787,000	74%	26%	96%	5,460
Huntington Hills	3,514	390,000	81%	19%	99%	2,700
Inglewood	893	503,000	78%	22%	92%	3,490
Kelvin Grove	354	801,000	74%	26%	97%	5,560

2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Killarney/Glengarry	2,061	600,000	95%	5%	95%	4,160
Kincora	1,568	502,000	36%	64%	100%	3,480
Kingsland	800	450,000	75%	25%	97%	3,130
Lake Bonavista	3,259	583,000	42%	58%	96%	4,050
Lakeview	1,764	590,000	65%	35%	92%	4,090
Legacy	1,488	436,000	89%	11%	97%	3,030
Livingston	811	430,000	60%	40%	99%	2,980
Lower Mount Royal	68	790,000	47%	53%	79%	5,480
MacEwan	1,578	407,000	70%	30%	100%	2,830
Mahogany	3,419	536,000	80%	20%	99%	3,720
Manchester	23	366,000	21%	79%	92%	2,540
Maple Ridge	806	491,000	58%	42%	96%	3,400
Marlborough	2,379	332,000	0%	100%	100%	2,300
Marlborough Park	2,129	330,000	2%	98%	100%	2,290
Martindale	3,611	333,000	4%	96%	100%	2,310
Mayfair	156	1,060,000	97%	3%	89%	7,360
Mayland Heights	1,571	414,000	9%	91%	100%	2,870
McKenzie Lake	4,244	467,000	84%	16%	100%	3,240
McKenzie Towne	4,287	400,000	89%	11%	100%	2,770
Meadowlark Park	279	578,000	97%	3%	99%	4,010
Midnapore	1,830	377,000	92%	8%	99%	2,610
Millrise	1,769	389,000	99%	1%	100%	2,700
Mission	64	602,000	9%	91%	85%	4,180
Monterey Park	2,800	368,000	14%	86%	91%	2,550
Montgomery	1,472	444,000	84%	16%	99%	3,080
Mount Pleasant	2,104	600,000	96%	4%	89%	4,160
New Brighton	3,406	434,000	86%	14%	100%	3,010
Nolan Hill	1,812	526,000	43%	57%	99%	3,650
North Glenmore Park	897	593,000	82%	18%	89%	4,110



2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
North Haven	744	446,000	94%	6%	92%	3,100
North Haven Upper	245	467,000	78%	22%	99%	3,240
Oakridge	1,714	518,000	88%	12%	96%	3,590
Ogden	2,566	332,000	15%	85%	99%	2,300
Palliser	479	530,000	95%	5%	99%	3,680
Panorama Hills	5,970	504,000	51%	49%	100%	3,500
Parkdale	694	704,000	91%	9%	94%	4,890
Parkhill/Stanley Park	491	752,000	90%	10%	91%	5,220
Parkland	1,354	544,000	25%	75%	96%	3,780
Patterson	556	788,000	53%	47%	99%	5,470
Penbrooke Meadows	2,005	298,000	6%	94%	99%	2,070
Pineridge	2,245	326,000	44%	56%	100%	2,260
Point Mckay	24	533,000	5%	95%	100%	3,700
Pump Hill	434	849,000	32%	68%	96%	5,890
Queensland	1,380	358,000	91%	9%	98%	2,480
Ramsay	816	495,000	78%	22%	97%	3,440
Ranchlands	1,737	387,000	66%	34%	99%	2,680
Red Carpet/Mountview Mobile	513	31,000	66%	34%	96%	210
Redstone	1,401	449,000	27%	73%	98%	3,110
Renfrew	1,690	538,000	67%	33%	97%	3,730
Richmond	1,614	654,000	96%	4%	94%	4,540
Rideau Park	132	1,280,000	93%	7%	91%	8,890
Riverbend	3,242	400,000	92%	8%	99%	2,780
Rocky Ridge	2,014	522,000	26%	74%	98%	3,620
Rosedale	571	961,000	90%	10%	96%	6,670
Rosemont	440	571,000	95%	5%	100%	3,960
Rosscarrock	777	508,000	90%	10%	99%	3,520
Roxboro	154	1,235,000	56%	44%	94%	8,570
Royal Oak	2,897	533,000	27%	73%	99%	3,700

2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Rundle	2,304	345,000	13%	87%	100%	2,390
Rutland Park	341	552,000	93%	7%	98%	3,830
Saddle Ridge	4,502	427,000	5%	95%	100%	2,960
Sage Hill	1,755	499,000	37%	63%	100%	3,460
Sandstone Valley	1,722	416,000	91%	9%	99%	2,890
Scarboro	329	912,000	96%	4%	85%	6,330
Scarboro/Sunalta West	162	799,000	99%	1%	88%	5,550
Scenic Acres	2,674	516,000	54%	46%	99%	3,580
Seton	291	402,000	82%	18%	98%	2,790
Shaganappi	473	590,000	94%	6%	90%	4,100
Shawnee Slopes	566	529,000	96%	4%	99%	3,670
Shawnessy	2,680	382,000	99%	1%	100%	2,650
Sherwood	1,356	555,000	62%	38%	100%	3,850
Signal Hill	3,631	615,000	32%	68%	99%	4,270
Silverado	1,958	451,000	88%	12%	99%	3,130
Silver Springs	2,743	487,000	33%	67%	99%	3,380
Skyview Ranch	1,677	425,000	53%	47%	100%	2,950
Somerset	2,176	401,000	94%	6%	100%	2,780
South Calgary	862	672,000	95%	5%	91%	4,660
Southview	595	345,000	1%	99%	100%	2,390
Southwood	1,595	406,000	90%	10%	97%	2,820
Springbank Hill	2,566	731,000	60%	40%	96%	5,070
Spruce Cliff	421	603,000	81%	19%	94%	4,190
St. Andrews Heights	404	791,000	87%	13%	94%	5,490
Strathcona Park	2,093	620,000	37%	63%	99%	4,300
Sunalta	223	538,000	24%	76%	71%	3,730
Sundance	3,138	445,000	86%	14%	98%	3,090
Sunnyside	530	573,000	94%	6%	90%	3,980
Taradale	3,528	373,000	5%	95%	100%	2,590



2020 SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Temple	2,893	341,000	3%	97%	100%	2,360
Thorncliffe	2,351	395,000	88%	12%	98%	2,740
Tuscany	5,708	500,000	29%	71%	100%	3,470
Tuxedo Park	1,467	498,000	97%	3%	92%	3,460
University Heights	459	783,000	76%	24%	99%	5,430
Upper Mount Royal	808	1,620,000	76%	24%	94%	11,250
Valley Ridge	1,775	544,000	32%	68%	99%	3,770
Varsity	2,688	632,000	11%	89%	98%	4,390
Vista Heights	393	374,000	5%	95%	100%	2,590
Walden	1,714	443,000	90%	10%	99%	3,080
Westgate	955	489,000	91%	9%	99%	3,390
West Hillhurst	2,068	687,000	91%	9%	90%	4,770
West Springs	2,772	700,000	55%	45%	95%	4,860
Whitehorn	3,180	336,000	3%	97%	100%	2,330
Wildwood	1,036	607,000	87%	13%	95%	4,210
Willow Park	1,587	509,000	81%	19%	95%	3,530
Windsor Park	573	595,000	87%	13%	98%	4,130
Winston Heights/Mountview	1,140	510,000	97%	3%	82%	3,540
Woodbine	3,011	429,000	93%	7%	99%	2,970
Woodlands	1,635	434,000	91%	9%	100%	3,010

2020

**RESIDENTIAL CONDOMINIUM
REVENUE NEUTRAL TAX
CHANGE AND ASSESSMENT
SUMMARY BY COMMUNITY**



2020 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Abbeydale	106	205,000	17%	83%	80%	1,420
Acadia	1,384	157,000	99%	1%	92%	1,090
Albert Park/Radisson Heights	631	198,000	94%	6%	100%	1,370
Altadore	969	364,000	57%	43%	91%	2,530
Applewood Park	408	145,000	83%	17%	93%	1,000
Arbour Lake	1,165	240,000	100%	0%	100%	1,670
Aspen Woods	1,230	371,000	66%	34%	95%	2,570
Auburn Bay	1,996	247,000	83%	17%	100%	1,710
Banff Trail	38	420,000	81%	19%	100%	2,910
Bankview	1,730	195,000	77%	23%	87%	1,350
Bayview	36	769,000	17%	83%	83%	5,340
Beddington Heights	596	230,000	62%	38%	100%	1,590
Belmont	83	142,000	46%	54%	65%	990
Beltline	19,453	262,000	89%	11%	96%	1,820
Bowness	761	201,000	37%	63%	93%	1,400
Braeside	1,125	219,000	83%	17%	88%	1,520
Brentwood	1,433	245,000	97%	3%	100%	1,700
Bridgeland/Riverside	2,893	288,000	60%	40%	99%	2,000
Bridlewood	1,612	185,000	60%	40%	100%	1,280
Britannia	33	267,000	39%	61%	73%	1,850
Canyon Meadows	998	198,000	73%	27%	78%	1,370
Capitol Hill	164	308,000	65%	35%	87%	2,140
Carrington	153	333,000	75%	25%	83%	2,310
Cedarbrae	556	263,000	52%	48%	98%	1,820
Chaparral	823	276,000	76%	24%	100%	1,910
Chinatown	1,598	304,000	71%	29%	94%	2,110
Chinook Park	36	143,000	11%	89%	97%	990
Christie Park	224	413,000	56%	44%	89%	2,870
Citadel	798	274,000	85%	15%	100%	1,900
Cityscape	448	315,000	59%	41%	98%	2,190

2020 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Cliff Bungalow	665	226,000	62%	38%	91%	1,570
Coach Hill	781	280,000	83%	17%	98%	1,950
Collingwood	71	422,000	65%	35%	100%	2,930
Copperfield	2,647	223,000	81%	19%	100%	1,550
Coral Springs	37	276,000	0%	100%	95%	1,910
Cornerstone	747	235,000	11%	89%	59%	1,630
Cougar Ridge	351	336,000	45%	55%	97%	2,330
Country Hills	584	256,000	66%	34%	97%	1,780
Country Hills Village	2,231	226,000	70%	30%	99%	1,570
Coventry Hills	270	266,000	43%	57%	100%	1,850
Cranston	2,100	251,000	79%	21%	100%	1,740
Crescent Heights	1,972	215,000	78%	22%	91%	1,490
Crestmont	28	439,000				3,040
Currie Barracks	854	395,000	88%	12%	99%	2,740
Dalhousie	1,499	200,000	78%	22%	99%	1,390
Deer Ridge	370	212,000	81%	19%	99%	1,470
Deer Run	422	149,000	92%	8%	100%	1,030
Discovery Ridge	1,316	275,000	81%	19%	96%	1,910
Douglasdale/Glen	1,223	403,000	19%	81%	100%	2,790
Dover	1,471	174,000	67%	33%	100%	1,210
Downtown Commercial Core	3,719	145,000	87%	13%	99%	1,000
Downtown East Village	2,827	297,000	76%	24%	95%	2,060
Downtown West End	2,965	290,000	92%	8%	98%	2,010
Eagle Ridge	10	795,000	100%	0%	100%	5,520
Eau Claire	3,277	422,000	69%	31%	97%	2,930
Edgemont	749	310,000	67%	33%	97%	2,150
Elboya	215	149,000	87%	13%	100%	1,030
Erin Woods	387	181,000	77%	23%	99%	1,250
Erlton	965	337,000	22%	78%	95%	2,340
Evanston	1,075	301,000	37%	63%	96%	2,090



2020 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Evergreen	2,607	260,000	65%	35%	77%	1,800
Falconridge	545	178,000	54%	46%	98%	1,230
Forest Heights	551	168,000	80%	20%	85%	1,170
Forest Lawn	312	137,000	76%	24%	99%	950
Garrison Green	717	273,000	69%	31%	100%	1,890
Garrison Woods	1,320	304,000	83%	17%	95%	2,110
Glamorgan	1,092	215,000	74%	26%	82%	1,490
Glenbrook	888	214,000	69%	31%	97%	1,480
Glendale	29	317,000	71%	29%	100%	2,200
Greenview	525	158,000	83%	17%	86%	1,090
Greenwood/Greenbriar	102	271,000				1,880
Hamptons	215	354,000	50%	50%	100%	2,460
Harvest Hills	813	233,000	81%	19%	99%	1,610
Hawkwood	431	265,000	66%	34%	100%	1,840
Haysboro	1,526	188,000	74%	26%	99%	1,300
Hidden Valley	276	260,000	62%	38%	96%	1,800
Highland Park	195	218,000	85%	15%	100%	1,510
Highwood	16	354,000	44%	56%	100%	2,450
Hillhurst	1,716	302,000	57%	43%	84%	2,100
Hounsfield Heights/Briar	588	317,000	58%	42%	99%	2,200
Huntington Hills	984	203,000	74%	26%	97%	1,410
Inglewood	1,614	303,000	72%	28%	95%	2,100
Kelvin Grove	224	210,000	73%	27%	80%	1,460
Killarney/Glengarry	1,287	304,000	50%	50%	96%	2,110
Kincora	1,273	228,000	31%	69%	77%	1,580
Kingsland	604	207,000	58%	42%	99%	1,430
Lake Bonavista	1,865	219,000	72%	28%	100%	1,520
Lakeview	230	333,000	59%	41%	97%	2,310
Legacy	1,895	185,000	86%	14%	95%	1,280
Lincoln Park	1,493	205,000	83%	17%	99%	1,420

2020 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Livingston	216	295,000	47%	53%	83%	2,040
Lower Mount Royal	1,685	256,000	72%	28%	96%	1,770
MacEwan	115	312,000	20%	80%	97%	2,160
Mahogany	2,009	300,000	39%	61%	98%	2,080
Manchester	164	130,000	100%	0%	100%	900
Marlborough	193	179,000	72%	28%	95%	1,240
Marlborough Park	776	186,000	45%	55%	96%	1,290
Martindale	191	232,000	64%	36%	93%	1,610
Mayland Heights	454	160,000	95%	5%	100%	1,110
McKenzie Lake	339	261,000	55%	45%	100%	1,810
McKenzie Towne	4,238	236,000	84%	16%	100%	1,630
Midnapore	696	211,000	81%	19%	99%	1,460
Millrise	1,504	218,000	82%	18%	100%	1,510
Mission	3,117	261,000	66%	34%	92%	1,810
Monterey Park	425	177,000	68%	32%	100%	1,230
Montgomery	292	354,000	57%	43%	52%	2,460
Mount Pleasant	326	297,000	64%	36%	80%	2,060
New Brighton	903	270,000	73%	27%	100%	1,870
Nolan Hill	707	330,000	31%	69%	87%	2,290
North Glenmore Park	16	564,000	100%	0%	100%	3,910
North Haven	79	389,000	41%	59%	98%	2,700
Oakridge	541	221,000	74%	26%	98%	1,530
Ogden	311	222,000	66%	34%	98%	1,540
Palliser	929	269,000	57%	43%	93%	1,870
Panorama Hills	3,131	202,000	81%	19%	99%	1,400
Parkdale	443	382,000	68%	32%	99%	2,650
Parkhill/Stanley Park	349	253,000	67%	33%	95%	1,760
Parkland	191	298,000	2%	98%	84%	2,070
Patterson	1,530	302,000	66%	34%	98%	2,100
Penbrooke Meadows	845	155,000	59%	41%	79%	1,080



2020 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Pineridge	939	178,000	70%	30%	92%	1,240
Point Mckay	824	381,000	5%	95%	64%	2,640
Queensland	444	217,000	62%	38%	99%	1,500
Ranchlands	1,025	223,000	73%	27%	88%	1,550
Red Carpet/Mountview Mobile Park	535	132,000	100%	0%	40%	920
Redstone	572	275,000	24%	76%	94%	1,910
Renfrew	1,649	245,000	55%	45%	100%	1,700
Richmond	465	367,000	62%	38%	93%	2,550
Rideau Park	241	275,000	63%	37%	80%	1,910
Riverbend	190	329,000	38%	62%	100%	2,280
Rocky Ridge	1,996	240,000	56%	44%	99%	1,670
Rosedale	8	344,000	50%	50%	100%	2,390
Rosscarrock	111	178,000	90%	10%	97%	1,230
Royal Oak	2,227	246,000	73%	27%	100%	1,700
Rundle	740	170,000	41%	59%	93%	1,180
Rutland Park	112	254,000	10%	90%	98%	1,760
Saddle Ridge	1,739	199,000	67%	33%	95%	1,380
Sage Hill	2,080	244,000	41%	59%	94%	1,690
Sandstone Valley	387	290,000	67%	33%	100%	2,010
Scenic Acres	232	390,000	26%	74%	95%	2,710
Seton	1,305	239,000	82%	18%	99%	1,660
Shaganappi	283	152,000	65%	35%	99%	1,060
Shawnee Slopes	713	285,000	90%	10%	99%	1,980
Shawnessy	924	218,000	86%	14%	100%	1,510
Sherwood	553	301,000	77%	23%	100%	2,090
Signal Hill	2,479	277,000	69%	31%	97%	1,920
Silverado	780	289,000	52%	48%	96%	2,000
Silver Springs	726	248,000	58%	42%	99%	1,720
Skyview Ranch	2,800	190,000	71%	29%	96%	1,320
Somerset	1,146	182,000	42%	58%	100%	1,260
South Calgary	1,813	286,000	76%	24%	93%	1,980
Southview	7	261,000	0%	100%	100%	1,810

2020 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Southwood	600	158,000	89%	11%	82%	1,100
Springbank Hill	1,255	272,000	61%	39%	97%	1,890
Spruce Cliff	2,447	286,000	71%	29%	84%	1,990
St. Andrews Heights	132	247,000	100%	0%	100%	1,710
Strathcona Park	282	429,000	22%	78%	83%	2,980
Sunalta	1,137	187,000	75%	25%	85%	1,300
Sundance	70	296,000	100%	0%	100%	2,050
Sunnyside	1,588	279,000	66%	34%	93%	1,930
Taradale	1,024	222,000	70%	30%	100%	1,540
Temple	511	179,000	57%	43%	86%	1,240
Thornccliffe	566	210,000	36%	64%	96%	1,450
Tuscany	1,423	300,000	78%	22%	100%	2,080
Tuxedo Park	578	283,000	61%	39%	92%	1,960
University Heights	48	235,000	0%	100%	100%	1,630
Upper Mount Royal	108	272,000	87%	13%	50%	1,890
Valley Ridge	339	338,000	51%	49%	96%	2,340
Varsity	3,088	249,000	65%	35%	97%	1,730
Vista Heights	244	161,000	84%	16%	97%	1,120
Walden	1,000	286,000	84%	16%	89%	1,990
Westgate	197	191,000	99%	1%	60%	1,330
West Hillhurst	454	305,000	48%	52%	89%	2,110
West Springs	1,613	377,000	32%	68%	97%	2,620
Whitehorn	310	168,000	86%	14%	92%	1,160
Willow Park	417	239,000	73%	27%	91%	1,660
Windsor Park	1,215	170,000	84%	16%	80%	1,180
Winston Heights/Mountview	225	290,000	42%	58%	95%	2,010
Woodbine	324	246,000	50%	50%	98%	1,700
Woodlands	433	282,000	68%	32%	96%	1,960

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**SINGLE RESIDENTIAL AND
RESIDENTIAL CONDOMINIUM
REVENUE NEUTRAL TAX
CHANGE AND ASSESSMENT
SUMMARY BY COMMUNITY**



2020 SINGLE RESIDENTIAL AND RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Abbeydale	1,806	290,000	25%	75%	98%	2,010
Acadia	3,816	386,000	88%	12%	96%	2,680
Albert Park/Radisson Heights	1,932	309,000	43%	57%	100%	2,140
Altadore	2,953	748,000	82%	18%	93%	5,190
Applewood Park	1,796	345,000	17%	83%	99%	2,390
Arbour Lake	4,333	446,000	83%	17%	100%	3,090
Aspen Woods	3,475	802,000	64%	36%	95%	5,570
Auburn Bay	6,439	447,000	73%	27%	100%	3,100
Banff Trail	1,282	591,000	93%	8%	97%	4,100
Bankview	2,280	242,000	76%	24%	89%	1,680
Bayview	248	912,000	59%	41%	92%	6,330
Beddington Heights	4,070	341,000	79%	21%	100%	2,370
Bel-Aire	157	1,700,000	93%	7%	98%	11,800
Belmont	218	375,000	84%	16%	94%	2,600
Beltline	19,505	262,000	89%	11%	96%	1,820
Bonavista Downs	368	399,000	90%	10%	99%	2,770
Bowness	3,810	358,000	76%	24%	98%	2,480
Braeside	2,536	362,000	87%	13%	93%	2,510
Brentwood	3,409	494,000	89%	11%	96%	3,430
Bridgeland/Riverside	3,850	366,000	68%	32%	98%	2,540
Bridlewood	4,754	370,000	89%	11%	100%	2,560
Britannia	288	1,510,000	60%	40%	88%	10,480
Cambrian Heights	708	524,000	89%	11%	98%	3,640
Canyon Meadows	3,136	407,000	81%	19%	92%	2,830
Capitol Hill	1,518	547,000	90%	10%	88%	3,790
Carrington	738	380,000	83%	17%	95%	2,640
Castleridge	1,657	311,000	7%	93%	100%	2,160
Cedarbrae	2,344	347,000	80%	20%	97%	2,410
Chaparral	4,399	454,000	80%	20%	100%	3,150
Charleswood	1,319	555,000	95%	5%	98%	3,850
Chinatown	1,598	304,000	71%	29%	94%	2,110

2020 SINGLE RESIDENTIAL AND RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Chinook Park	526	643,000	87%	13%	95%	4,470
Christie Park	726	647,000	23%	77%	95%	4,490
Citadel	3,619	426,000	78%	22%	100%	2,960
Cityscape	1,190	406,000	54%	46%	98%	2,820
Cliff Bungalow	813	251,000	69%	31%	92%	1,740
Coach Hill	1,483	358,000	69%	31%	98%	2,490
Collingwood	838	534,000	70%	30%	98%	3,710
Copperfield	5,769	354,000	91%	9%	100%	2,450
Coral Springs	1,474	469,000	0%	100%	100%	3,260
Cornerstone	1,727	365,000	29%	71%	88%	2,530
Cougar Ridge	2,368	534,000	83%	17%	98%	3,700
Country Hills	1,563	345,000	48%	52%	98%	2,390
Country Hills Village	2,231	226,000	70%	30%	99%	1,570
Coventry Hills	5,512	368,000	47%	53%	99%	2,550
Cranston	7,816	432,000	75%	25%	100%	3,000
Crescent Heights	3,150	346,000	87%	13%	84%	2,400
Crestmont	719	586,000	29%	71%	96%	4,060
Currie Barracks	1,031	551,000	89%	11%	98%	3,820
Dalhousie	3,676	443,000	38%	62%	99%	3,080
Deer Ridge	1,383	341,000	89%	11%	98%	2,360
Deer Run	2,101	382,000	86%	14%	98%	2,650
Diamond Cove	271	510,000	88%	12%	98%	3,540
Discovery Ridge	2,297	639,000	74%	26%	98%	4,440
Douglasdale/Glen	5,160	447,000	77%	23%	99%	3,100
Dover	4,136	272,000	22%	78%	100%	1,890
Downtown Commercial Core	3,719	145,000	87%	13%	99%	1,000
Downtown East Village	2,827	297,000	75%	25%	95%	2,060
Downtown West End	2,966	290,000	92%	8%	98%	2,010
Eagle Ridge	108	1,440,000	13%	87%	93%	10,000
Eau Claire	3,277	422,000	69%	31%	97%	2,930
Edgemont	5,363	551,000	41%	59%	99%	3,820



2020 SINGLE RESIDENTIAL AND RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Elbow Park	1,186	1,240,000	76%	24%	86%	8,610
Elboya	693	735,000	78%	22%	96%	5,100
Erin Woods	2,349	291,000	19%	81%	99%	2,020
Erlton	1,125	367,000	37%	63%	94%	2,550
Evanston	5,804	441,000	33%	67%	99%	3,060
Evergreen	8,203	439,000	81%	19%	95%	3,050
Fairview	1,255	391,000	92%	8%	98%	2,710
Falconridge	2,867	290,000	13%	87%	99%	2,010
Forest Heights	1,890	271,000	50%	50%	95%	1,880
Forest Lawn	1,948	292,000	18%	82%	100%	2,030
Garrison Green	985	527,000	78%	22%	100%	3,660
Garrison Woods	1,964	514,000	78%	22%	96%	3,560
Glamorgan	2,294	403,000	86%	14%	91%	2,800
Glenbrook	2,371	396,000	85%	15%	95%	2,750
Glendale	986	517,000	92%	8%	95%	3,590
Greenview	749	174,000	87%	13%	84%	1,200
Greenwood/Greenbriar	600	36,000	99%	1%	28%	250
Hamptons	2,485	646,000	59%	41%	100%	4,480
Harvest Hills	3,028	387,000	42%	58%	99%	2,690
Hawkwood	3,499	473,000	58%	42%	100%	3,280
Haysboro	3,338	379,000	82%	18%	97%	2,630
Hidden Valley	3,849	412,000	67%	33%	99%	2,860
Highland Park	1,373	456,000	86%	14%	96%	3,160
Highwood	827	460,000	95%	5%	99%	3,190
Hillhurst	2,950	547,000	69%	31%	89%	3,790
Hounsfield Heights/Briar Hill	1,265	604,000	68%	32%	98%	4,190
Huntington Hills	4,498	378,000	80%	20%	99%	2,620
Inglewood	2,507	409,000	75%	25%	94%	2,840
Kelvin Grove	578	729,000	73%	27%	92%	5,060
Killarney/Glengarry	3,348	546,000	80%	20%	95%	3,790
Kincora	2,841	465,000	35%	65%	93%	3,230

2020 SINGLE RESIDENTIAL AND RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Kingsland	1,404	417,000	69%	31%	98%	2,890
Lake Bonavista	5,124	555,000	48%	52%	97%	3,850
Lakeview	1,994	576,000	64%	36%	92%	3,990
Legacy	3,383	353,000	87%	13%	96%	2,450
Lincoln Park	1,493	205,000	83%	17%	99%	1,420
Livingston	1,027	403,000	57%	43%	96%	2,800
Lower Mount Royal	1,753	261,000	71%	29%	95%	1,810
MacEwan	1,693	401,000	67%	33%	100%	2,780
Mahogany	5,428	483,000	71%	29%	99%	3,350
Manchester	187	143,000	90%	10%	99%	990
Maple Ridge	806	491,000	58%	42%	96%	3,400
Marlborough	2,572	330,000	6%	94%	99%	2,290
Marlborough Park	2,905	322,000	12%	88%	99%	2,240
Martindale	3,802	331,000	7%	93%	100%	2,290
Mayfair	156	1,060,000	97%	3%	89%	7,360
Mayland Heights	2,025	407,000	24%	76%	100%	2,820
McKenzie Lake	4,583	452,000	82%	18%	100%	3,130
McKenzie Towne	8,525	338,000	87%	13%	100%	2,340
Meadowlark Park	279	578,000	97%	3%	99%	4,010
Midnapore	2,526	364,000	89%	11%	99%	2,530
Millrise	3,273	355,000	93%	7%	100%	2,460
Mission	3,181	268,000	64%	36%	92%	1,860
Monterey Park	3,225	360,000	18%	82%	92%	2,500
Montgomery	1,764	438,000	82%	18%	95%	3,040
Mount Pleasant	2,430	581,000	92%	8%	88%	4,030
New Brighton	4,309	416,000	83%	17%	100%	2,890
Nolan Hill	2,519	488,000	40%	60%	96%	3,390
North Glenmore Park	913	592,000	82%	18%	89%	4,110
North Haven	823	443,000	91%	9%	93%	3,080
North Haven Upper	245	467,000	78%	22%	99%	3,240
Oakridge	2,255	481,000	85%	15%	96%	3,340



2020 SINGLE RESIDENTIAL AND RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY

Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Ogden	2,877	326,000	20%	80%	99%	2,260
Palliser	1,408	433,000	72%	28%	95%	3,010
Panorama Hills	9,101	470,000	59%	41%	100%	3,260
Parkdale	1,137	655,000	85%	15%	95%	4,550
Parkhill/Stanley Park	840	592,000	82%	18%	93%	4,110
Parkland	1,545	541,000	24%	76%	95%	3,750
Patterson	2,086	348,000	62%	38%	98%	2,420
Penbrooke Meadows	2,850	285,000	20%	80%	94%	1,970
Pineridge	3,184	308,000	51%	49%	97%	2,130
Point Mckay	848	383,000	5%	95%	65%	2,660
Pump Hill	434	849,000	32%	68%	96%	5,890
Queensland	1,824	346,000	85%	15%	99%	2,400
Ramsay	816	495,000	78%	22%	97%	3,440
Ranchlands	2,762	338,000	68%	32%	95%	2,350
Red Carpet/Mountview Mobile	1,048	67,000	81%	19%	71%	470
Redstone	1,973	404,000	26%	74%	97%	2,800
Renfrew	3,339	454,000	62%	38%	98%	3,150
Richmond	2,079	619,000	90%	10%	94%	4,300
Rideau Park	373	354,000	73%	27%	84%	2,460
Riverbend	3,432	397,000	89%	11%	99%	2,760
Rocky Ridge	4,010	464,000	37%	63%	98%	3,220
Rosedale	579	947,000	90%	10%	96%	6,570
Rosemont	440	571,000	95%	5%	100%	3,960
Rosscarrock	888	489,000	90%	10%	99%	3,390
Roxboro	154	1,235,000	56%	44%	94%	8,570
Royal Oak	5,124	489,000	40%	60%	99%	3,390
Rundle	3,044	337,000	20%	80%	98%	2,340
Rutland Park	453	533,000	73%	27%	98%	3,700
Saddle Ridge	6,241	399,000	18%	82%	99%	2,770
Sage Hill	3,835	389,000	38%	62%	97%	2,700
Sandstone Valley	2,109	401,000	87%	13%	99%	2,780

2020 SINGLE RESIDENTIAL AND RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



Community name	Number of taxable accounts	Median assessed value	% of properties decreasing in RN taxes	% of properties increasing in RN taxes	% of properties changing +/- 10% in RN taxes	RN taxes on median assessed value (\$)
Scarboro	329	912,000	96%	4%	85%	6,330
Scarboro/Sunalta West	162	799,000	99%	1%	88%	5,550
Scenic Acres	2,906	505,000	51%	49%	99%	3,510
Seton	1,596	264,000	82%	18%	98%	1,830
Shaganappi	756	534,000	85%	15%	93%	3,710
Shawnee Slopes	1,279	482,000	95%	5%	99%	3,350
Shawnessy	3,604	375,000	97%	3%	100%	2,600
Sherwood	1,909	531,000	65%	35%	100%	3,690
Signal Hill	6,110	550,000	43%	57%	99%	3,820
Silverado	2,738	410,000	80%	20%	99%	2,840
Silver Springs	3,469	470,000	38%	62%	99%	3,260
Skyview Ranch	4,477	307,000	62%	38%	98%	2,130
Somerset	3,322	379,000	79%	21%	100%	2,630
South Calgary	2,675	456,000	85%	15%	92%	3,170
Southview	602	345,000	1%	99%	100%	2,390
Southwood	2,195	384,000	90%	10%	93%	2,670
Springbank Hill	3,821	671,000	60%	40%	96%	4,650
Spruce Cliff	2,868	313,000	73%	27%	87%	2,170
St. Andrews Heights	536	730,000	90%	10%	95%	5,060
Strathcona Park	2,375	596,000	35%	65%	97%	4,140
Sunalta	1,360	205,000	66%	34%	83%	1,420
Sundance	3,208	443,000	86%	14%	98%	3,080
Sunnyside	2,118	345,000	75%	25%	92%	2,390
Taradale	4,552	359,000	18%	82%	100%	2,490
Temple	3,404	331,000	11%	89%	98%	2,300
Thornccliffe	2,917	381,000	78%	22%	98%	2,640
Tuscany	7,131	484,000	36%	64%	100%	3,360
Tuxedo Park	2,045	448,000	88%	12%	92%	3,110
University Heights	507	766,000	68%	32%	99%	5,310
Upper Mount Royal	916	1,505,000	77%	23%	91%	10,450
Valley Ridge	2,114	533,000	34%	66%	99%	3,700




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Varsity	5,776	502,000	35%	65%	98%	3,480
Vista Heights	637	346,000	35%	65%	99%	2,400
Walden	2,714	373,000	88%	12%	96%	2,590
Westgate	1,152	478,000	93%	7%	92%	3,320
West Hillhurst	2,522	658,000	85%	15%	90%	4,570
West Springs	4,385	612,000	50%	50%	96%	4,250
Whitehorn	3,490	332,000	10%	90%	99%	2,300
Wildwood	1,036	607,000	87%	13%	95%	4,210
Willow Park	2,004	476,000	80%	20%	94%	3,300
Windsor Park	1,788	210,000	85%	15%	86%	1,460
Winston Heights/Mountview	1,365	484,000	89%	11%	84%	3,360
Woodbine	3,335	419,000	89%	11%	99%	2,910
Woodlands	2,068	413,000	86%	14%	99%	2,870

Calgary





For information and inquiries, contact The City of Calgary Assessment:


 **Telephone** **403-268-2888** (Mon. - Fri., 8 a.m. - 4:30 p.m.)
311 (after 4:30 p.m. daily and on weekends)

Hearing impaired **403-268-4889**

 **Online** **calgary.ca/assessment**


 **Mail** The City of Calgary
Assessment (#8002)
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5


 **In person*** 2924 11 St. N.E. Calgary
*Please call first to arrange an appointment.

 **Call 311 for:**

- > School support changes.
- > Tax Instalment Payment Plan (TIPP).
- > Outside Calgary, call **(403) 268-CITY (2489)**

To update your mailing address, contact Alberta Land Titles:

 **In person** Alberta Government Services Building
2nd floor, 710 4 Ave. S.W. Calgary

 **Online** **servicealberta.gov.ab.ca**
Go to Forms under Key Resources, click Land Title Forms and select Manual.