

Calgary



2023 Pre-Roll Consultation Period Land and Specialized Property Update

We are committed to property assessment transparency



Pre-Roll Consultation Period

Review

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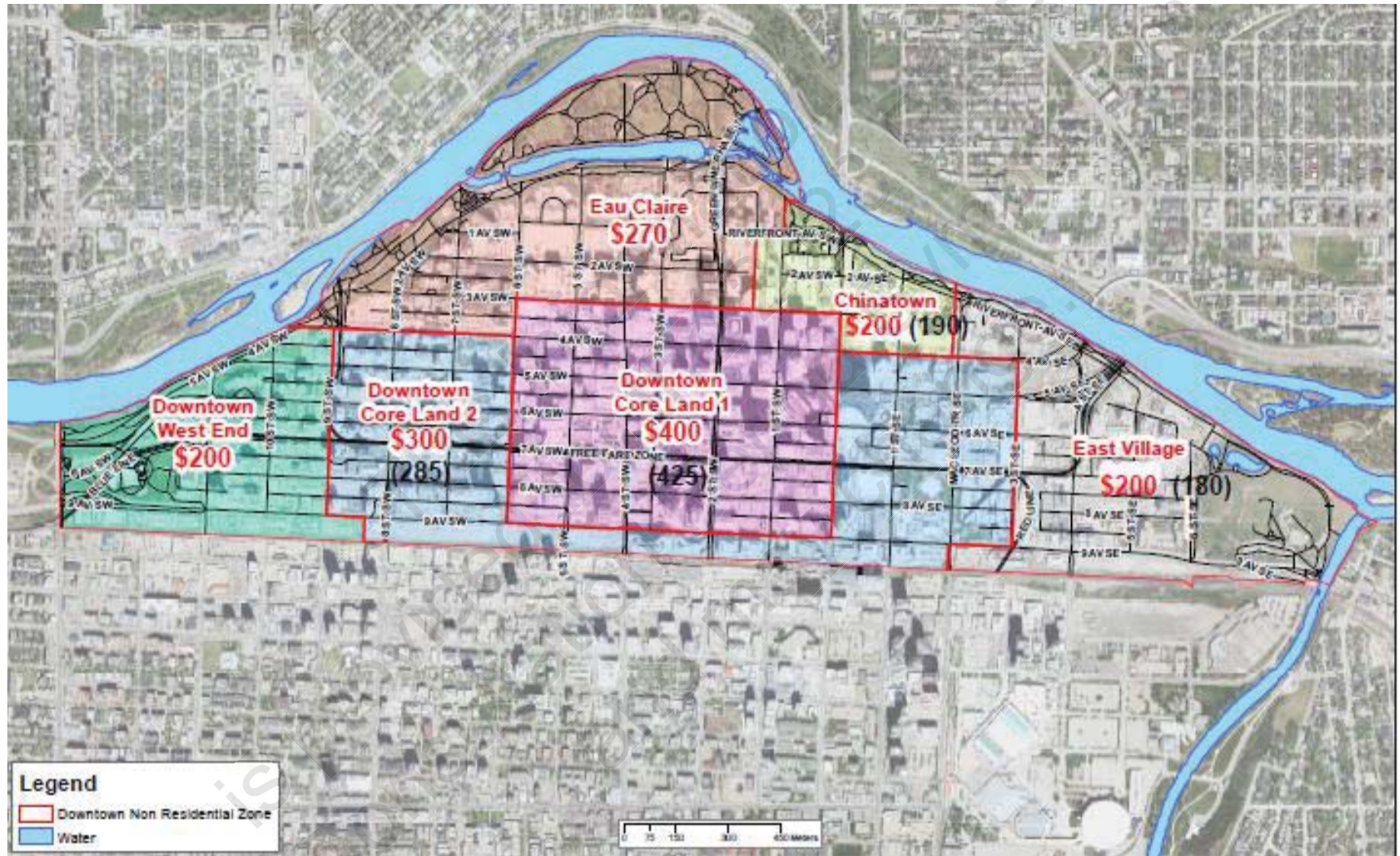
Learn

October 3 to November 4, 2022





Centre City land – Downtown

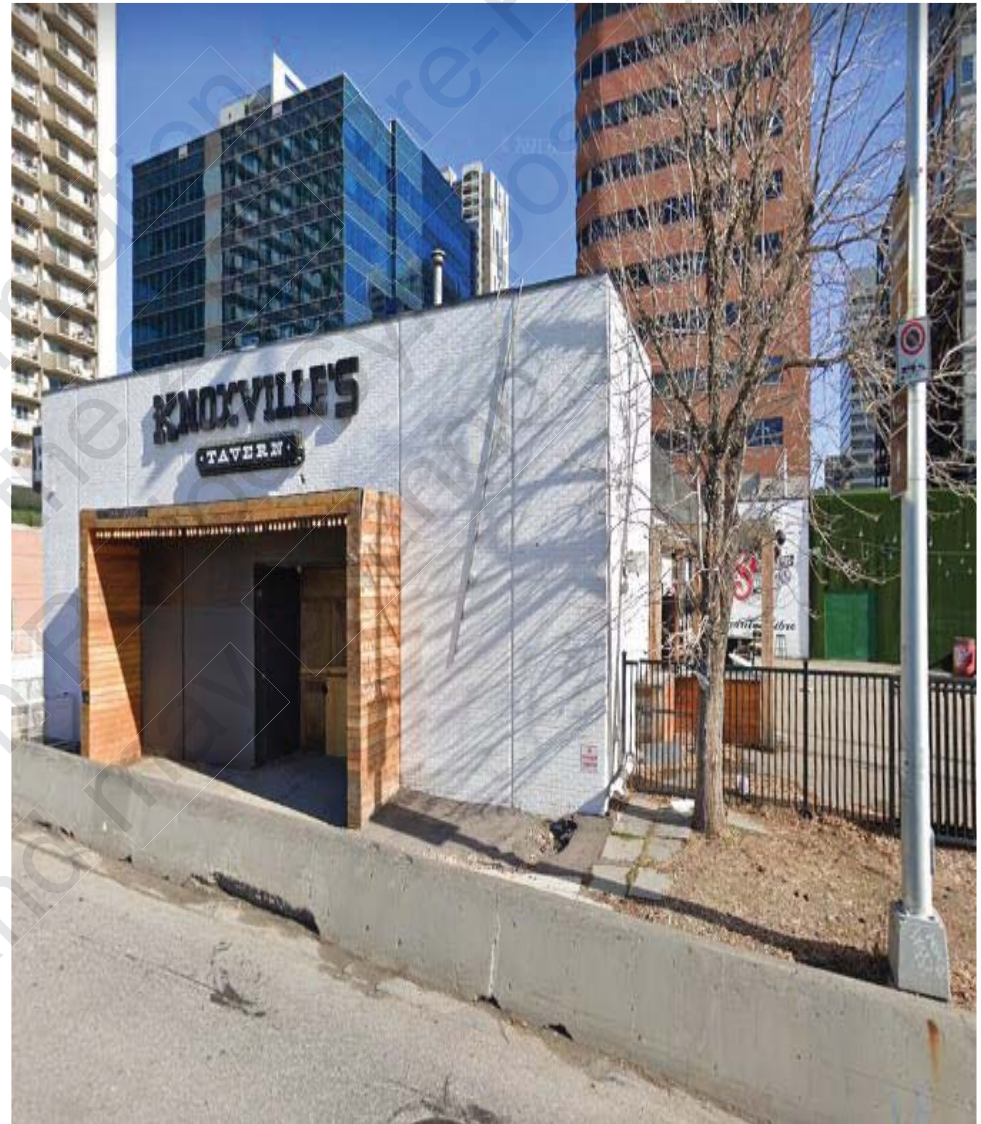




Centre City land – Downtown sales activity

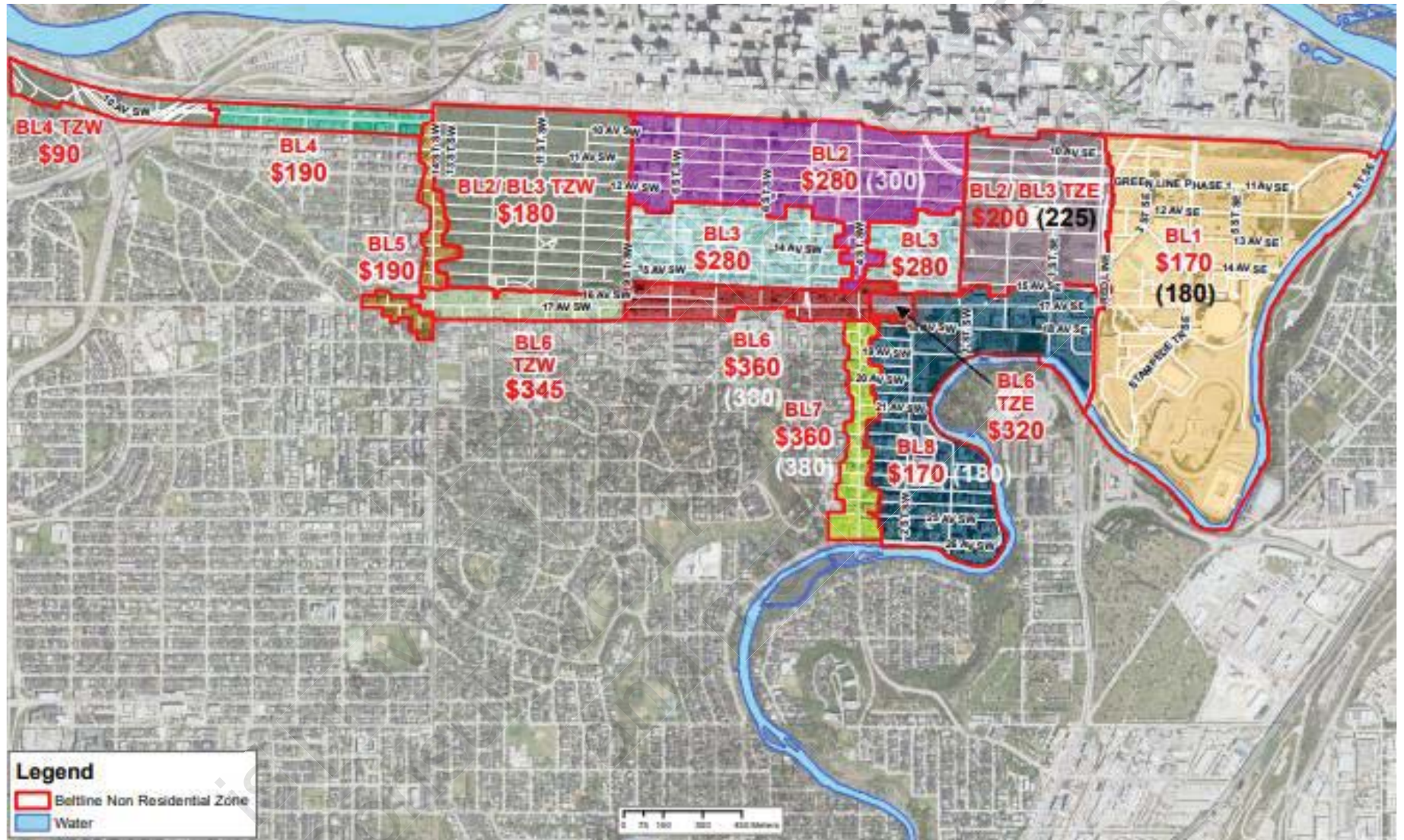
Notable Sale

840 9 Avenue SW	11,719 SF
Land Use Designation	CR20-CR20/R20
Sale Price (Feb 2022)	\$3,652,478
Sale Price/SF	\$311





Centre City land – Beltline



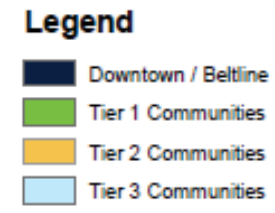
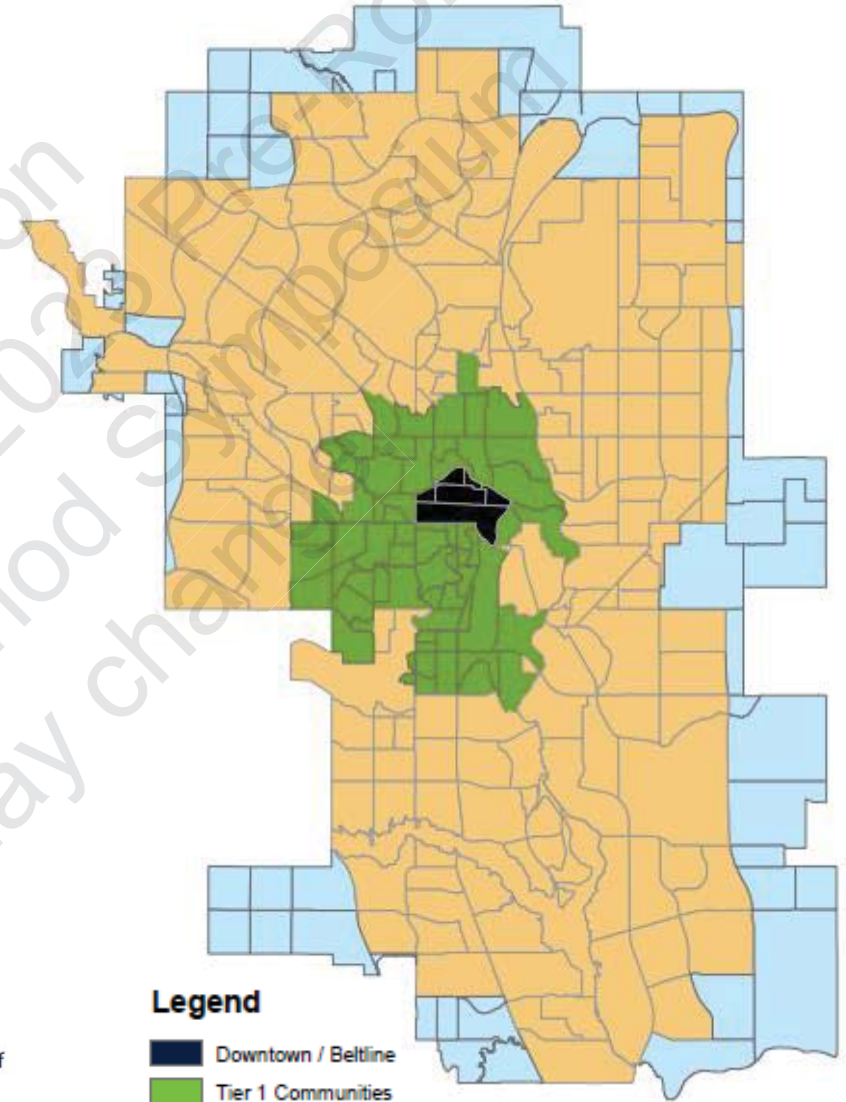
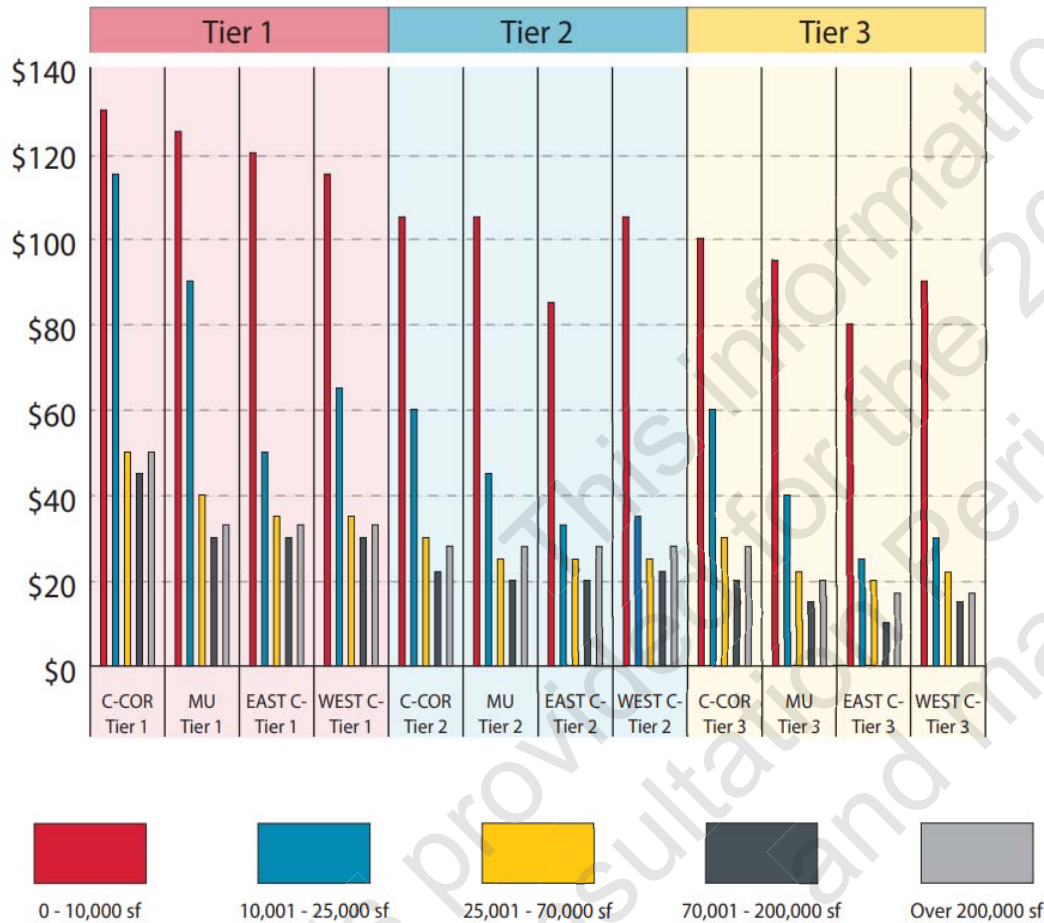


Centre City land – Beltline sales activity

Notable Sale

Portfolio 12 AV SE	26,593 SF
Land Use Designation	CC-X
Sale Price (Nov 2021)	\$14,000,000
Sale Price/SF	\$526



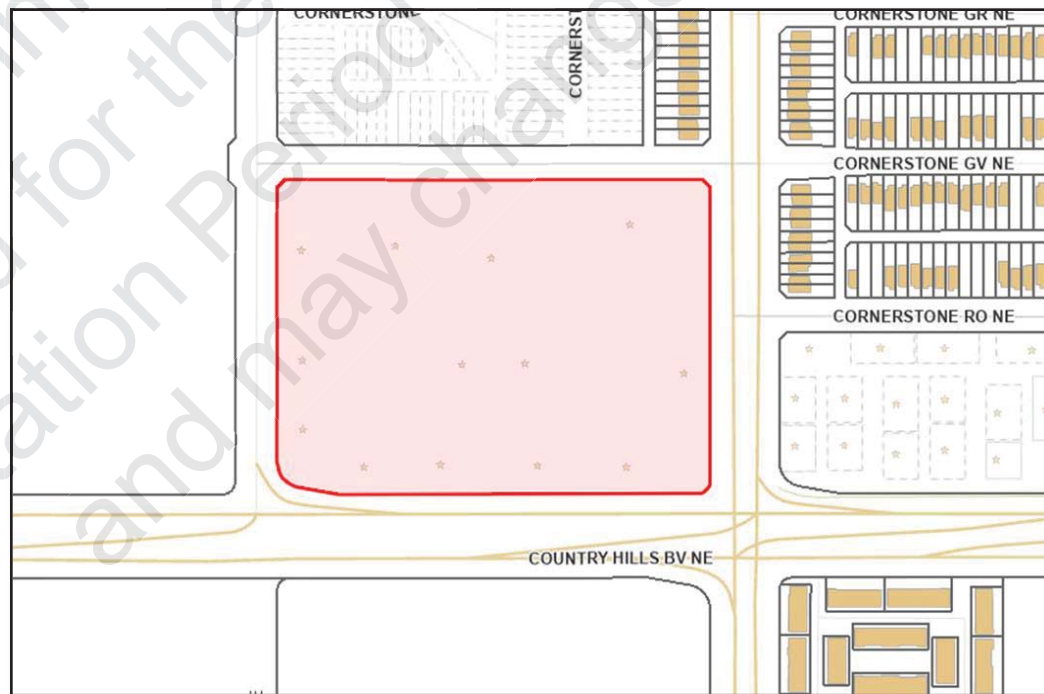
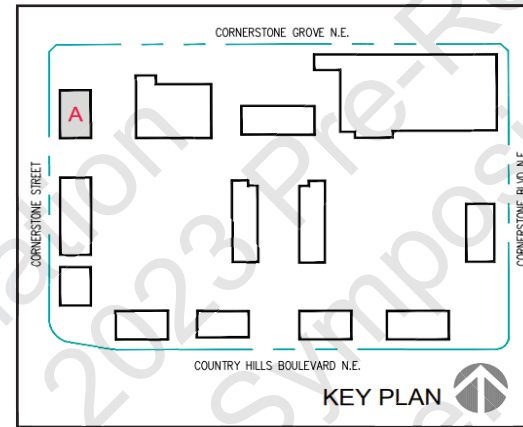




Commercial land – sales activity

Notable Sale

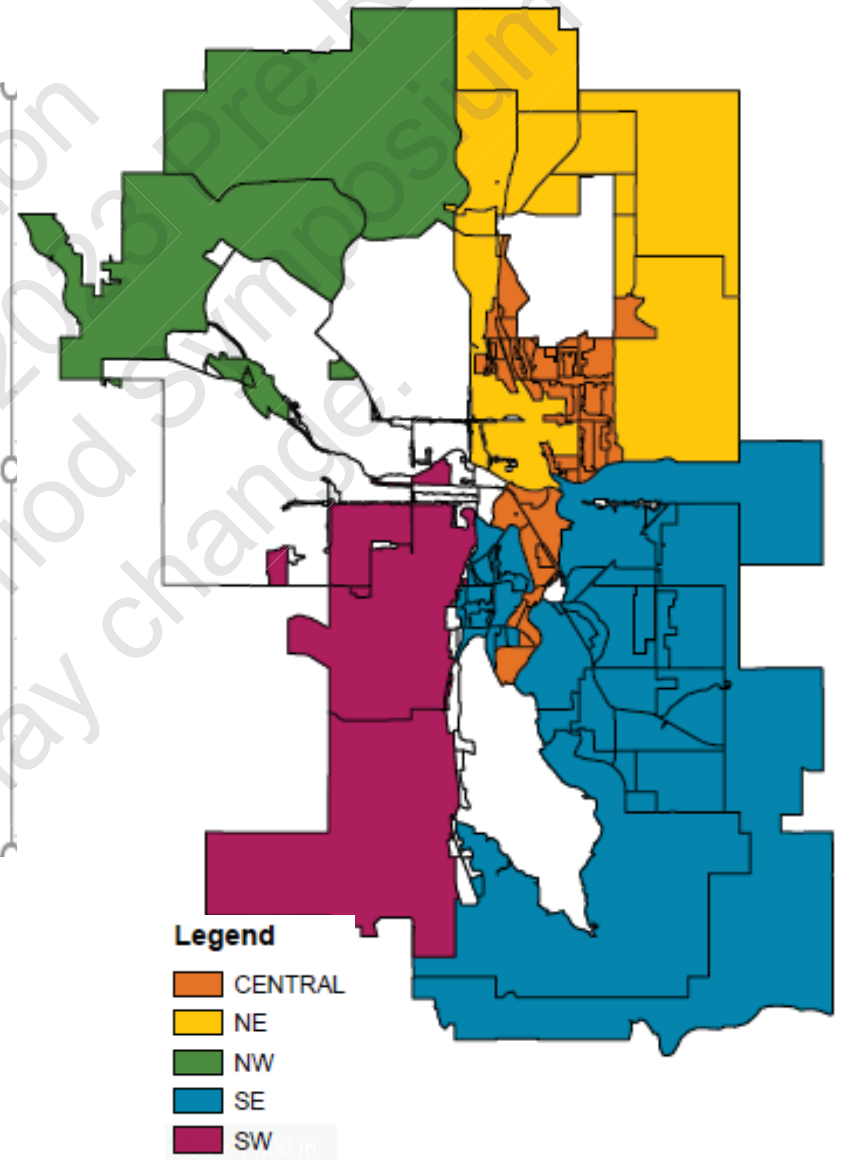
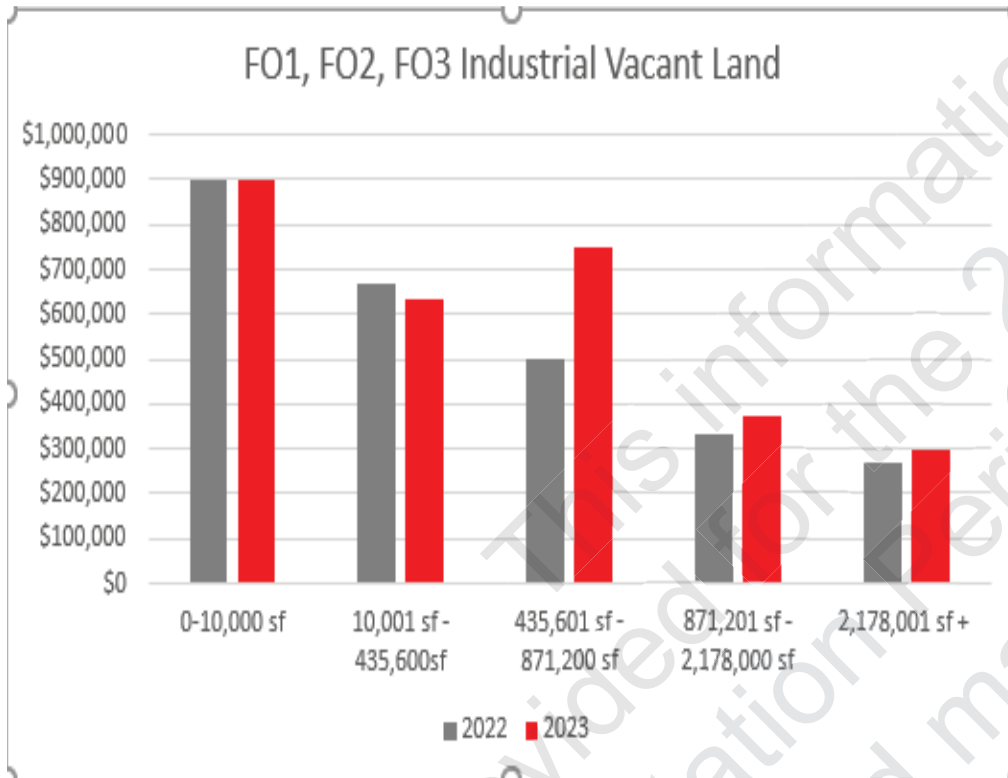
1155 Cornerstone BV NE	545,827 SF
Land Use Designation	C-C2
Sale Price (Dec. 2021)	\$14,500,000
Sale Price/SF	\$27





Industrial land

Industrial Tier Communities



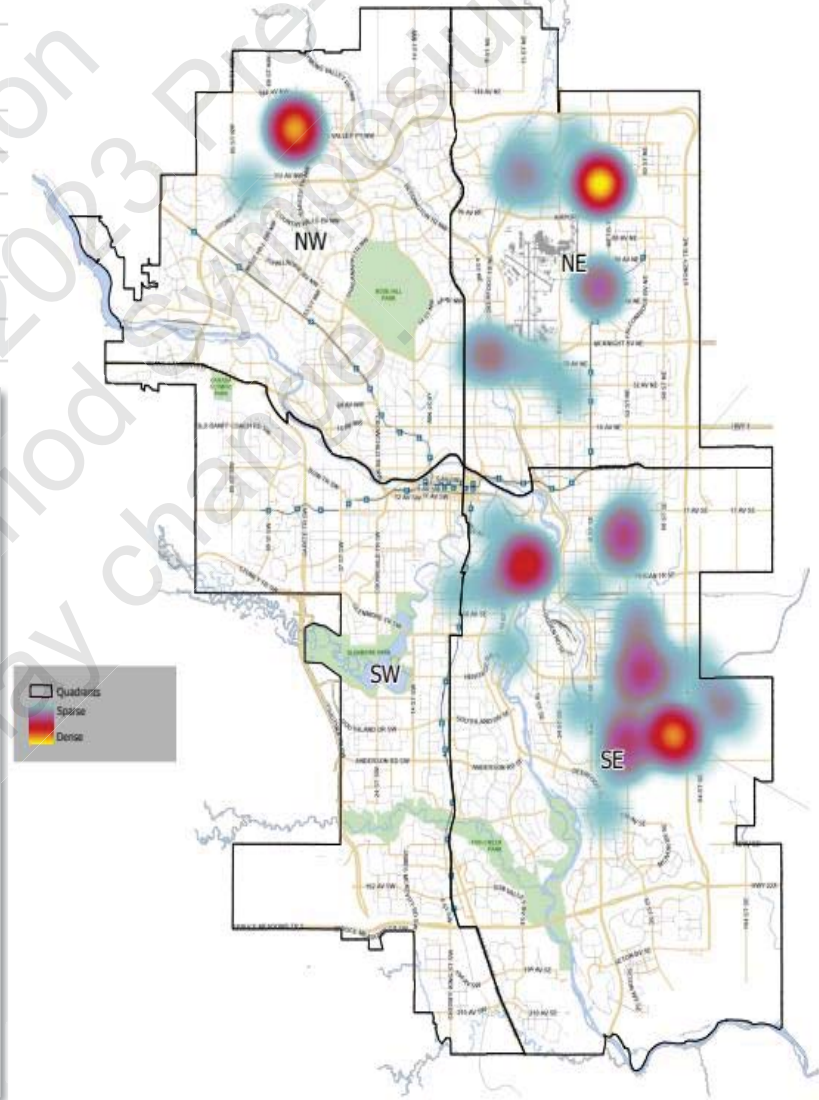


Industrial land sales activity

Industrial Sales Density, 2017 to 2022

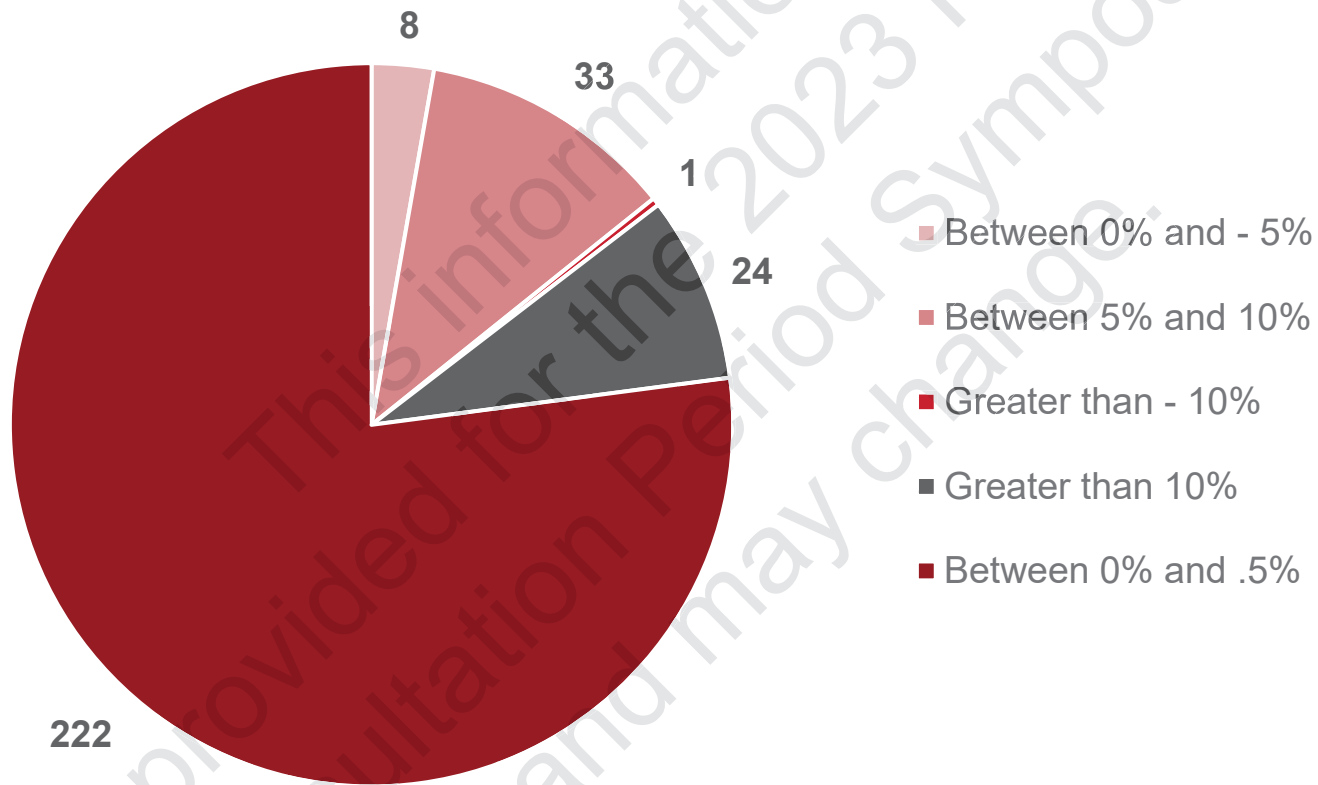


NOTABLE SALES		
Address	9705 68 ST SE (and old 6502 106 Ave SE - FO3)	6635 106 Ave SE (FO3)
Parcel Size (ac)	68.65	74.01
Parcel Size (sf)	2,990,312	3,223,897
Land Use	Industrial general (IG)	Industrial general (IG)
Sale Price	\$38,245,000	\$42,555,750
Sale Price / Ac	\$557,117	\$574,996
Registration date	24-Feb-22	8-Oct-21



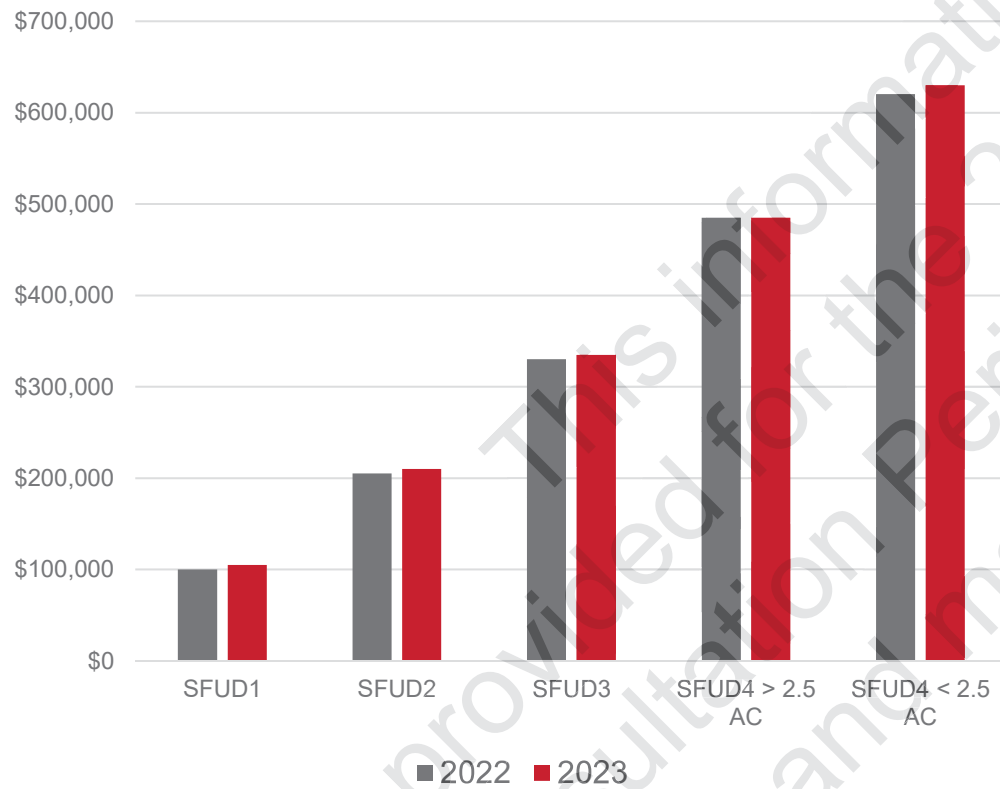


Count of Change in Assessed Value by Community

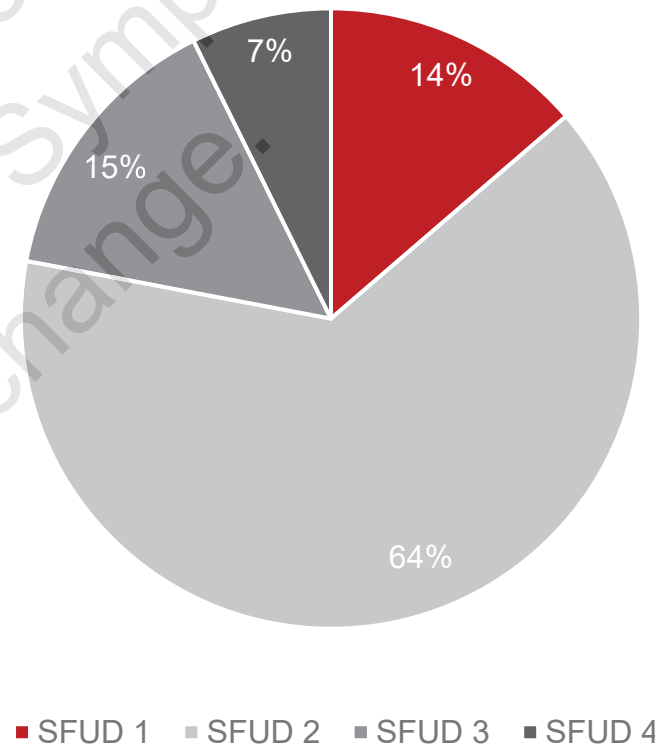


Special land – Future urban development land

Assessed Rates Per Acre



Distribution of S-FUD Land by Area



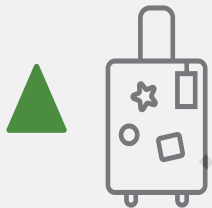
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Hotels and Accommodation



Leisure travel



Business travel



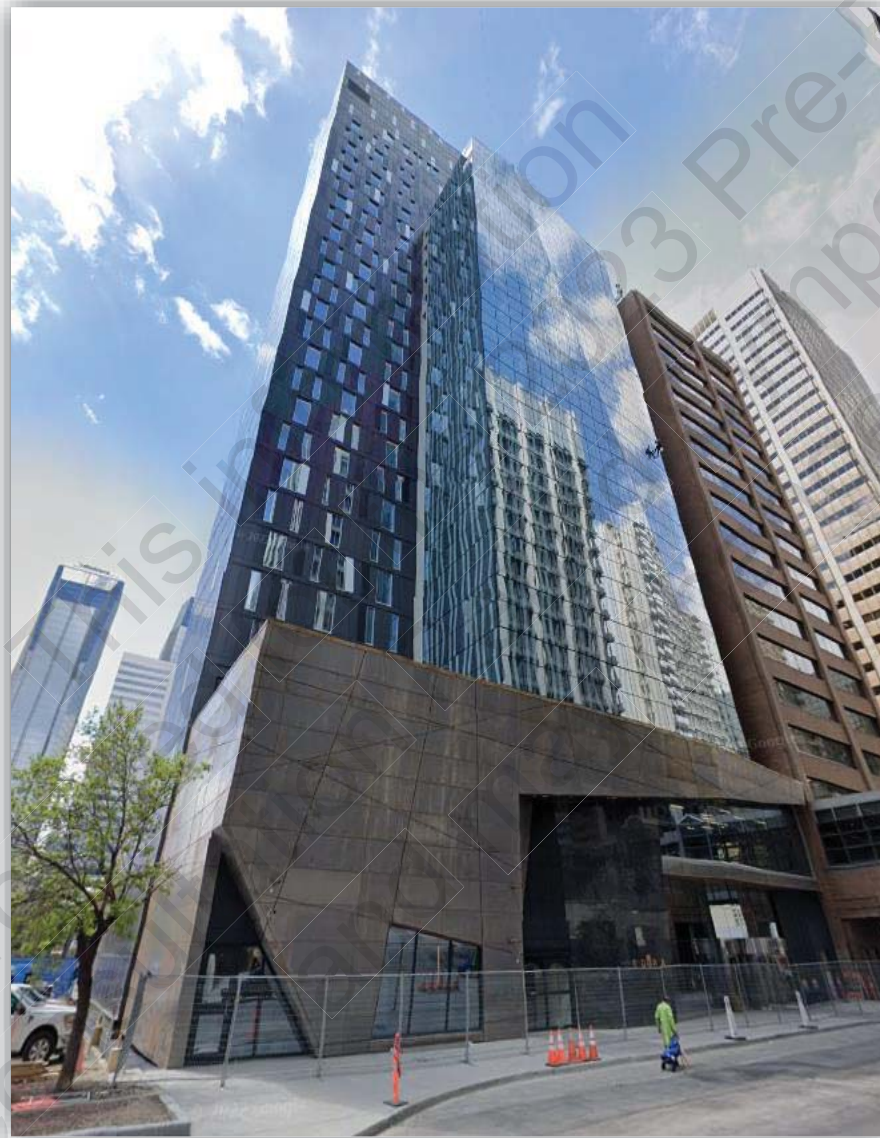
Recovery



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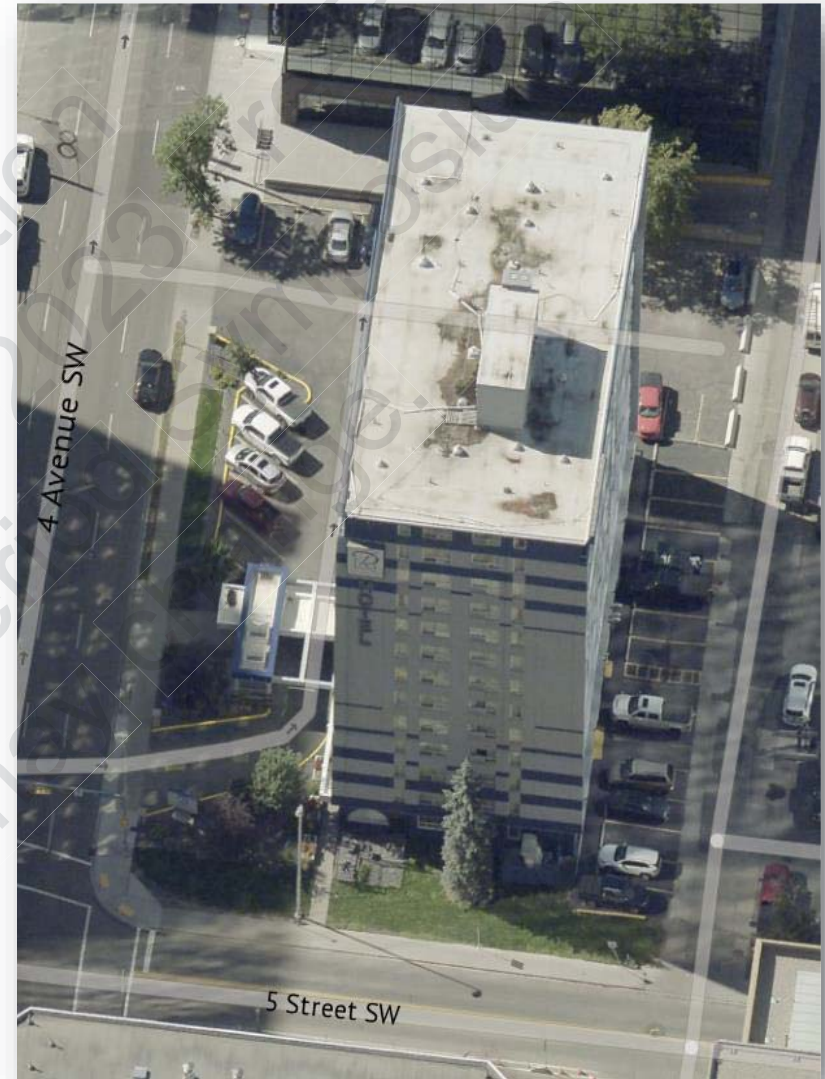
Hotel development



This information is provided for the 2023 Pre-Roll Consultation Period Symposium and may change



Notable Sale - Coast Calgary Hotel & Suites (formerly Regency Suites)	
610 4 AV SW	26,059 SF (0.6 acres)
Land Use Designation	DC/CM-2 Downtown Business District
Number of Storeys	13 storeys
Number of Rooms	120
Sale Price (July 2022)	\$20,475,000
Sale Price per Room	\$170,625





Summary

City Centre

Overall rates have remained stable

Commercial

Overall rates have remained stable

Industrial

Overall rates have remained stable

Residential

Overall rates have increased
approximately 4%

Hotels & Accommodation

Overall values have remained stable



Assessment Search

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Preliminary Property Tax Calculator

Estimate your 2023 municipal property taxes at calgary.ca/assessment



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Contact us to discuss specific properties



Assessment Request for Information

Send your completed forms to assessmentARFI@calgary.ca



Symposium Videos

All Pre-Roll Symposium videos are available on calgary.ca/assessment



Contact Us

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Thank you

For more information visit calgary.ca/assessment

**Call us at (403) 268-2888 to book an appointment
to discuss specific properties**