

Calgary



# 2019 **Property Assessment** MARKET REPORT



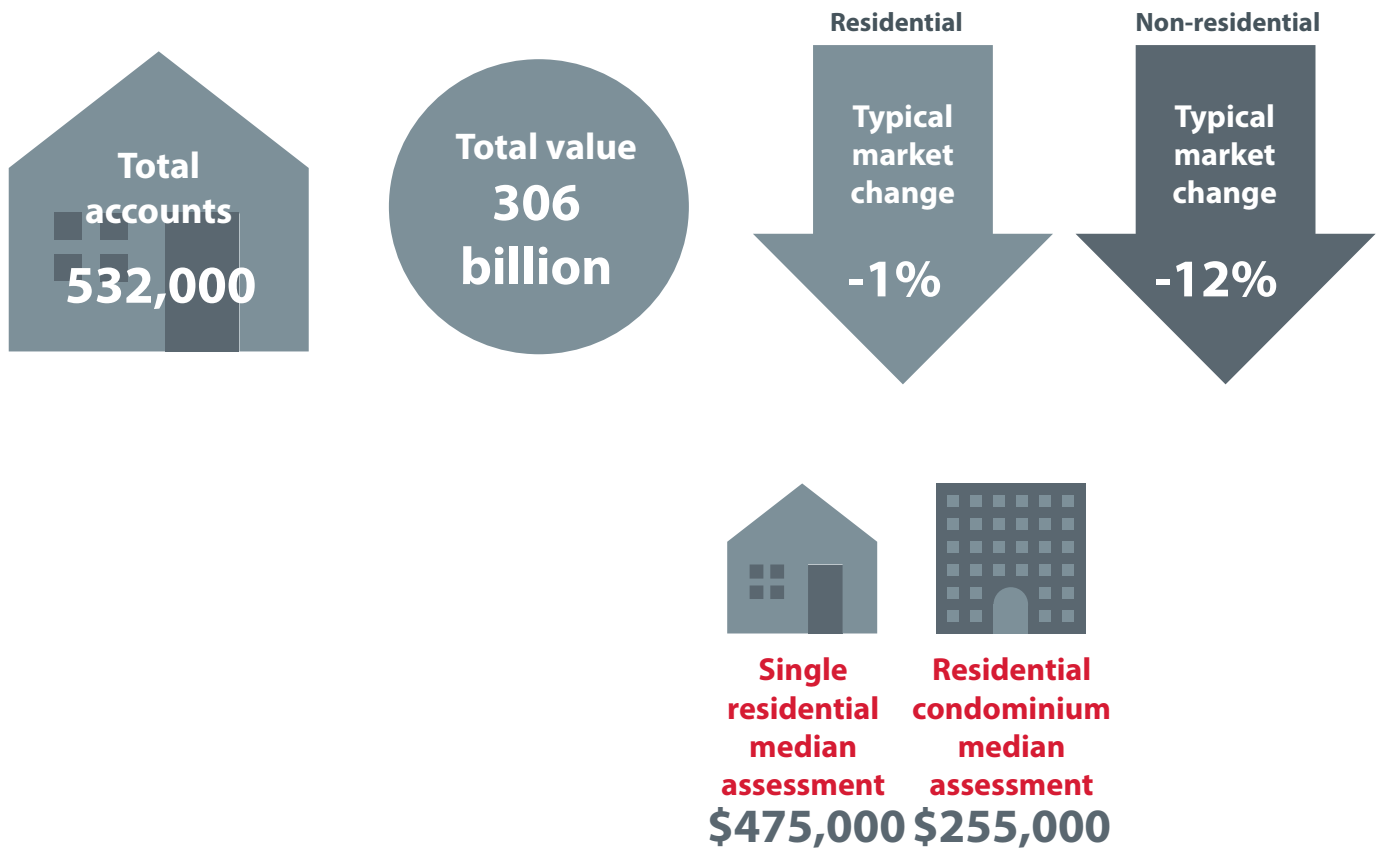
# INTRODUCTION



The Assessment business unit is pleased to present the 2019 Property Market Report. This report provides summary information about Calgary's 2019 market value property assessments. Provincial legislation requires that The City of Calgary (The City) annually prepare assessments for taxation purposes. The legislation also requires that 2019 assessments reflect the market value of property on July 1, 2018, and the characteristics and physical condition of the property as of Dec. 31, 2018.

This report also provides information about how taxes have been re-distributed as a result of the annual assessment process. The tax shift information excludes any 2019 tax rate changes by City Council or the Government of Alberta. Changes in assessed values do not directly correspond to changes in taxes. Tax rate changes are communicated through the budgetary process.

## 2019 property assessment summary of results:





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# ABOUT PROPERTY ASSESSMENT



## What is property assessment?

Your 2019 property assessment is an estimate of the market value of your property as at July 1, 2018, reflecting its physical characteristics and attributes as of December 31, 2018. This property assessment provides the basis for your 2019 tax bill.

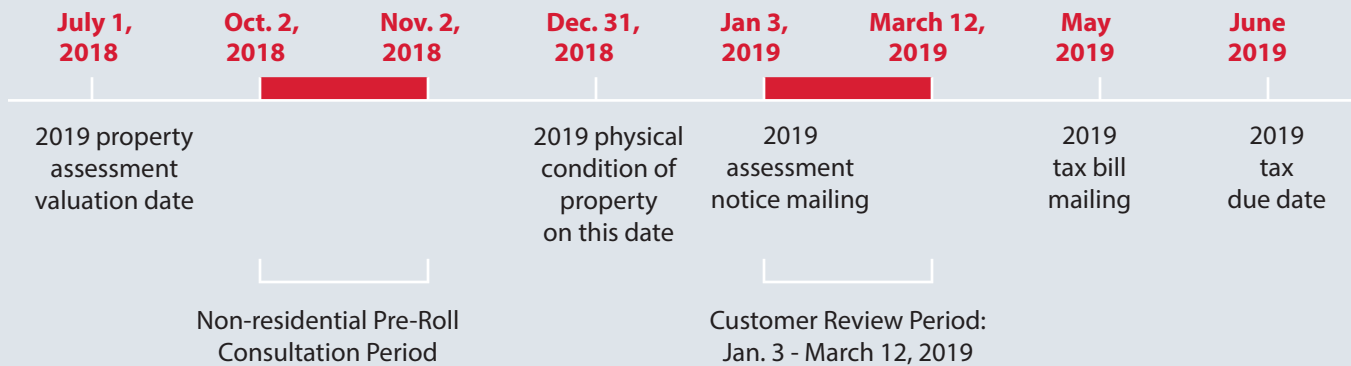
## How we assess properties

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.

## 2019 property assessment and tax timeline





# INFORMATION AND SERVICES AVAILABLE TO CUSTOMERS

## Customer Review Period

(Jan. 3 – March 12, 2019)

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**

## Online tools and resources

The City offers online tools to help property owners understand and review their assessment.

By logging into *Assessment Search* at [calgary.ca/assessment](http://calgary.ca/assessment), customers 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 about *Assessment Search*, including how to register, is provided with the assessment notice mailing and online at [calgary.ca/assessment](http://calgary.ca/assessment).

We also offer information on [calgary.ca/assessment](http://calgary.ca/assessment) including explanations about the tax and assessment process, assessment roll highlights and a tax calculator to estimate a property's 2019 tax amount.

The Tax Calculator, available online at [calgary.ca/revenueneutral](http://calgary.ca/revenueneutral), estimates your revenue neutral taxes before Council approves the budget and the property tax bylaw, and your actual taxes once the budget and tax rate is approved.

## Go paperless with eNotices

eNotices are easy to access, secure and help preserve the environment. You can view, print, and download eNotices anytime, anywhere from your desktop or mobile device.

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

- Go to [calgary.ca/assessment](http://calgary.ca/assessment) and select Assessment Search.
- 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.

# 2019 PROPERTY ASSESSMENT NOTICE



## 2019 Property Assessment Notice

### Assessed Person Mailing Address

00000054\*  
 IMC 8059 Owner #: 1234567  
 JOHN DOE  
 123 ANYWHEREINCALGARY ST NW  
 CALGARY AB X1Y 2Z3

Roll Number	Access Code
123456789	XXXXXX

Use the above roll number and access code to view additional assessment information by logging into Assessment Search at [calgary.ca/assessment](http://calgary.ca/assessment).

Property Description
123 ANYWHEREINCALGARY ST NW 123LK;11;22

Mailing Date	Notice of Assessment Date
January 3, 2019	January 11, 2019

### YOUR PROPERTY ASSESSMENT

<b>475,000</b>	Your 2019 property assessment reflects the estimated market value of your property on July 1, 2018 and the physical condition as of December 31, 2018.
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Assessment Class	Property Use	Assessed Value
Residential	Single Residential	475,000

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

**Additional Information**  
 Please see the reverse for important information.

F

Customer Review Period	Assessment Review Board	
<b>January 3 - March 12, 2019</b>	Final Date to File Complaint	Complaint Fee
If you require additional information or have a question about your assessment, phone 403-268-2888. Our staff may be able to resolve your concerns without the need to file a complaint. All inquiries to Assessment are free of charge.  Any changes to your 2019 assessment will only be considered if an inquiry is received during the Customer Review Period.	March 12, 2019	\$30
	For information about the Assessment Review Board complaint process, see reverse or visit <a href="http://calgaryarb.ca">calgaryarb.ca</a> .	

Z 945 (R2018-10)

**This is not a tax bill**  
 Your property tax bill will be mailed separately.



18-00910093



# 2019 PROPERTY ASSESSMENT NOTICE



## How is my property assessment determined?

Your property assessment reflects the market value of your property as of July 1, 2018 and considers the physical condition of the property on Dec. 31, 2018. Your property assessment provides the basis for determining your share of property taxes. To learn more about how your property is assessed, visit [calgary.ca/assessment](http://calgary.ca/assessment) or contact Assessment.

## When should I contact Assessment?

If you have any questions about your property assessment, contact Assessment. You do not have to file a formal complaint to contact us. **Assessment will only consider making changes to your assessment if an inquiry is received during the Customer Review Period stated on the front of your notice.**

## How can I get more information about my property assessment?

An assessed person is entitled to see or receive sufficient information about how their property assessment was prepared in accordance with section 299 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 of the *Municipal Government Act*.

- Detailed information is available by logging in to the secure access portion of Assessment Search through [calgary.ca/assessment](http://calgary.ca/assessment).
- Summary information is available without logging in at [calgary.ca/assessment](http://calgary.ca/assessment).
- Submit a Property Assessment Information Request (PAIR) form to our office. Upon receipt of the completed PAIR form, Assessment will provide the information within 15 days. The form is available:
  - Online at [calgary.ca/assessment](http://calgary.ca/assessment) (click the "Forms & publications" link on the right hand side of the page); OR
  - By contacting Assessment by mail, phone, or in person.

## What should I do if I don't agree with my assessment?

**If you have concerns with your property assessment, please contact Assessment. Your assessor may be able to resolve your concerns without the need to file a complaint.**

If your concerns are not resolved by contacting your assessor, you may file a complaint with the **Assessment Review Board (ARB)**. The ARB is an impartial tribunal that hears and resolves assessment complaints.

Visit [calgaryarb.ca](http://calgaryarb.ca) for more information and/or to file a complaint online. The ARB website provides detailed information on the complaint process, downloadable forms and guides, FAQ and ARB contact information.

A valid complaint must be filed by the "Final Date to File Complaint" and accompanied by the required "Complaint Fee" indicated on the front of this Assessment Notice. 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](http://calgaryarb.ca) website by selecting the "Resources" menu, then "Forms & Tools".

### Assessment Review Board contact information:

- ☎ 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

## How do I access my information online?

Go to [calgary.ca/assessment](http://calgary.ca/assessment) to view your assessment and property details as well as:

- Review your property details for accuracy
- Search for comparable properties to ensure fairness and equity
- Search for sales of similar properties in your area
- View your estimated taxes
- Sign-up to receive Property Assessment notices electronically
- Review the Market Trends Report for your property type

## How do I sign-up for Assessment Search?

1. Create a City of Calgary myID account.  
Visit [calgary.ca/myid](http://calgary.ca/myid) and follow the instructions to create a myID personal account.
2. Link your myID account to your property.  
At [calgary.ca/assessment](http://calgary.ca/assessment) select Assessment Search and log in using your myID username and password. Click "Add Property Account". Enter the roll number and confidential access code provided on the front of this notice.

## Do you have inquiries for Assessment?

- ☎ Telephone **403-268-2888** (Mon. – Fri., 8 a.m. – 4:30 p.m.)  
Hearing impaired  
☎ **403-268-4889**
- 🌐 Online **[calgary.ca/assessment](http://calgary.ca/assessment)**
- ✉ Mail The City of Calgary  
Assessment (#8002)  
P.O. Box 2100, Stn. M  
Calgary, AB T2P 2M5
- 👤 In person\* 2924 11th St. N.E.  
\*Please call first to arrange an appointment.

## Do you have property tax questions?

[calgary.ca/propertytax](http://calgary.ca/propertytax) or call 311

## How do I sign up for the Tax Instalment Payment Plan (TIPP)?

[calgary.ca/TIPP](http://calgary.ca/TIPP) or call 311

## How do I declare my school support?

[calgary.ca/schoolsupport](http://calgary.ca/schoolsupport) or call 311

## How do I change my mailing address?

- 👤 In person Alberta Government Services Building  
2nd floor, 710 Fourth Ave. S.W.
- 🌐 Online **[servicealberta.gov.ab.ca](http://servicealberta.gov.ab.ca)** (Go to "Forms" under "Key Resources". Then select "Land Titles Forms" and click the "Manual" drop down heading.)

To contact 311 from outside of Calgary, dial 403-268-CITY (2489)



# OUR COMMITMENT



## Our Commitment

Our commitment is to ensure fair and equitable assessed values for the purpose of the distribution of taxes. The City of Calgary's tax revenues do not increase or decrease based on assessed value changes caused by real estate market fluctuations. Tax changes are communicated through the budgetary process.

## Revenue Neutral Process

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 2019 assessment, the typical per cent change in residential is minus 1 per cent and non-residential is minus 12 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.

The Tax Calculator, available online at [calgary.ca/revenueneutral](http://calgary.ca/revenueneutral), estimates your revenue neutral taxes before Council approves the budget and the property tax bylaw, and your actual taxes once the budget and tax rate is approved.



# 2019 CITY-WIDE PROPERTY ROLL SUMMARY



# 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 subdivided 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.



## 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.



# SUMMARY COMPARISON OF 2018 AND 2019 PROPERTY ASSESSMENT ROLLS

	2018	2019
<b>Total assessment value summary (taxable and non-taxable)</b>	310,957,604,697	305,686,100,000
<b>Total number of assessable properties (taxable and non-taxable)</b>	522,225	532,498
<b>Single residential median assessment</b>	480,000	475,000
<b>Residential condominium median assessment</b>	260,000	255,000
<b>Typical residential market value change</b>	2%	-1%
<b>Typical non-residential market value change</b>	-5%	-12%

# 2019 PROPERTY ASSESSMENT SUMMARY



# 2019 PROPERTY ASSESSMENT SUMMARY

## 2019 Property Assessment Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
<b>Taxable</b>	<b>520,825</b>	<b>278,250,800,000</b>
Residential	506,340	218,008,700,000
Non-Residential	13,985	60,232,100,000
Farm Land	500	9,900,000
<b>Non-Taxable</b>	<b>11,673</b>	<b>27,435,300,000</b>
Residential	1,910	2,465,300,000
Non-Residential	9,763	24,970,000,000
<b>Total Assessment Summary</b>	<b>532,498</b>	<b>305,686,100,000</b>
Residential	508,250	220,474,000,000
Non-Residential	23,748	85,202,100,000
Farm Land	500	9,900,000



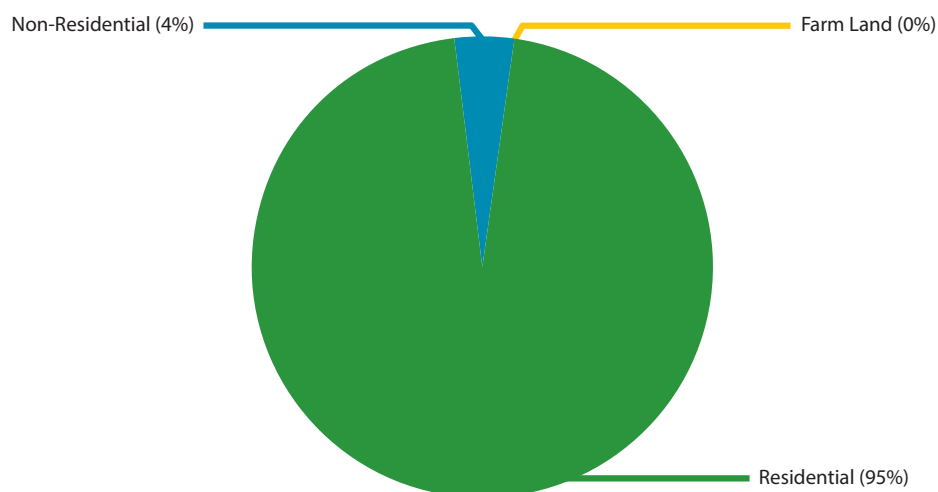
# 2019 PROPERTY ASSESSMENT SUMMARY



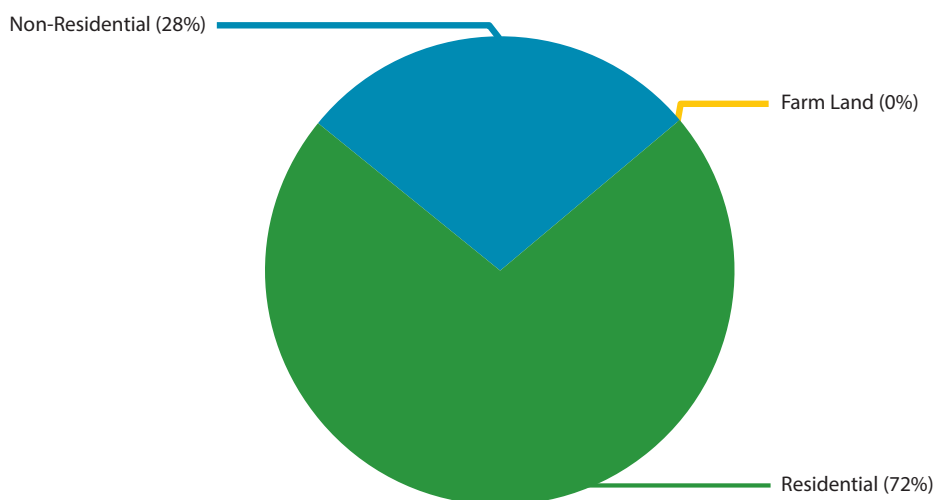
## Representing the total account summary, these graphs show:

- Residential properties represent 95 per cent of the total number of property assessment accounts and 72 per cent of the total property assessment value.
- Non-residential properties represent 4 per cent of the total number of property assessment accounts and 28 per cent of the total property assessment value.

## Number of 2019 property accounts in the city of Calgary by assessment class (displayed as a percentage)



## Assessed value of 2019 property accounts in the city of Calgary by assessment class (displayed as a percentage)





# 2019 PROPERTY ASSESSMENT SUMMARY

## 2019 Taxable Property Summary by Assessment Class

Assessment class	Number of accounts	Assessed value
<b>Residential</b>	<b>506,340</b>	<b>218,008,700,000</b>
Single residential	318,489	169,703,300,000
Residential condominium	174,545	35,696,700,000
Multi-residential	2,150	9,377,800,000
Residential vacant land	11,156	3,230,900,000
<b>Non-residential</b>	<b>13,985</b>	<b>60,232,100,000</b>
Office	1,020	16,585,200,000
Retail	2,260	17,594,600,000
Industrial	5,220	16,072,700,000
Non-residential vacant land	1,863	3,349,100,000
Other non-residential	3,622	6,630,500,000
<b>Farm land</b>	<b>500</b>	<b>9,900,000</b>
Agricultural	500	9,900,000
<b>Total taxable accounts</b>	<b>520,825</b>	<b>278,250,700,000</b>

# 2019 PROPERTY ASSESSMENT SUMMARY



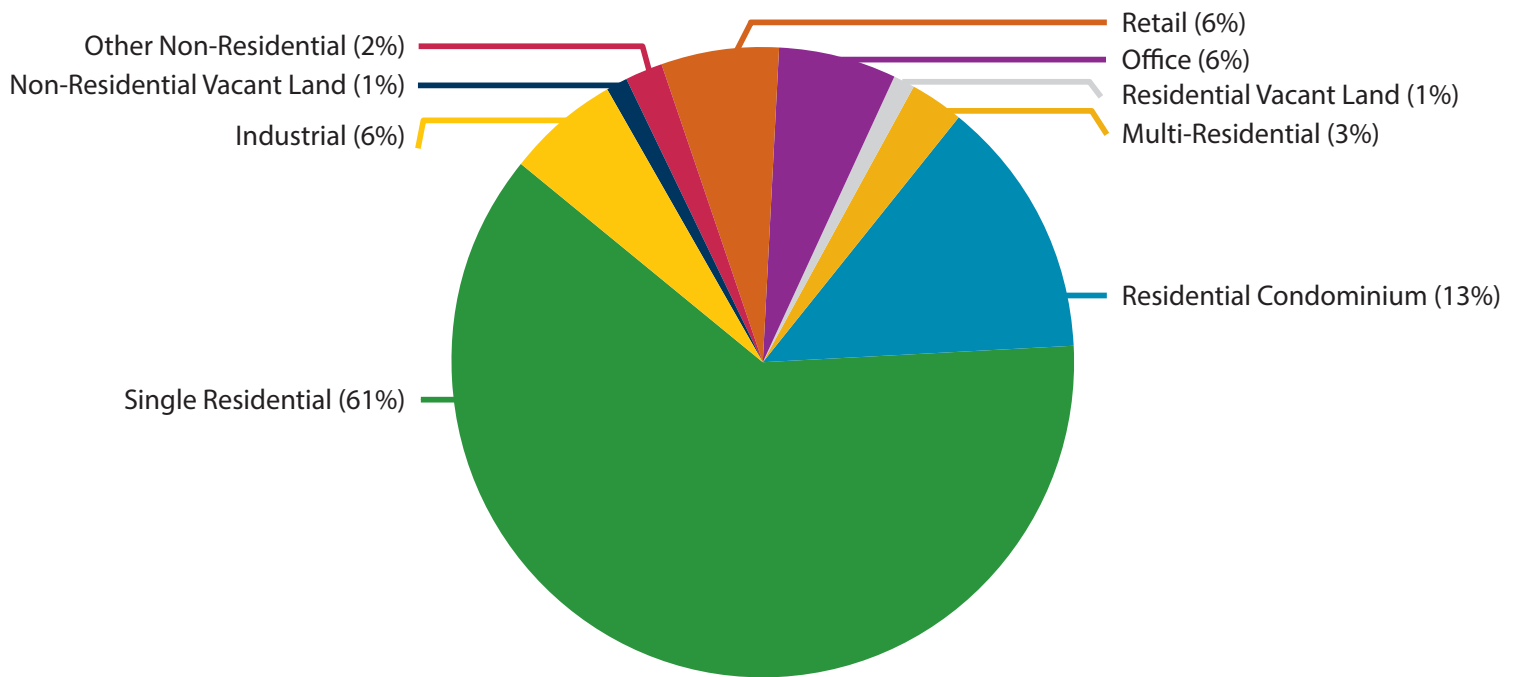
## 2019 Non-Taxable Property Summary by Assessment Class

Assessment class	Number of accounts	Assessed value
<b>Residential</b>	<b>1,910</b>	<b>2,465,300,000</b>
Single residential	479	237,500,000
Residential condominium	677	107,700,000
Multi-residential	268	1,872,200,000
Residential vacant land	486	247,900,000
<b>Non-residential</b>	<b>9,763</b>	<b>24,970,000,000</b>
Office	293	981,700,000
Retail	152	549,900,000
Industrial	248	782,300,000
Non-residential vacant land	7,480	6,091,900,000
Other non-residential	1,590	16,564,200,000
<b>Total non-taxable accounts</b>	<b>11,673</b>	<b>27,435,300,000</b>



# 2019 PROPERTY ASSESSMENT SUMMARY

## 2019 taxable residential and non-residential property assessment distribution by assessed value



# **2018 - 2019**

## **COMPARISON OF PROPERTY ASSESSMENT ROLLS**



# 2018 -2019 COMPARISON OF PROPERTY ASSESSMENT ROLLS

## Number of Taxable Properties by Assessment Class

Assessment class	2018 (Original Roll)	2019 (Original Roll)	% Change
<b>Residential</b>	<b>496,358</b>	<b>506,340</b>	<b>2%</b>
<b>Single residential</b>	315,016	318,489	1%
<b>Residential condominium</b>	169,949	174,545	3%
<b>Multi-residential</b>	2,077	2,150	4%
<b>Residential vacant land</b>	9,316	11,156	20%
<b>Non-residential</b>	<b>13,815</b>	<b>13,985</b>	<b>1%</b>
<b>Office</b>	1,017	1,020	0%
<b>Retail</b>	2,248	2,260	1%
<b>Industrial</b>	5,119	5,220	2%
<b>Non-residential vacant land</b>	1,839	1,863	1%
<b>Other non-residential</b>	3,592	3,622	1%
<b>Farm land</b>	<b>501</b>	<b>500</b>	<b>0%</b>
<b>Agricultural</b>	501	500	0%
<b>Total</b>	<b>510,674</b>	<b>520,825</b>	<b>2%</b>

# 2018 -2019 COMPARISON OF PROPERTY ASSESSMENT ROLLS



## Assessed Value of Taxable Properties by Assessment Class

Assessment class	2018 (original roll)	2019 (original roll)	% change
<b>Residential</b>	<b>216,733,300,000</b>	<b>218,008,700,000</b>	<b>1%</b>
<b>Single residential</b>	168,452,800,000	169,703,300,000	1%
<b>Residential condominium</b>	36,166,400,000	35,696,700,000	-1%
<b>Multi-residential</b>	9,071,200,000	9,377,800,000	3%
<b>Residential vacant land</b>	3,042,900,000	3,230,900,000	6%
<b>Non-residential</b>	<b>67,334,600,000</b>	<b>60,232,100,000</b>	<b>-11%</b>
<b>Office</b>	23,909,300,000	16,585,200,000	-31%
<b>Retail</b>	17,488,800,000	17,594,600,000	1%
<b>Industrial</b>	16,491,000,000	16,072,700,000	-3%
<b>Non-residential vacant land</b>	3,329,100,000	3,349,100,000	1%
<b>Other non-residential</b>	6,116,300,000	6,630,500,000	8%
<b>Farm land</b>	<b>8,700,000</b>	<b>9,900,000</b>	<b>15%</b>
<b>Agricultural</b>	8,700,000	9,900,000	15%
<b>Total</b>	<b>284,076,500,000</b>	<b>278,250,800,000</b>	<b>-2%</b>





# 2019

## CITY-WIDE PROPERTY TAX CHANGE SUMMARY



# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## Property tax rates by assessment class

Assessment class	2018 actual tax rates*	2019 revenue neutral tax rates
Residential	0.0063573	0.0064321
Non-residential	0.0194264	0.0219547
Farm land	0.0202111	0.0202397

\*The 2018 actual tax rate is from the 2018 tax bylaw and excludes any 2018 Council rebates.

## 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**





# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

Community name	Code								
		CORAL SPRINGS	COR	HAMPTONS	HAM	NORTH GLENMORE PARK	NGM	SHAWNESSY	SHN
ABBEYDALE	ABB	COPPERFIELD	CPF	HARVEST HILLS	HAR	NORTH HAVEN	NHV	SHERWOOD	SHW
ACADIA	ACA	CORAL SPRINGS	COR	HAWKWOOD	HAW	NORTH HAVEN UPPER	NHU	SIGNAL HILL	SIG
ALBERT PARK/ RADISSON HEIGHTS	ALB	CORNERSTONE	CNS	HAYSBORO	HAY	OAKRIDGE	OAK	SILVERADO	SVO
ALTADORE	ALT	COUGAR RIDGE	CGR	HIDDEN VALLEY	HID	OGDEN	OGD	SILVER SPRINGS	SIL
ALYTH/BONNYBROOK	AYB	COUNTRY HILLS	COU	HIGHLAND PARK	HPK	PALLISER	PAL	SKYVIEW RANCH	SKR
APPLEWOOD PARK	APP	COUNTRY HILLS VILLAGE	CHV	HIGHWOOD	HIW	PANORAMA HILLS	PAN	SOMERSET	SOM
ARBOUR LAKE	ARB	COVENTRY HILLS	COV	HILLHURST	HIL	PARKDALE	PKD	SOUTH CALGARY	SOC
ASPEN WOODS	ASP	CRANSTON	CRA	HOTCHKISS	HKS	PARKHILL/STANLEY PARK	PKH	SOUTHVIEW	SOV
AUBURN BAY	AUB	CRESCENT HEIGHTS	CRE	HOUNSFIELD HEIGHTS/BRIAR HILL	HOU	PARKLAND	PKL	SOUTHWOOD	SOW
BANFF TRAIL	BNF	CRESTMONT	CRM	HUNTINGTON HILLS	HUN	PATTERSON	PAT	SPRINGBANK HILL	SPH
BANKVIEW	BNK	CURRIE BARRACKS	CUR	INGLEWOOD	ING	PENBROOKE MEADOWS	PEN	SPRUCE CLIFF	SPR
BAYVIEW	BYV	DALHOUSIE	DAL	KELVIN GROVE	KEL	PINE CREEK	PCK	ST. ANDREWS HEIGHTS	STA
BEDDINGTON HEIGHTS	BED	DEER RIDGE	DRG	KEYSTONE HILLS	KSH	PINERIDGE	PIN	STRATHCONA PARK	STR
BEL-AIRE	BEL	DEER RUN	DRN	KILLARNEY/ GLENGARRY	KIL	POINT MCKAY	POI	SUNALTA	SNA
BELMONT	BLM	DIAMOND COVE	DIA	KINCORA	KCA	PUMP HILL	PUM	SUNDANCE	SDC
BELTLINE	BLN	DISCOVERY RIDGE	DIS	KINGSLAND	KIN	QUEENSLAND	QLD	SUNNYSIDE	SSD
BELVEDERE	BVD	DOUGLASDALE/GLEN	DDG	LAKE BONAVISTA	LKB	RAMSAY	RAM	TARADALE	TAR
BONAVISTA DOWNS	BDO	DOVER	DOV	LAKEVIEW	LKV	RANCHLANDS	RAN	TEMPLE	TEM
BOWNESS	BOW	DOWNTOWN COMMERCIAL CORE	DNC	LINCOLN PARK	LPK	RANGEVIEW	RVW	THORNCLIFFE	THO
BRAESIDE	BRA	DOWNTOWN EAST VILLAGE	DNE	LIVINGSTON	LIV	RED CARPET	RED	TUSCANY	TUS
BRENTWOOD	BRE	DOWNTOWN WEST END	DNW	LOWER MOUNT ROYAL	LMR	RENFREW	REN	TUXEDO PARK	TUX
BRIDGELAND/ RIVERSIDE	BRD	EAGLE RIDGE	EAG	MACEWAN	MAC	RICHMOND	RIC	UNIVERSITY DISTRICT	UND
BRIDLEWOOD	BRI	EAU CLAIRE	EAU	MAHOGANY	MAH	RIDEAU PARK	RID	UNIVERSITY HEIGHTS	UNI
BRITANNIA	BRT	EDGEMONT	EDG	MANCHESTER	MAN	RIVERBEND	RIV	UPPER MOUNT ROYAL	UMR
CAMBRIAN HEIGHTS	CAM	ELBOW PARK	EPK	MAPLE RIDGE	MPL	ROCKY RIDGE	ROC	VALLEY RIDGE	VAL
CANYON MEADOWS	CAN	ELBOYA	EYA	MARLBOROUGH	MRL	ROSEDALE	RDL	VARSITY	VAR
CAPITOL HILL	CAP	ERIN WOODS	ERI	MARLBOROUGH PARK	MPK	ROSEMONT	RMT	VISTA HEIGHTS	VIS
CARRINGTON	CAR	ERLTON	ERL	MARTINDALE	MRT	ROSSCARROCK	RCK	WALDEN	WAL
CASTLERIDGE	CAS	EVANSTON	EVN	MAYFAIR	MAF	ROXBORO	ROX	WESTGATE	WGT
CEDARBRAE	CED	EVERGREEN	EVE	MAYLAND HEIGHTS	MAL	ROYAL OAK	ROY	WEST HILLHURST	WHL
CHAPARRAL	CHA	FAIRVIEW	FAI	MCKENZIE LAKE	MCK	RUNDLE	RUN	WEST SPRINGS	WSP
CHARLESWOOD	CHW	FALCONRIDGE	FAL	MCKENZIE TOWNE	MCT	RUTLAND PARK	RUT	WHITEHORN	WHI
CHINATOWN	CHN	FOREST HEIGHTS	FHT	MEADOWLARK PARK	MEA	SADDLE RIDGE	SAD	WILDWOOD	WLD
CHINOOK PARK	CHK	FOREST LAWN	FLN	MEDICINE HILL	MDH	SAGE HILL	SGH	WILLOW PARK	WIL
CHRISTIE PARK	CHR	GARRISON GREEN	GAG	MIDNAPORE	MID	SANDSTONE VALLEY	SAN	WINDSOR PARK	WND
CITADEL	CIT	GARRISON WOODS	GAW	MILLRISE	MLR	SCARBORO	SCA	WINSTON HEIGHTS/ MOUNTVIEW	WIN
CITYSCAPE	CSC	GLAMORGAN	GLA	MISSION	MIS	SCARBORO/SUNALTA WEST	SSW	WOLF WILLOW	WWO
CLIFF BUNGALOW	CLI	GLENBROOK	GBK	MONTEREY PARK	MOR	SCENIC ACRES	SCE	WOODBINE	WBN
COACH HILL	COA	GLENDALE	GDL	MONTGOMERY	MON	SETON	SET	WOODLANDS	WOO
COLLINGWOOD	COA	GREENVIEW	GRV	MOUNT PLEASANT	MOP	SHAGANAPPI	SHG	YORKVILLE	YKV
		GREENWOOD/ GREENBRIAR	GRE	NEW BRIGHTON	NEB	SHAWNEE SLOPES	SHS		
				NOLAN HILL	NOL				

# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 Revenue Neutral Tax Change Summary by Assessment Class

Assessment class	% of properties changing +/- 10% in RN taxes	% of properties decreasing in RN taxes
<b>Residential</b>	<b>96%</b>	<b>54%</b>
Single Residential	98%	45%
Residential Condominium	92%	80%
Multi-Residential	85%	40%
Residential Vacant Land	61%	33%
<b>Non-Residential</b>	<b>30%</b>	<b>14%</b>
Office	18%	39%
Retail	19%	6%
Industrial	35%	12%
Non-Residential Vacant Land	17%	9%
Other Non-Residential	43%	22%



# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## 2019 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	327	0	0	100	
-30% to -20%	1,905	0	1	100	
-20% to -10%	9,642	2	3	99	
-10% to 0%	226,723	52	54	97	96%
0% to 10%	193,000	44	98	46	
10% to 20%	5,451	1	100	2	
20% to 30%	995	0	100	0	
30% and More	572	0	100	0	
<b>Total Frequency</b>	<b>438,615</b>				

## 2019 Residential Revenue Neutral Tax Change Summary



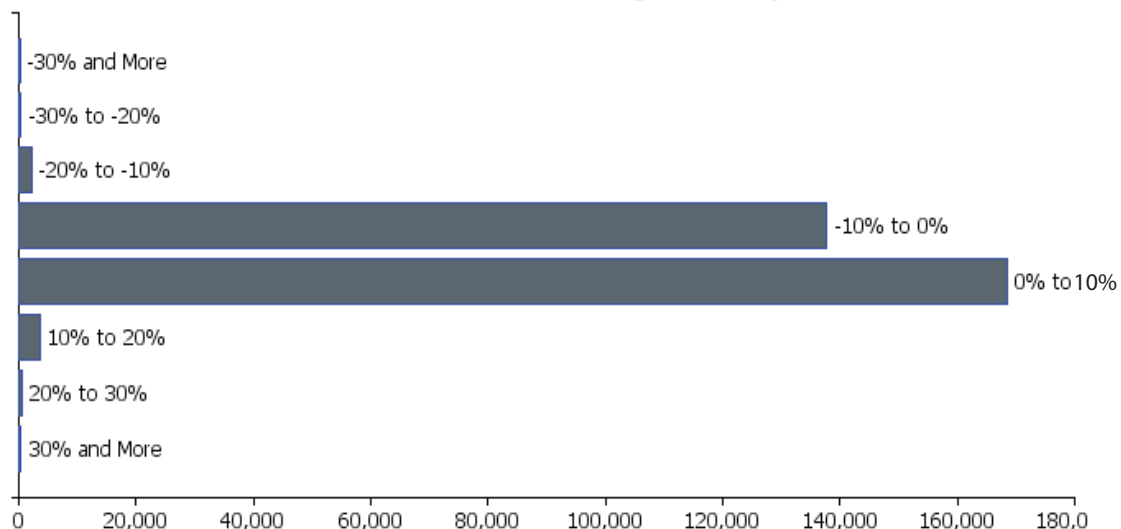
# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 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	266	0	0	100	
-30% to -20%	393	0	0	100	
-20% to -10%	2,152	1	1	100	
-10% to 0%	137,734	44	45	99	98
0% to 10%	168,369	54	99	55	
10% to 20%	3,626	1	100	1	
20% to 30%	586	0	100	0	
30% and More	378	0	100	0	
<b>Total Frequency</b>	<b>313,504</b>				

## 2019 Single Residential Revenue Neutral Tax Change Summary



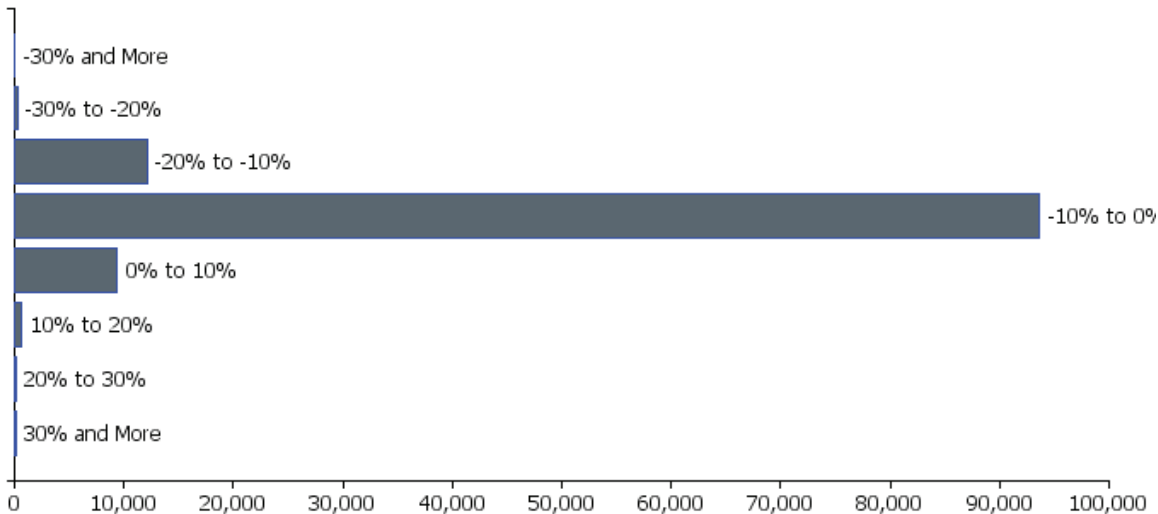


# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## 2019 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	40	0	0	100	
-30% to -20%	1,469	1	1	100	
-20% to -10%	7,144	6	7	99	
-10% to 0%	87,504	73	80	93	92
0% to 10%	22,406	19	99	20	
10% to 20%	1,081	1	100	1	
20% to 30%	128	0	100	0	
30% and More	72	0	100	0	
<b>Total Frequency</b>	<b>119,844</b>				

## 2019 Residential Condominium Revenue Neutral Tax Change Summary





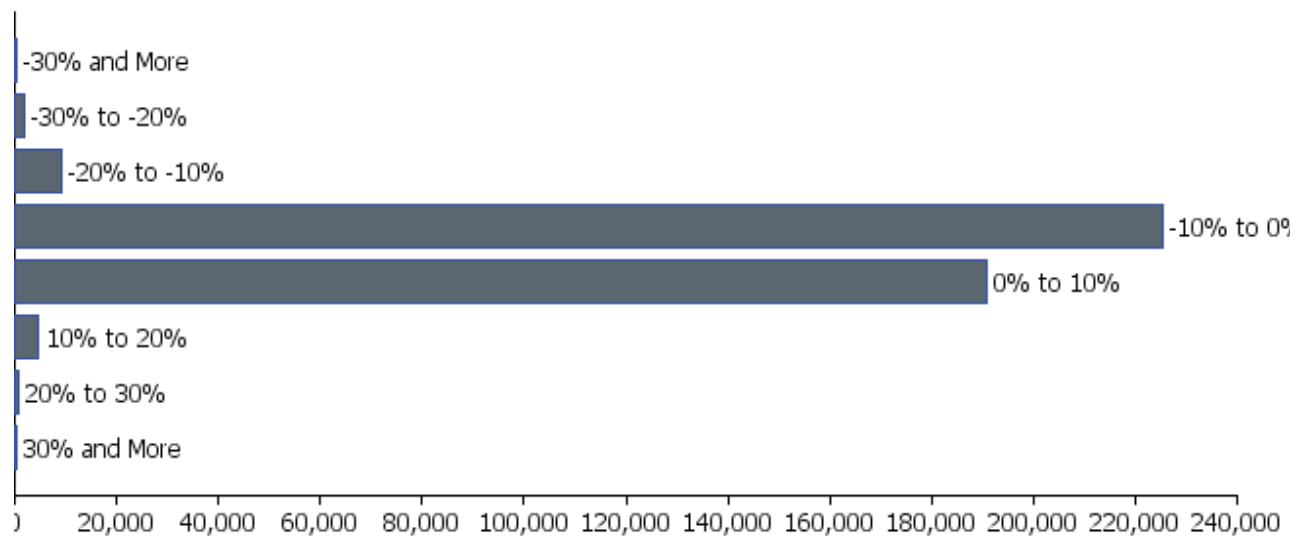
# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 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	306	0	0	100	
-30% to -20%	1,862	0	1	100	
-20% to -10%	9,296	2	3	99	
-10% to 0%	225,238	52	55	97	96
0% to 10%	190,775	44	99	45	
10% to 20%	4,707	1	100	1	
20% to 30%	714	0	100	0	
30% and More	450	0	100	0	
<b>Total Frequency</b>	<b>433,348</b>				

## 2019 Single Residential and Residential Condominium Revenue Neutral Tax Change Summary



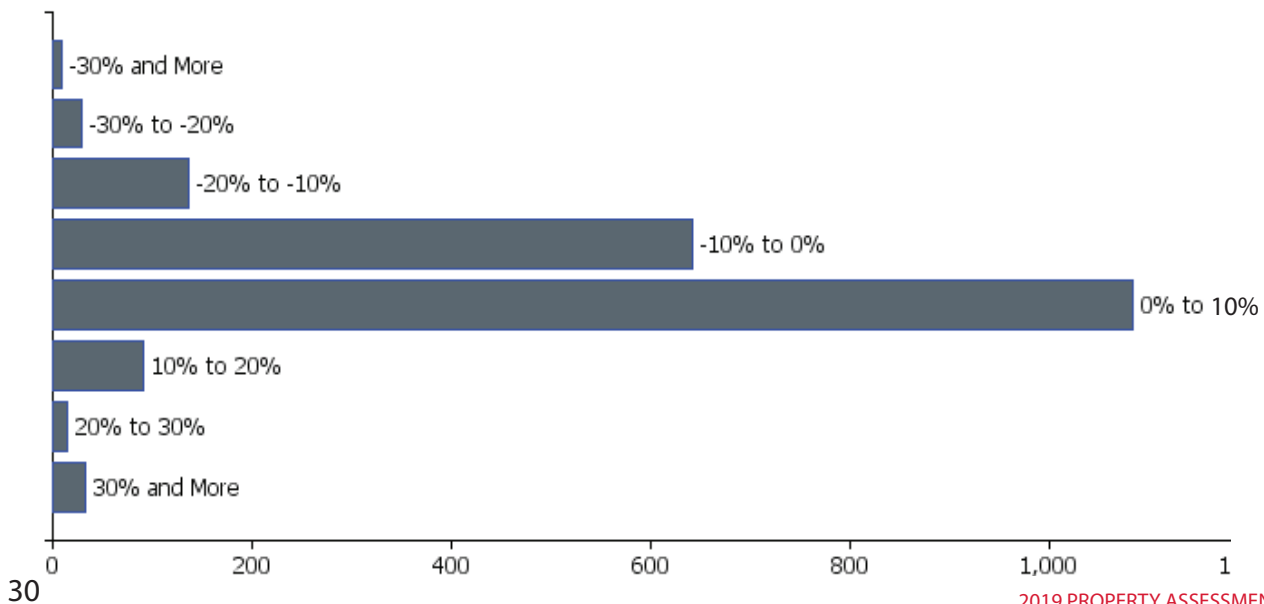


# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## 2019 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	9	0	0	100	
-30% to -20%	29	1	2	100	
-20% to -10%	136	7	9	98	
-10% to 0%	641	31	40	91	85
0% to 10%	1,083	53	93	60	
10% to 20%	91	4	98	7	
20% to 30%	14	1	98	2	
30% and more	32	2	100	2	
<b>Total frequency</b>	<b>2,035</b>				

## 2019 Multi-Residential Revenue Neutral Tax Change Summary



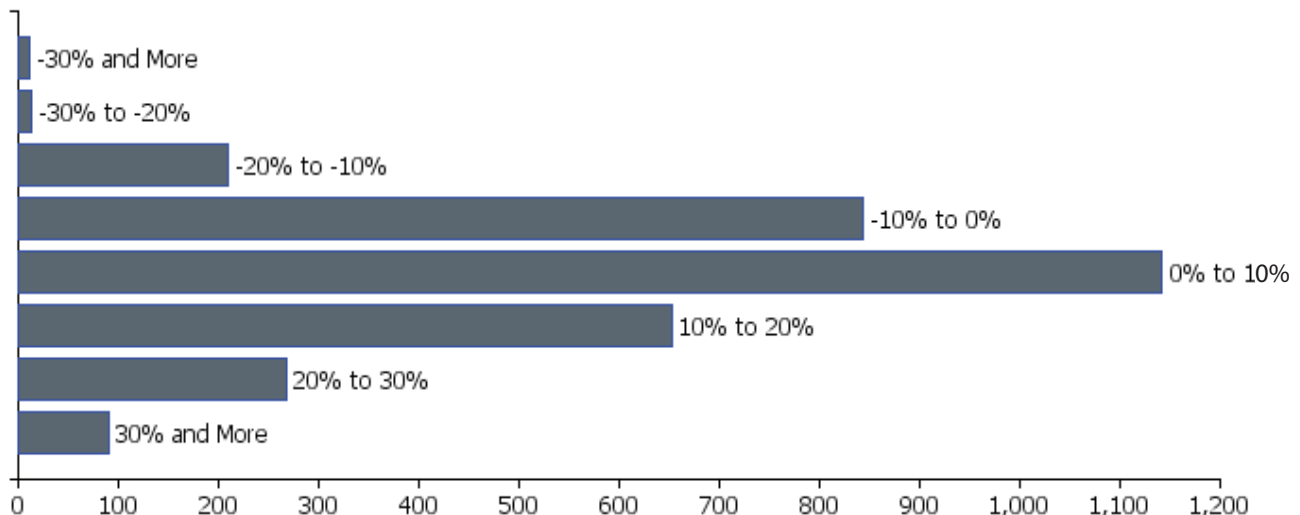
# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 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	12	0	0	100	
-30% to -20%	14	0	1	100	
-20% to -10%	210	6	7	99	
-10% to 0%	844	26	33	93	61
0% to 10%	1,142	35	69	67	
10% to 20%	653	20	89	31	
20% to 30%	267	8	97	11	
30% and More	90	3	100	3	
<b>Total Frequency</b>	<b>3,232</b>				

## 2019 Residential Vacant Land Revenue Neutral Tax Change Summary



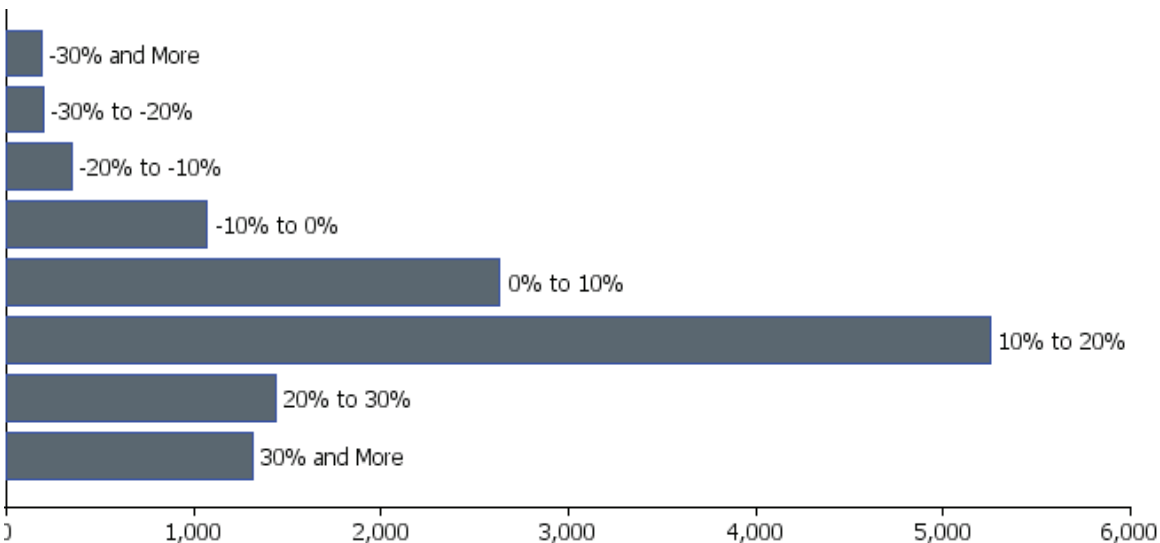


# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## 2019 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	185	1	1	100	
-30% to -20%	197	2	3	99	
-20% to -10%	348	3	6	97	
-10% to 0%	1,073	9	14	94	30
0% to 10%	2,634	21	36	86	
10% to 20%	5,251	42	78	64	
20% to 30%	1,435	12	89	22	
30% and more	1,316	11	100	11	
<b>Total frequency</b>	<b>12,439</b>				

## 2019 Non-Residential Revenue Neutral Tax Change Summary



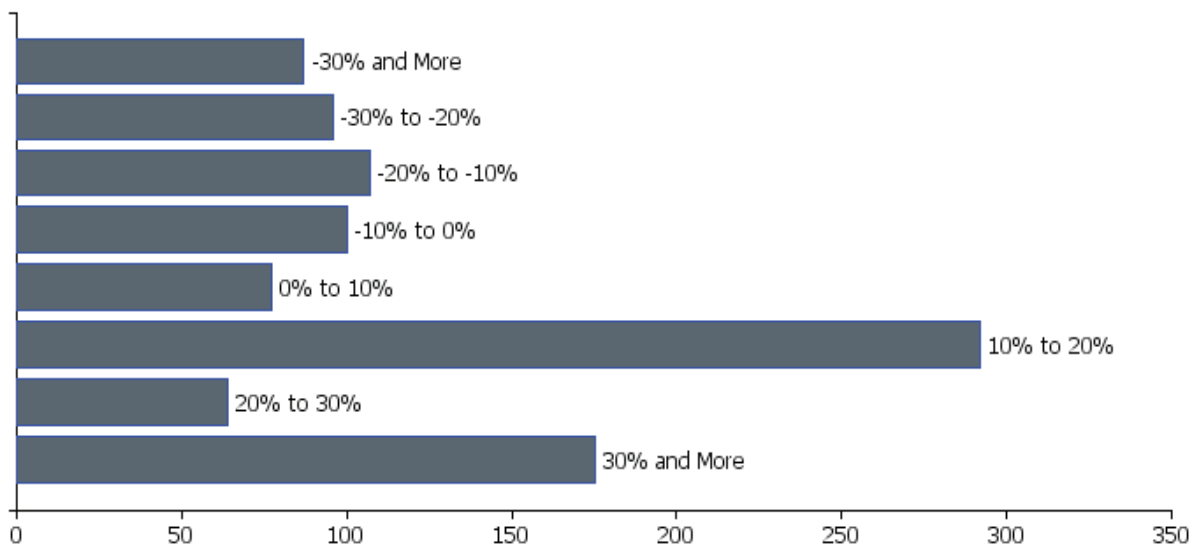
# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 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	87	9	9	100	
-30% to -20%	96	10	18	91	
-20% to -10%	107	11	29	82	
-10% to 0%	100	10	39	71	18
0% to 10%	77	8	47	61	
10% to 20%	292	29	76	53	
20% to 30%	64	6	82	24	
30% and more	175	18	100	18	
<b>Total frequency</b>	<b>998</b>				

## 2019 Office Revenue Neutral Tax Change Summary



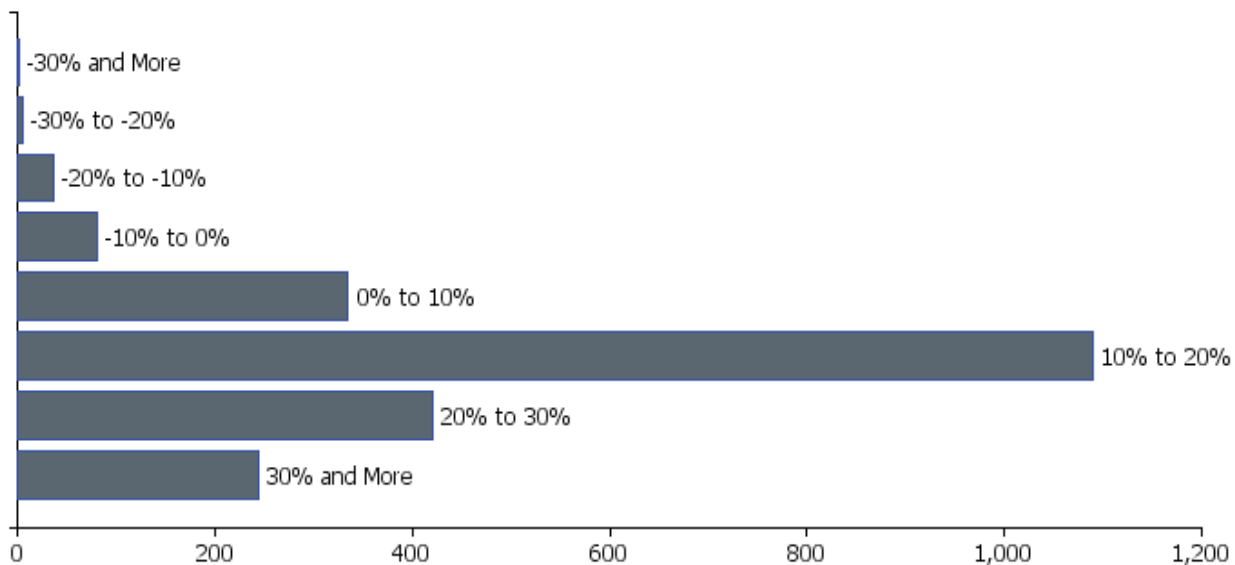


# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## 2019 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	1	0	0	100	
-30% to -20%	5	0	0	100	
-20% to -10%	36	2	2	100	
-10% to 0%	80	4	6	98	19
0% to 10%	335	15	21	94	
10% to 20%	1,089	49	70	79	
20% to 30%	421	19	89	30	
30% and more	244	11	100	11	
<b>Total frequency</b>	<b>2,211</b>				

## 2019 Retail Revenue Neutral Tax Change Summary



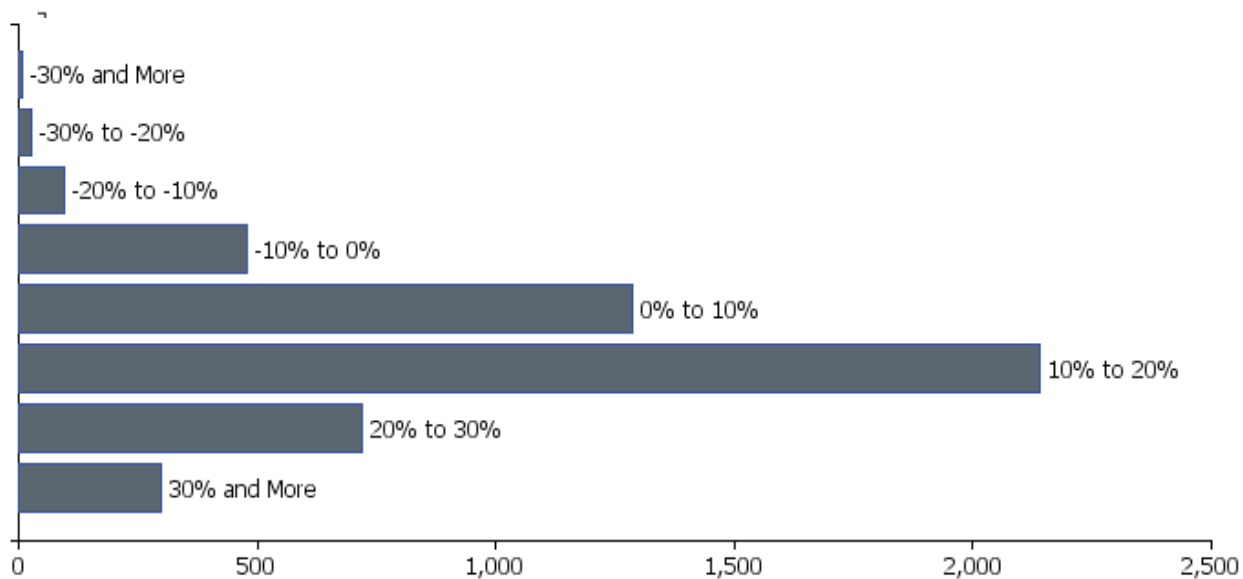
# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 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	6	0	0	100	
-30% to -20%	26	1	1	100	
-20% to -10%	95	2	3	99	
-10% to 0%	478	9	12	97	35
0% to 10%	1,285	25	37	88	
10% to 20%	2,139	42	80	63	
20% to 30%	720	14	94	20	
30% and more	299	6	100	6	
<b>Total frequency</b>	<b>5,048</b>				

## 2019 Industrial Revenue Neutral Tax Change Summary



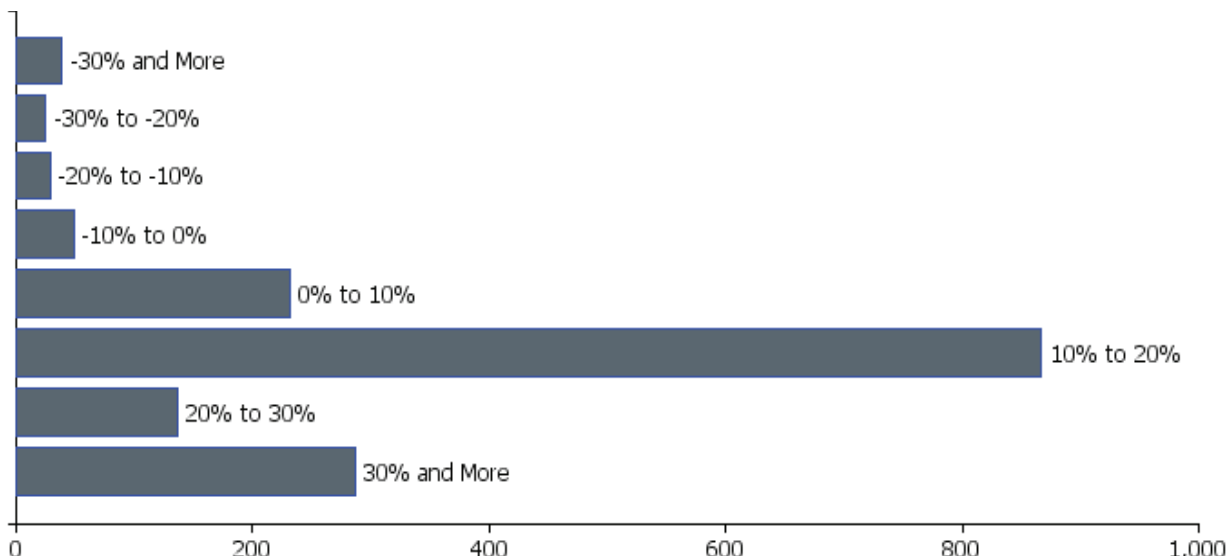


# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

## 2019 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%	25	2	4	98	
-20% to -10%	29	2	6	96	
-10% to 0%	49	3	9	94	17
0% to 10%	231	14	22	91	
10% to 20%	867	52	75	78	
20% to 30%	136	8	83	25	
30% and more	287	17	100	17	
<b>Total frequency</b>	1,663				

## 2019 Non-Residential Vacant Land Revenue Neutral Tax Change Summary





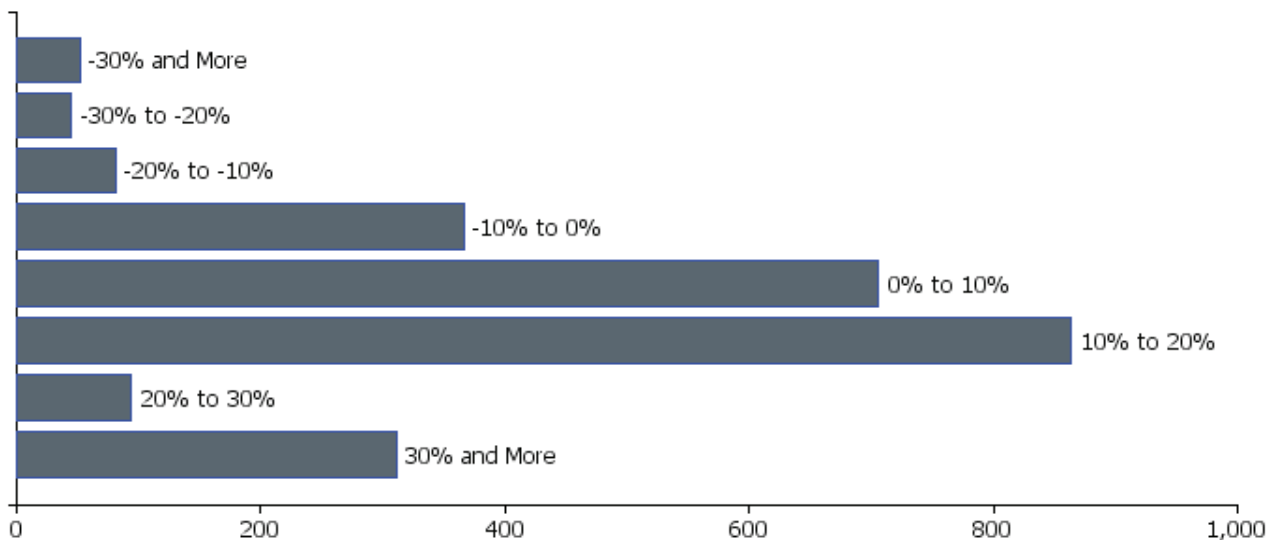
# 2019 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



## 2019 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	52	2	2	100	
-30% to -20%	45	2	4	98	
-20% to -10%	81	3	7	96	
-10% to 0%	366	15	22	93	43
0% to 10%	706	28	50	78	
10% to 20%	864	34	84	50	
20% to 30%	94	4	88	16	
30% and more	311	12	100	12	
<b>Total frequency</b>	<b>2,519</b>				

## 2019 Other Non-Residential Revenue Neutral Tax Change Summary





# 2019

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



# 2019 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	1,730	302,000	69%	31%	99%	1,940
Acadia	2,445	427,000	5%	95%	99%	2,740
Albert Park/Radisson Heights	1,295	331,000	30%	70%	98%	2,130
Altadore	1,969	872,000	27%	73%	93%	5,610
Applewood Park	1,387	364,000	93%	7%	100%	2,340
Arbour Lake	3,168	497,000	16%	84%	93%	3,200
Aspen Woods	2,142	942,000	23%	77%	92%	6,060
Auburn Bay	4,433	529,000	24%	76%	99%	3,400
Banff Trail	1,235	634,000	22%	78%	100%	4,070
Bankview	549	565,000	19%	81%	95%	3,630
Bayview	204	985,000	84%	16%	84%	6,340
Beddington Heights	3,489	372,000	20%	80%	99%	2,390
Bel-Aire	159	1,770,000	21%	79%	94%	11,380
Beltline	56	855,000	33%	67%	90%	5,500
Bonavista Downs	368	424,000	24%	76%	99%	2,730
Bowness	3,054	407,000	34%	66%	97%	2,620
Braeside	1,411	430,000	27%	73%	99%	2,760
Brentwood	1,976	560,000	25%	75%	99%	3,600
Bridgeland/Riverside	955	591,000	26%	74%	98%	3,800
Bridlewood	3,162	411,000	29%	71%	99%	2,640
Britannia	257	1,750,000	79%	21%	96%	11,260
Cambrian Heights	703	567,000	67%	33%	97%	3,640
Canyon Meadows	2,139	466,000	47%	53%	98%	3,000
Capitol Hill	1,354	599,000	16%	84%	96%	3,850
Carrington	381	442,000	38%	62%	94%	2,840
Castleridge	1,657	318,000	76%	24%	99%	2,040
Cedarbrae	1,792	381,000	55%	45%	99%	2,450

# 2019 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	490,000	36%	64%	99%	3,150
Charleswood	1,319	601,000	15%	85%	95%	3,860
Chinook Park	490	710,000	44%	56%	100%	4,560
Christie Park	502	755,000	27%	73%	98%	4,860
Citadel	2,820	461,000	14%	86%	99%	2,960
Cityscape	898	431,000	53%	47%	97%	2,770
Cliff Bungalow	159	774,000	87%	13%	89%	4,980
Coach Hill	710	558,000	40%	60%	100%	3,590
Collingwood	767	578,000	82%	18%	98%	3,710
Copperfield	3,141	426,000	46%	54%	100%	2,740
Coral Springs	1,437	474,000	54%	46%	100%	3,050
Cornerstone	778	402,000	61%	39%	93%	2,580
Cougar Ridge	2,012	579,000	39%	61%	98%	3,720
Country Hills	978	389,000	88%	12%	95%	2,500
Coventry Hills	5,239	387,000	91%	9%	95%	2,490
Cranston	5,722	494,000	47%	53%	98%	3,180
Crescent Heights	1,177	611,000	24%	76%	90%	3,930
Crestmont	598	600,000	57%	43%	97%	3,860
Currie Barracks	173	1,060,000	16%	84%	83%	6,820
Dalhousie	2,174	505,000	63%	37%	99%	3,250
Deer Ridge	1,013	389,000	22%	78%	100%	2,500
Deer Run	1,679	426,000	16%	84%	99%	2,740
Diamond Cove	271	548,000	33%	67%	100%	3,520
Discovery Ridge	930	834,000	51%	49%	98%	5,360
Douglasdale/Glen	3,938	477,000	19%	81%	99%	3,070
Dover	2,894	294,000	70%	30%	99%	1,890
Downtown East Village	1	1,290,000	100%	0%	100%	8,300
Downtown West End	2	602,000	100%	0%	100%	3,870
Eagle Ridge	97	1,510,000	47%	53%	99%	9,710



# 2019 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 (\$)
Edgemont	4,726	588,000	22%	78%	99%	3,780
Elbow Park	1,186	1,330,000	31%	69%	93%	8,550
Elboya	478	906,000	26%	74%	95%	5,830
Erin Woods	1,962	309,000	92%	8%	100%	1,980
Erlton	167	627,000	28%	72%	93%	4,030
Evanston	4,672	480,000	80%	20%	99%	3,080
Evergreen	5,596	494,000	38%	62%	99%	3,170
Fairview	1,255	414,000	4%	96%	99%	2,660
Falconridge	2,322	307,000	87%	13%	100%	1,970
Forest Heights	1,569	304,000	55%	45%	99%	1,960
Forest Lawn	1,638	305,000	83%	17%	100%	1,960
Garrison Green	268	729,000	30%	70%	100%	4,690
Garrison Woods	644	658,000	29%	71%	93%	4,230
Glamorgan	1,202	522,000	81%	19%	99%	3,350
Glenbrook	1,473	529,000	52%	48%	98%	3,400
Glendale	956	563,000	60%	40%	97%	3,620
Greenview	267	398,000	42%	58%	98%	2,560
Greenwood/Greenbriar	501	35,000	43%	57%	27%	230
Hamptons	2,249	690,000	20%	80%	100%	4,430
Harvest Hills	2,198	416,000	82%	18%	99%	2,680
Hawkwood	3,068	500,000	12%	88%	98%	3,220
Haysboro	1,811	476,000	27%	73%	99%	3,060
Hidden Valley	3,487	439,000	4%	96%	100%	2,820
Highland Park	1,171	502,000	68%	32%	98%	3,230
Highwood	804	495,000	31%	69%	99%	3,180
Hillhurst	1,237	750,000	36%	64%	93%	4,820
Hounsfield Heights/Briar Hill	675	839,000	58%	42%	81%	5,400
Huntington Hills	3,581	411,000	16%	84%	99%	2,640
Inglewood	891	538,000	8%	92%	76%	3,460

# 2019 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 (\$)
Kelvin Grove	354	835,000	24%	76%	99%	5,370
Killarney/Glengarry	2,045	644,000	32%	68%	97%	4,140
Kincora	1,584	520,000	86%	14%	100%	3,340
Kingsland	799	475,000	53%	47%	99%	3,050
Lake Bonavista	3,257	601,000	39%	61%	99%	3,860
Lakeview	1,764	615,000	19%	81%	96%	3,950
Legacy	1,664	426,000	36%	64%	96%	2,740
Livingston	602	428,000	60%	40%	94%	2,750
Lower Mount Royal	73	835,000	37%	63%	99%	5,370
MacEwan	1,579	429,000	16%	84%	98%	2,760
Mahogany	3,223	559,000	28%	72%	98%	3,590
Manchester	24	375,000	20%	80%	100%	2,410
Maple Ridge	806	510,000	43%	57%	100%	3,280
Marlborough	2,379	338,000	96%	4%	100%	2,170
Marlborough Park	2,129	338,000	91%	9%	100%	2,170
Martindale	3,610	343,000	91%	9%	100%	2,210
Mayfair	156	1,150,000	27%	73%	95%	7,400
Mayland Heights	1,571	424,000	92%	8%	100%	2,730
McKenzie Lake	4,202	501,000	24%	76%	99%	3,220
McKenzie Towne	4,300	422,000	39%	61%	99%	2,710
Meadowlark Park	279	632,000	33%	67%	98%	4,070
Midnapore	1,830	398,000	48%	52%	99%	2,560
Millrise	1,769	416,000	41%	59%	100%	2,680
Mission	64	616,000	5%	95%	63%	3,960
Monterey Park	2,798	380,000	58%	42%	92%	2,440
Montgomery	1,468	477,000	54%	46%	99%	3,060
Mount Pleasant	2,086	654,000	22%	78%	98%	4,200
New Brighton	3,406	456,000	58%	42%	100%	2,930
Nolan Hill	1,845	542,000	81%	19%	99%	3,490



# 2019 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 Glenmore Park	893	645,000	26%	74%	98%	4,150
North Haven	743	482,000	70%	30%	98%	3,100
North Haven Upper	245	494,000	89%	11%	98%	3,180
Oakridge	1,714	547,000	50%	50%	99%	3,520
Ogden	2,618	335,000	82%	18%	99%	2,150
Palliser	479	569,000	26%	74%	99%	3,660
Panorama Hills	5,968	526,000	77%	23%	99%	3,380
Parkdale	683	752,000	15%	85%	93%	4,840
Parkhill/Stanley Park	491	808,000	32%	68%	98%	5,200
Parkland	1,354	563,000	17%	83%	99%	3,620
Patterson	552	818,000	18%	82%	99%	5,260
Penbrooke Meadows	2,276	301,000	91%	9%	99%	1,940
Pineridge	2,271	340,000	28%	72%	99%	2,180
Point Mckay	24	540,000	91%	9%	91%	3,470
Pump Hill	434	877,000	52%	48%	99%	5,640
Queensland	1,380	379,000	47%	53%	100%	2,430
Ramsay	813	525,000	10%	90%	78%	3,370
Ranchlands	1,980	393,000	14%	86%	96%	2,520
Red Carpet/Mountview Mobile	520	31,000	85%	15%	20%	200
Redstone	1,254	445,000	76%	24%	99%	2,860
Renfrew	1,667	561,000	44%	56%	97%	3,610
Richmond	1,598	700,000	15%	85%	93%	4,500
Rideau Park	131	1,390,000	24%	76%	95%	8,940
Riverbend	3,242	425,000	15%	85%	100%	2,730
Rocky Ridge	1,766	552,000	51%	49%	97%	3,550
Rosedale	574	1,015,000	31%	69%	97%	6,530
Rosemont	438	620,000	43%	57%	98%	3,990
Rosscarrock	775	552,000	89%	11%	99%	3,550
Roxboro	154	1,270,000	46%	54%	99%	8,170



# 2019 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 (\$)
Royal Oak	2,890	553,000	54%	46%	99%	3,550
Rundle	2,305	358,000	90%	10%	100%	2,300
Rutland Park	341	603,000	17%	83%	94%	3,880
Saddle Ridge	4,368	431,000	66%	34%	99%	2,770
Sage Hill	1,738	512,000	74%	26%	98%	3,290
Sandstone Valley	1,788	437,000	12%	88%	98%	2,810
Scarboro	330	1,010,000	24%	76%	97%	6,500
Scarboro/Sunalta West	163	878,000	8%	92%	94%	5,650
Scenic Acres	2,674	538,000	6%	94%	99%	3,460
Shaganappi	474	647,000	53%	47%	95%	4,160
Shawnee Slopes	535	558,000	19%	81%	94%	3,590
Shawnessy	2,680	407,000	23%	77%	99%	2,610
Sherwood	1,339	582,000	52%	48%	99%	3,740
Signal Hill	3,583	634,000	26%	74%	100%	4,080
Silverado	2,007	469,000	41%	59%	99%	3,020
Silver Springs	2,798	503,000	10%	90%	99%	3,230
Skyview Ranch	1,697	442,000	72%	28%	99%	2,840
Somerset	2,176	423,000	59%	41%	100%	2,720
South Calgary	864	718,000	11%	89%	93%	4,620
Southview	597	351,000	66%	34%	94%	2,250
Southwood	1,595	429,000	12%	88%	99%	2,760
Springbank Hill	2,417	755,000	32%	68%	92%	4,860
Spruce Cliff	415	659,000	35%	65%	87%	4,240
St. Andrews Heights	405	855,000	7%	93%	92%	5,500
Strathcona Park	2,070	639,000	29%	71%	99%	4,110
Sunalta	224	540,000	43%	57%	95%	3,470
Sundance	3,138	468,000	22%	78%	99%	3,010
Sunnyside	528	622,000	39%	61%	89%	4,000
Taradale	3,523	382,000	74%	26%	100%	2,450



# 2019 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	2,979	346,000	94%	6%	99%	2,220
Thorncliffe	2,348	427,000	58%	42%	98%	2,740
Tuscany	5,490	511,000	59%	41%	98%	3,290
Tuxedo Park	1,463	547,000	27%	73%	98%	3,520
University Heights	459	827,000	11%	89%	99%	5,320
Upper Mount Royal	810	1,710,000	58%	42%	97%	11,000
Valley Ridge	1,775	564,000	78%	22%	98%	3,630
Varsity	2,690	648,000	17%	83%	99%	4,160
Vista Heights	393	381,000	48%	52%	100%	2,450
Walden	1,584	470,000	44%	56%	99%	3,020
Westgate	955	536,000	19%	81%	99%	3,450
West Hillhurst	2,060	741,000	39%	61%	95%	4,760
West Springs	2,681	720,000	29%	71%	94%	4,630
Whitehorn	3,194	345,000	94%	6%	100%	2,220
Wildwood	1,037	661,000	31%	69%	99%	4,250
Willow Park	1,586	533,000	28%	72%	99%	3,430
Windsor Park	570	647,000	31%	69%	93%	4,160
Winston Heights/Mountview	1,135	579,000	20%	80%	96%	3,720
Woodbine	3,009	455,000	32%	68%	99%	2,920
Woodlands	1,757	450,000	71%	29%	99%	2,890

**2019**

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



# 2019 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	74	199,000	100%	0%	97%	1,280
Acadia	1,383	168,000	92%	8%	99%	1,080
Albert Park/Radisson Heights	629	214,000	82%	18%	98%	1,370
Altadore	930	373,000	88%	12%	97%	2,400
Applewood Park	408	153,000	98%	2%	35%	980
Arbour Lake	1,165	260,000	83%	17%	98%	1,670
Aspen Woods	1,302	389,000	85%	15%	97%	2,500
Auburn Bay	1,848	261,000	87%	13%	98%	1,680
Banff Trail	21	152,000	100%	0%	12%	970
Bankview	1,717	202,000	74%	26%	88%	1,300
Bayview	44	815,000	14%	86%	98%	5,240
Beddington Heights	582	245,000	90%	10%	99%	1,570
Beltline	19,330	278,000	82%	18%	92%	1,790
Bowness	746	205,000	52%	48%	91%	1,320
Braeside	1,125	225,000	86%	14%	93%	1,450
Brentwood	1,433	259,000	33%	67%	100%	1,670
Bridgeland/Riverside	2,454	288,000	81%	19%	90%	1,850
Bridlewood	1,592	193,000	95%	5%	94%	1,240
Britannia	33	281,000	70%	30%	85%	1,810
Canyon Meadows	998	210,000	90%	10%	97%	1,350
Capitol Hill	144	250,000	95%	5%	98%	1,610
Cedarbrae	552	273,000	83%	17%	99%	1,750
Chaparral	823	289,000	88%	12%	98%	1,860
Chinatown	1,598	321,000	69%	31%	99%	2,060
Chinook Park	36	145,000	100%	0%	97%	930
Christie Park	224	437,000	93%	7%	100%	2,810
Citadel	798	290,000	78%	22%	98%	1,870
Cityscape	172	282,000	0%	100%	100%	1,810
Cliff Bungalow	685	245,000	79%	21%	96%	1,580
Coach Hill	771	304,000	70%	30%	99%	1,960

# 2019 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 (\$)
Collingwood	71	447,000	55%	45%	100%	2,880
Copperfield	2,582	231,000	94%	6%	99%	1,490
Coral Springs	37	272,000	62%	38%	100%	1,750
Cougar Ridge	355	347,000	75%	25%	74%	2,230
Country Hills	584	274,000	75%	25%	98%	1,760
Country Hills Village	2,231	237,000	87%	13%	89%	1,520
Coventry Hills	270	276,000	87%	13%	100%	1,770
Cranston	1,814	262,000	81%	19%	100%	1,690
Crescent Heights	1,940	229,000	77%	23%	92%	1,470
Currie Barracks	854	436,000	93%	7%	96%	2,800
Dalhousie	1,499	212,000	76%	24%	93%	1,360
Deer Ridge	370	225,000	73%	27%	99%	1,450
Deer Run	422	158,000	97%	3%	99%	1,010
Discovery Ridge	1,356	289,000	62%	38%	99%	1,860
Douglasdale/Glen	1,199	404,000	86%	14%	100%	2,600
Dover	1,242	185,000	91%	9%	100%	1,190
Downtown Commercial Core	3,719	153,000	78%	22%	93%	980
Downtown East Village	2,219	294,000	77%	23%	97%	1,890
Downtown West End	2,964	312,000	77%	23%	82%	2,010
Eagle Ridge	10	872,000	80%	20%	90%	5,610
Eau Claire	2,804	423,000	79%	21%	91%	2,720
Edgemont	637	297,000	56%	44%	94%	1,910
Elbow Park	3	2,380,000	0%	100%	100%	15,310
Elboya	216	157,000	83%	17%	100%	1,010
Erin Woods	387	189,000	99%	1%	100%	1,210
Erlton	958	340,000	92%	8%	85%	2,190
Evanston	1,000	309,000	93%	7%	96%	1,980
Evergreen	2,607	272,000	68%	32%	87%	1,750
Falconridge	545	182,000	99%	1%	100%	1,170



# 2019 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 (\$)
Forest Heights	321	172,000	65%	35%	99%	1,110
Forest Lawn	312	144,000	95%	5%	100%	920
Garrison Green	717	288,000	97%	3%	100%	1,850
Garrison Woods	1,320	321,000	79%	21%	97%	2,060
Glamorgan	1,146	236,000	88%	12%	100%	1,510
Glenbrook	888	227,000	84%	16%	81%	1,460
Glendale	24	326,000	100%	0%	100%	2,100
Greenview	482	170,000	91%	9%	65%	1,090
Hamptons	225	394,000	42%	58%	98%	2,530
Harvest Hills	476	250,000	87%	13%	92%	1,600
Hawkwood	431	279,000	62%	38%	98%	1,790
Haysboro	1,526	202,000	73%	27%	80%	1,300
Hidden Valley	362	283,000	81%	19%	98%	1,820
Highland Park	183	233,000	78%	22%	88%	1,500
Highwood	16	367,000	100%	0%	100%	2,360
Hillhurst	1,612	322,000	67%	33%	96%	2,070
Hounsfield Heights/Briar Hill	588	346,000	80%	20%	100%	2,230
Huntington Hills	983	206,000	68%	32%	96%	1,330
Inglewood	1,461	313,000	55%	45%	73%	2,010
Kelvin Grove	224	225,000	62%	38%	99%	1,440
Killarney/Glengarry	1,245	309,000	71%	29%	97%	1,980
Kincora	1,240	232,000	94%	6%	63%	1,490
Kingsland	604	221,000	82%	18%	100%	1,420
Lake Bonavista	1,865	231,000	75%	25%	98%	1,480
Lakeview	230	342,000	93%	7%	93%	2,200
Legacy	1,450	187,000	100%	0%	79%	1,200
Lincoln Park	1,493	227,000	95%	5%	99%	1,460
Lower Mount Royal	1,680	272,000	68%	32%	95%	1,750
MacEwan	115	316,000	64%	36%	99%	2,030

# 2019 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 (\$)
Mahogany	1,557	266,000	79%	21%	87%	1,710
Manchester	164	137,000	90%	10%	100%	880
Marlborough	193	192,000	68%	32%	98%	1,230
Marlborough Park	776	189,000	90%	10%	100%	1,220
Martindale	148	240,000	99%	1%	100%	1,550
Mayland Heights	454	175,000	100%	0%	98%	1,120
McKenzie Lake	381	280,000	85%	15%	99%	1,800
McKenzie Towne	4,224	248,000	79%	21%	93%	1,590
Midnapore	696	223,000	78%	22%	92%	1,430
Millrise	1,504	241,000	88%	12%	92%	1,550
Mission	3,117	284,000	73%	27%	87%	1,820
Monterey Park	425	187,000	68%	32%	100%	1,200
Montgomery	276	285,000	87%	13%	100%	1,830
Mount Pleasant	320	314,000	65%	35%	97%	2,020
New Brighton	903	285,000	100%	0%	100%	1,830
Nolan Hill	606	332,000	72%	28%	79%	2,140
North Glenmore Park	8	602,000	0%	100%	100%	3,870
North Haven	79	391,000	94%	6%	59%	2,510
Oakridge	541	236,000	91%	9%	88%	1,510
Ogden	257	238,000	81%	19%	100%	1,530
Palliser	929	277,000	93%	7%	100%	1,780
Panorama Hills	3,131	232,000	70%	30%	80%	1,490
Parkdale	443	408,000	88%	12%	100%	2,620
Parkhill/Stanley Park	346	277,000	91%	9%	83%	1,780
Parkland	191	302,000	46%	54%	100%	1,940
Patterson	1,532	319,000	67%	33%	98%	2,050
Penbrooke Meadows	575	156,000	82%	18%	99%	1,000
Pineridge	913	189,000	72%	28%	83%	1,210
Point Mckay	824	378,000	85%	15%	61%	2,430
Queensland	444	228,000	98%	2%	98%	1,460



# 2019 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 (\$)
Ramsay	4	933,000	0%	100%	75%	6,000
Ranchlands	782	245,000	57%	43%	99%	1,570
Red Carpet/Mountview Mobile	535	157,000	92%	8%	85%	1,010
Redstone	359	282,000	97%	3%	100%	1,810
Renfrew	1,636	262,000	81%	19%	95%	1,680
Richmond	433	374,000	77%	23%	98%	2,400
Rideau Park	242	313,000	78%	22%	77%	2,010
Riverbend	190	338,000	43%	57%	99%	2,170
Rocky Ridge	2,213	279,000	85%	15%	78%	1,790
Rosedale	8	360,000	100%	0%	50%	2,310
Rosemont	2	446,000	100%	0%	100%	2,870
Rosscarrock	111	189,000	81%	19%	92%	1,210
Royal Oak	2,227	265,000	77%	23%	100%	1,700
Rundle	740	179,000	100%	0%	100%	1,150
Rutland Park	112	259,000	89%	11%	100%	1,670
Saddle Ridge	1,638	194,000	82%	18%	76%	1,250
Sage Hill	1,846	245,000	95%	5%	99%	1,570
Sandstone Valley	321	298,000	75%	25%	100%	1,910
Scenic Acres	232	402,000	75%	25%	100%	2,580
Shaganappi	283	165,000	92%	8%	70%	1,060
Shawnee Slopes	539	308,000	18%	82%	88%	1,980
Shawnessy	924	233,000	89%	11%	93%	1,500
Sherwood	553	311,000	70%	30%	99%	2,000
Signal Hill	2,517	296,000	77%	23%	96%	1,900
Silverado	702	295,000	76%	24%	82%	1,890
Silver Springs	672	257,000	83%	17%	100%	1,650
Skyview Ranch	2,706	202,000	99%	1%	74%	1,300
Somerset	1,146	189,000	100%	0%	37%	1,210
Silverado	702	295,000	76%	24%	82%	1,890
Silver Springs	672	257,000	83%	17%	100%	1,650
Southwood	600	196,000	55%	45%	98%	1,260



# 2019 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 (\$)
Skyview Ranch	2,706	202,000	99%	1%	74%	1,300
Somerset	1,146	189,000	100%	0%	37%	1,210
South Calgary	1,530	299,000	75%	25%	88%	1,920
Southview	10	260,000	80%	20%	100%	1,670
Southwood	600	181,000	95%	5%	99%	1,160
Springbank Hill	1,387	313,000	63%	37%	88%	2,010
Spruce Cliff	2,447	306,000	80%	20%	74%	1,970
St. Andrews Heights	132	263,000	90%	10%	100%	1,690
Strathcona Park	306	424,000	66%	34%	99%	2,730
Sunalta	1,113	201,000	83%	17%	85%	1,290
Sundance	70	322,000	100%	0%	100%	2,070
Sunnyside	1,588	280,000	77%	23%	90%	1,800
Taradale	1,024	236,000	91%	9%	85%	1,510
Temple	426	189,000	94%	6%	98%	1,210
Thornccliffe	566	213,000	92%	8%	97%	1,370
Tuscany	1,625	319,000	63%	37%	94%	2,050
Tuxedo Park	582	294,000	80%	20%	97%	1,890
University Heights	48	242,000	23%	77%	100%	1,550
Upper Mount Royal	108	311,000	61%	39%	93%	2,000
Valley Ridge	338	355,000	83%	17%	100%	2,280
Varsity	3,074	258,000	71%	29%	91%	1,660
Vista Heights	244	181,000	95%	5%	99%	1,170
Walden	694	307,000	69%	31%	91%	1,970
Westgate	197	217,000	66%	34%	92%	1,400
West Hillhurst	439	317,000	87%	13%	84%	2,040
West Springs	940	392,000	85%	15%	93%	2,520
Whitehorn	297	186,000	41%	59%	98%	1,200
Willow Park	417	253,000	76%	24%	98%	1,620
Windsor Park	1,196	186,000	85%	15%	96%	1,190
Winston Heights/Mountview	208	272,000	97%	3%	100%	1,750
Woodbine	325	252,000	91%	9%	100%	1,620
Woodlands	309	324,000	88%	12%	98%	2,080



# 2019

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



## 2019 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	1,804	301,000	70%	30%	99%	1,930
Acadia	3,828	404,000	36%	64%	99%	2,600
Albert Park/Radisson Heights	1,924	320,000	41%	59%	98%	2,060
Altadore	2,899	806,000	43%	57%	94%	5,180
Alyth/Bonnybrook	2	188,000	20%	80%	40%	1,210
Applewood Park	1,795	350,000	94%	6%	87%	2,250
Arbour Lake	4,333	472,000	29%	71%	94%	3,030
Aspen Woods	3,444	837,000	41%	59%	94%	5,390
Auburn Bay	6,281	472,000	38%	62%	99%	3,030
Banff Trail	1,256	632,000	23%	77%	98%	4,070
Bankview	2,266	252,000	60%	40%	90%	1,620
Bayview	248	964,000	71%	29%	86%	6,200
Beddington Heights	4,071	361,000	29%	71%	99%	2,320
Bel-Aire	159	1,770,000	21%	79%	94%	11,380
Beltline	19,386	279,000	82%	18%	92%	1,790
BELVEDERE	2	1,317,000	50%	50%	100%	8,470
Bonavista Downs	368	424,000	24%	76%	99%	2,730
Bowness	3,800	383,000	38%	62%	96%	2,460
Braeside	2,536	386,000	53%	47%	96%	2,480
Brentwood	3,409	535,000	27%	73%	99%	3,440
Bridgeland/Riverside	3,409	390,000	60%	40%	93%	2,510
Bridlewood	4,754	391,000	45%	55%	98%	2,510
Britannia	290	1,605,000	78%	22%	95%	10,320
Cambrian Heights	703	567,000	67%	33%	97%	3,640
Canyon Meadows	3,137	428,000	61%	39%	98%	2,750
Capitol Hill	1,498	586,000	23%	77%	96%	3,770
Carrington	381	442,000	38%	62%	94%	2,840
Castleridge	1,657	318,000	76%	24%	99%	2,040
Cedarbrae	2,344	366,000	62%	38%	99%	2,350
Chaparral	4,399	477,000	43%	57%	99%	3,060
Charleswood	1,319	601,000	15%	85%	95%	3,860

# 2019 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 (\$)
Chinatown	1,598	321,000	69%	31%	99%	2,060
Chinook Park	526	697,000	48%	52%	99%	4,480
Christie Park	726	663,000	47%	53%	99%	4,270
Citadel	3,618	446,000	26%	74%	99%	2,870
Cityscape	1,070	400,000	45%	55%	98%	2,570
Cliff Bungalow	844	271,000	81%	19%	95%	1,740
Coach Hill	1,481	376,000	55%	45%	99%	2,420
Collingwood	838	565,000	80%	20%	98%	3,630
Copperfield	5,723	373,000	64%	36%	99%	2,400
Coral Springs	1,474	472,000	54%	46%	100%	3,030
Cornerstone	1,155	370,000	61%	39%	93%	2,380
Cougar Ridge	2,367	570,000	42%	58%	96%	3,660
Country Hills	1,562	352,000	84%	16%	96%	2,260
Country Hills Village	2,231	237,000	87%	13%	89%	1,520
Coventry Hills	5,509	384,000	91%	9%	95%	2,470
Cranston	7,536	453,000	53%	47%	98%	2,910
Crescent Heights	3,117	377,000	54%	46%	91%	2,420
Crestmont	598	600,000	57%	43%	97%	3,860
Currie Barracks	1,027	597,000	71%	29%	92%	3,840
Dalhousie	3,673	456,000	68%	32%	97%	2,930
Deer Ridge	1,383	362,000	35%	65%	99%	2,330
Deer Run	2,101	406,000	32%	68%	99%	2,610
Diamond Cove	271	548,000	33%	67%	100%	3,520
Discovery Ridge	2,286	662,000	56%	44%	99%	4,260
Douglasdale/Glen	5,137	473,000	28%	72%	99%	3,040
Dover	4,136	280,000	75%	25%	99%	1,800
Downtown Commercial Core	3,719	153,000	78%	22%	93%	980
Downtown East Village	2,220	294,000	77%	23%	97%	1,890
Downtown West End	2,966	312,000	77%	23%	82%	2,010
Eagle Ridge	107	1,480,000	50%	50%	98%	9,520
Eau Claire	2,804	423,000	79%	21%	91%	2,720



## 2019 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 (\$)
Edgemont	5,363	569,000	25%	75%	98%	3,660
Elbow Park	1,189	1,330,000	31%	69%	93%	8,550
Elboya	694	789,000	44%	56%	97%	5,070
Erin Woods	2,349	301,000	93%	7%	100%	1,930
Erlton	1,125	378,000	77%	23%	87%	2,430
Evanston	5,672	455,000	82%	18%	98%	2,930
Evergreen	8,203	462,000	45%	55%	97%	2,970
Fairview	1,255	414,000	4%	96%	99%	2,660
Falconridge	2,867	298,000	89%	11%	100%	1,920
Forest Heights	1,890	283,000	57%	43%	99%	1,820
Forest Lawn	1,950	300,000	85%	15%	100%	1,930
Garrison Green	985	554,000	70%	30%	100%	3,560
Garrison Woods	1,964	543,000	59%	41%	96%	3,490
Glamorgan	2,348	408,000	85%	15%	99%	2,620
Glenbrook	2,361	425,000	64%	36%	91%	2,730
Glendale	980	561,000	61%	39%	97%	3,610
Greenview	749	193,000	74%	26%	77%	1,240
Greenwood/Greenbriar	501	35,000	43%	57%	27%	230
Hamptons	2,474	678,000	22%	78%	99%	4,360
Harvest Hills	2,674	407,000	83%	17%	98%	2,610
Hawkwood	3,499	492,000	16%	84%	98%	3,160
Haysboro	3,337	405,000	48%	52%	90%	2,600
Hidden Valley	3,849	431,000	11%	89%	99%	2,770
Highland Park	1,354	488,000	69%	31%	97%	3,140
Highwood	820	494,000	33%	67%	99%	3,170
Hillhurst	2,849	596,000	50%	50%	94%	3,830
Hounsfield Heights/Briar Hill	1,263	649,000	66%	34%	88%	4,170
Huntington Hills	4,564	399,000	25%	75%	98%	2,570
Inglewood	2,352	440,000	31%	69%	75%	2,830
Kelvin Grove	578	750,000	36%	64%	99%	4,820
Killarney/Glengarry	3,290	579,000	45%	55%	97%	3,720

# 2019 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 (\$)
Kincora	2,824	481,000	88%	12%	89%	3,090
Kingsland	1,403	439,000	63%	37%	100%	2,820
Lake Bonavista	5,122	574,000	46%	54%	99%	3,690
Lakeview	1,994	601,000	28%	72%	95%	3,870
Legacy	3,114	370,000	56%	44%	91%	2,380
Lincoln Park	1,493	227,000	95%	5%	99%	1,460
Livingston	729	413,000	60%	40%	94%	2,660
Lower Mount Royal	1,753	279,000	66%	34%	95%	1,790
MacEwan	1,694	424,000	19%	81%	98%	2,720
Mahogany	4,780	508,000	36%	64%	96%	3,260
Manchester	188	152,000	80%	20%	100%	980
Maple Ridge	806	510,000	43%	57%	100%	3,280
Marlborough	2,572	337,000	94%	6%	100%	2,160
Marlborough Park	2,905	330,000	91%	9%	100%	2,120
Martindale	3,758	342,000	91%	9%	100%	2,200
Mayfair	156	1,150,000	27%	73%	95%	7,400
Mayland Heights	2,025	416,000	94%	6%	99%	2,680
McKenzie Lake	4,583	484,000	29%	71%	99%	3,110
McKenzie Towne	8,524	356,000	55%	45%	97%	2,290
Meadowlark Park	279	632,000	33%	67%	98%	4,070
Midnapore	2,526	385,000	54%	46%	97%	2,480
Millrise	3,273	380,000	56%	44%	97%	2,440
Mission	3,181	289,000	70%	30%	86%	1,860
Monterey Park	3,223	372,000	59%	41%	93%	2,390
Montgomery	1,744	467,000	56%	44%	99%	3,000
Mount Pleasant	2,406	632,000	26%	74%	98%	4,070
New Brighton	4,309	437,000	67%	33%	100%	2,810
Nolan Hill	2,451	501,000	79%	21%	94%	3,220
North Glenmore Park	901	645,000	26%	74%	98%	4,150
North Haven	822	479,000	72%	28%	96%	3,080
North Haven Upper	245	494,000	89%	11%	98%	3,180



## 2019 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 (\$)
Oakridge	2,255	506,000	60%	40%	97%	3,250
Ogden	2,875	330,000	82%	18%	99%	2,120
Palliser	1,408	472,000	66%	34%	100%	3,040
Panorama Hills	9,099	488,000	75%	25%	94%	3,140
Parkdale	1,126	699,000	35%	65%	95%	4,490
Parkhill/Stanley Park	837	646,000	51%	49%	93%	4,160
Parkland	1,545	559,000	18%	82%	99%	3,590
Patterson	2,084	358,000	54%	46%	98%	2,300
Penbrooke Meadows	2,851	291,000	89%	11%	99%	1,870
Pineridge	3,184	320,000	39%	61%	95%	2,060
Point Mckay	848	380,000	86%	14%	62%	2,440
Pump Hill	434	877,000	52%	48%	99%	5,640
Queensland	1,824	367,000	58%	42%	99%	2,360
Ramsay	817	525,000	10%	90%	78%	3,380
Ranchlands	2,762	354,000	25%	75%	97%	2,280
Red Carpet/Mountview Mobile	1,055	70,000	88%	12%	49%	450
Redstone	1,613	410,000	80%	20%	99%	2,640
Renfrew	3,303	478,000	59%	41%	96%	3,070
Richmond	2,031	663,000	26%	74%	94%	4,260
Rideau Park	373	364,000	60%	40%	83%	2,340
Riverbend	3,432	421,000	17%	83%	100%	2,710
Rocky Ridge	3,979	478,000	66%	34%	89%	3,070
Rosedale	582	1,005,000	32%	68%	96%	6,460
Rosemont	440	620,000	43%	57%	98%	3,980
Rosscarrock	886	529,000	88%	12%	98%	3,400
Roxboro	154	1,270,000	46%	54%	99%	8,170
Royal Oak	5,117	505,000	61%	39%	99%	3,240
Rundle	3,045	350,000	92%	8%	100%	2,250
Rutland Park	453	583,000	35%	65%	95%	3,750
Saddle Ridge	6,006	406,000	69%	31%	95%	2,610
Sage Hill	3,584	410,000	83%	17%	99%	2,630



# 2019 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 (\$)
Sandstone Valley	2,109	424,000	22%	78%	98%	2,720
Scarboro	330	1,010,000	24%	76%	97%	6,500
Scarboro/Sunalta West	163	878,000	8%	92%	94%	5,650
Scenic Acres	2,906	527,000	11%	89%	99%	3,390
Shaganappi	757	593,000	65%	35%	87%	3,810
Shawnee Slopes	1,074	527,000	19%	81%	92%	3,390
Shawnessy	3,604	399,000	34%	66%	98%	2,570
Sherwood	1,892	557,000	56%	44%	99%	3,580
Signal Hill	6,100	569,000	43%	57%	99%	3,660
Silverado	2,709	424,000	49%	51%	96%	2,730
Silver Springs	3,470	489,000	24%	76%	99%	3,140
Skyview Ranch	4,403	309,000	85%	15%	87%	1,980
Somerset	3,322	399,000	70%	30%	82%	2,570
South Calgary	2,394	505,000	44%	56%	90%	3,250
Southview	607	351,000	66%	34%	94%	2,250
Southwood	2,195	405,000	35%	65%	99%	2,610
Springbank Hill	3,804	703,000	40%	60%	91%	4,520
Spruce Cliff	2,862	337,000	69%	31%	78%	2,170
St. Andrews Heights	537	787,000	27%	73%	94%	5,060
Strathcona Park	2,376	615,000	34%	66%	99%	3,960
Sunalta	1,337	219,000	76%	24%	87%	1,410
Sundance	3,208	467,000	24%	76%	99%	3,000
Sunnyside	2,116	355,000	65%	35%	90%	2,290
Taradale	4,547	367,000	78%	22%	97%	2,360
Temple	3,405	337,000	94%	6%	99%	2,160
Thornccliffe	2,914	412,000	65%	35%	98%	2,650
Tuscany	7,115	499,000	60%	40%	98%	3,210
Tuxedo Park	2,045	486,000	40%	60%	98%	3,130
University Heights	507	810,000	12%	88%	99%	5,210
Upper Mount Royal	918	1,600,000	58%	42%	97%	10,290
Valley Ridge	2,113	552,000	78%	22%	99%	3,550




## 2019 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 (\$)
Varsity	5,764	513,000	41%	59%	96%	3,300
Vista Heights	637	354,000	66%	34%	100%	2,270
Walden	2,278	410,000	50%	50%	97%	2,640
Westgate	1,152	526,000	27%	73%	98%	3,380
West Hillhurst	2,499	712,000	45%	55%	94%	4,580
West Springs	3,621	657,000	41%	59%	94%	4,230
Whitehorn	3,491	341,000	89%	11%	100%	2,190
Wildwood	1,037	661,000	31%	69%	99%	4,250
Willow Park	2,003	502,000	38%	62%	98%	3,230
Windsor Park	1,766	229,000	67%	33%	95%	1,470
Winston Heights/Mountview	1,343	554,000	31%	69%	96%	3,560
Woodbine	3,334	445,000	38%	62%	99%	2,860
Woodlands	2,066	436,000	74%	26%	99%	2,800







## 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](https://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](https://servicealberta.gov.ab.ca)**  
Go to Forms under Key Resources, click Land Title Forms and select Manual.