

Calgary



2023 Pre-Roll Consultation Period Multi-residential Update

We are committed to property assessment transparency



Pre-Roll Consultation Period

Review

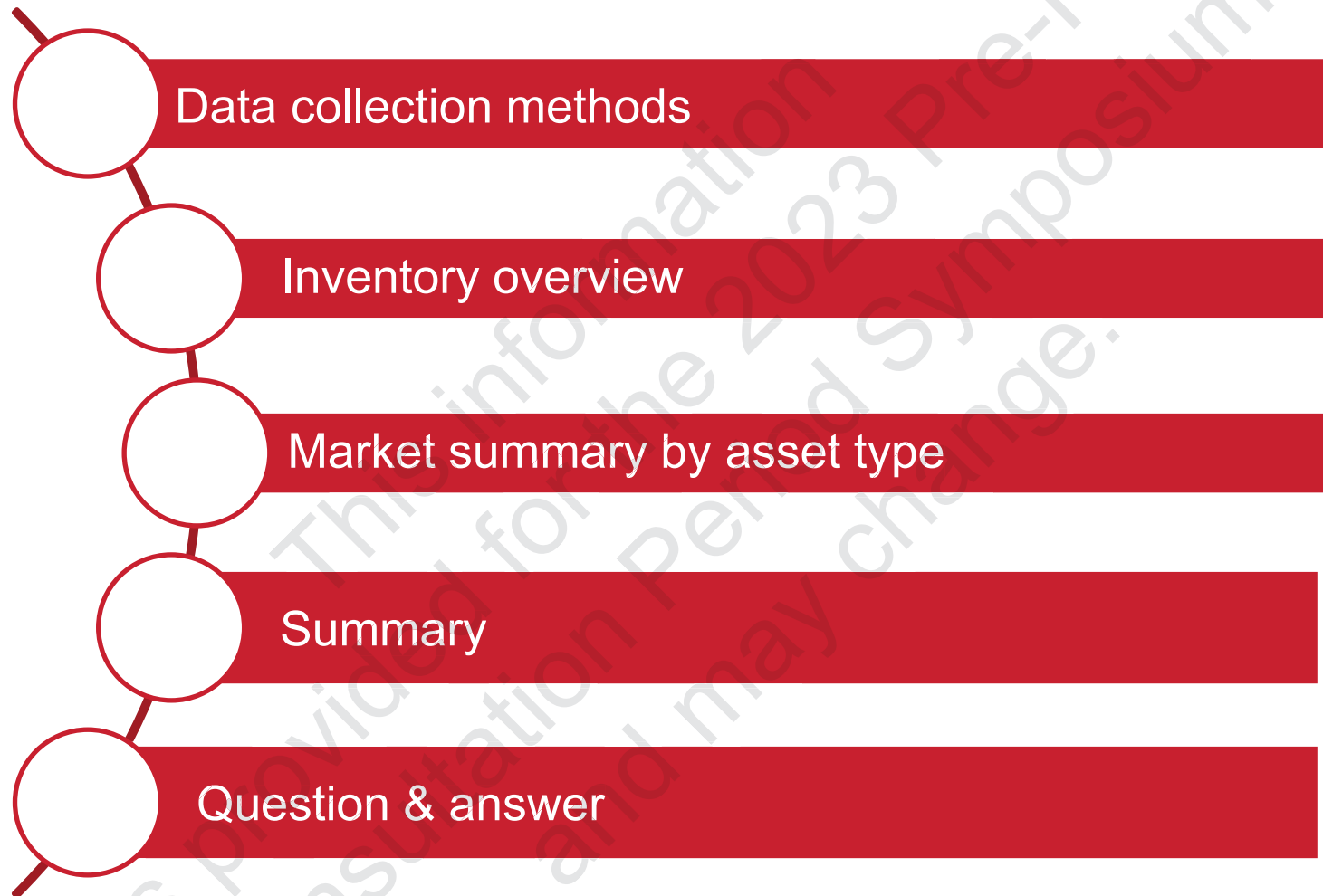
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Learn

October 3 to November 4, 2022



Agenda



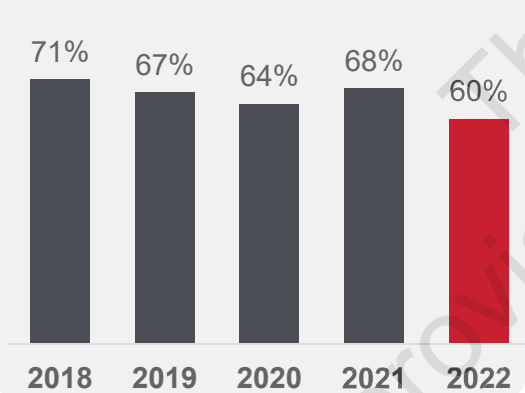


Multi-Residential Data Collection Methods

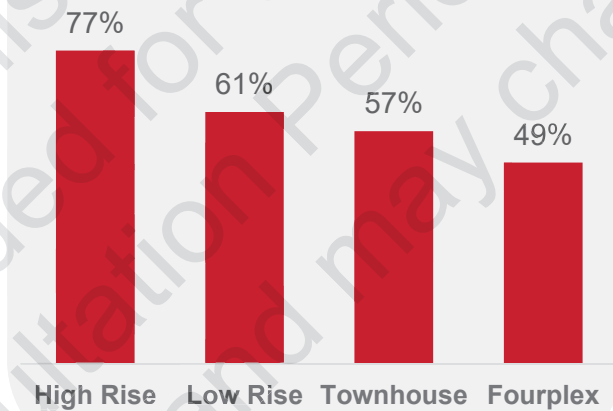


Assessment requests for information (ARFI)

ARFI Response Rate

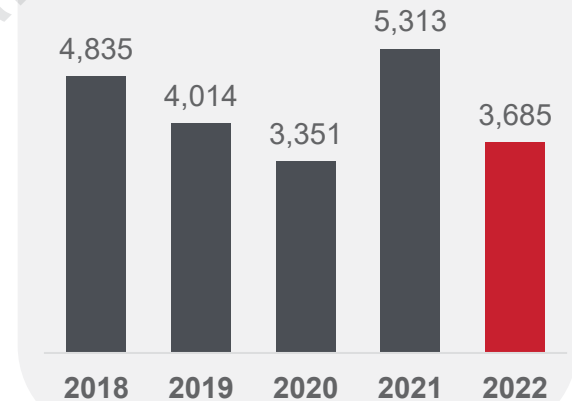


ARFI Response Rate by Property Type



Permit Information

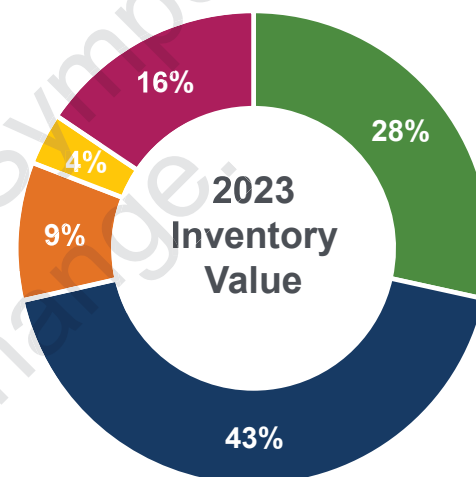
Residential Units Under Development





2023 Multi-Residential Inventory

Property Type	Number of Accounts	2023 Total Assessed Value (billions)	Typical Change
Low Rise	1,065	\$4.05	13.9%
High Rise	211	\$6.12	15.5%
Townhouse	369	\$1.34	16.8%
Fourplex	571	\$0.50	8.5%
Other*	183	\$2.22	14.0%
Total	2,399	\$14.23	13.1%

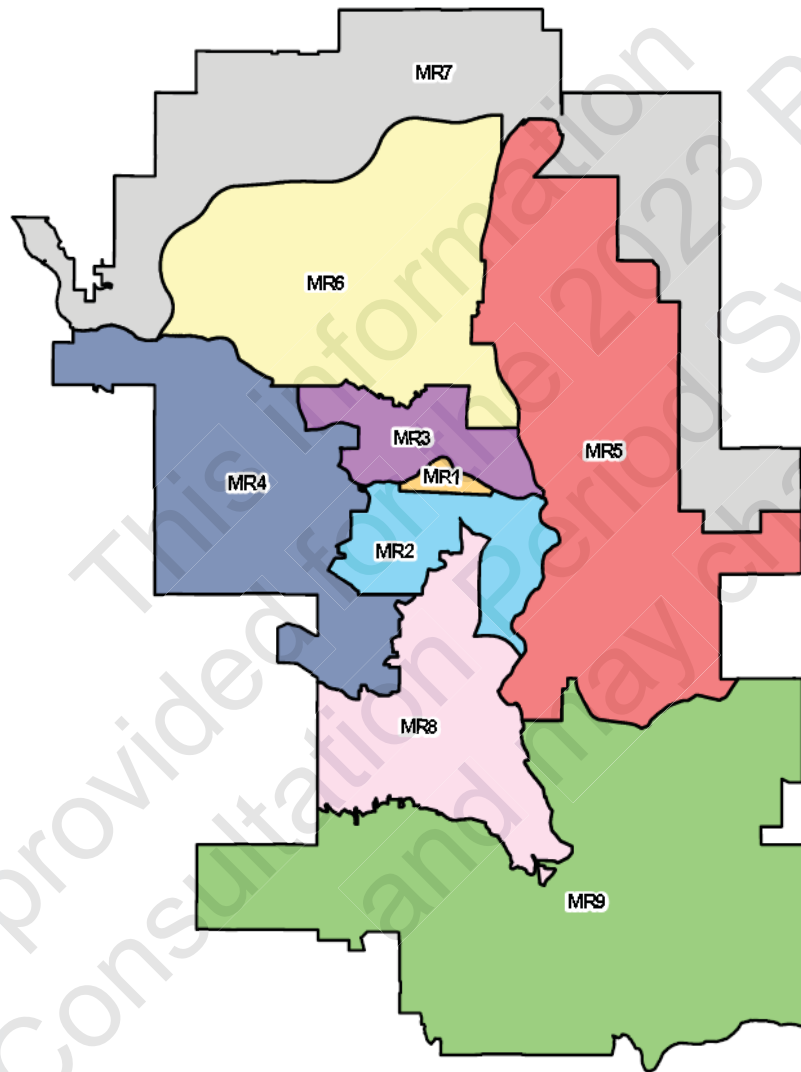


- Low Rise
- High Rise
- Townhouse
- Fourplex
- Other

* Includes cooperatives, collectives, rooming houses, and seniors' houses



2023 Multi-Residential Market Areas



Legend

- MR1 - Centre City - Downtown
- MR2 - Centre City - Beltline
- MR3 - North Hill
- MR4 - Southwest
- MR5 - Northeast
- MR6 - Northwest
- MR7 - North
- MR8 - Chinook
- MR9 - South



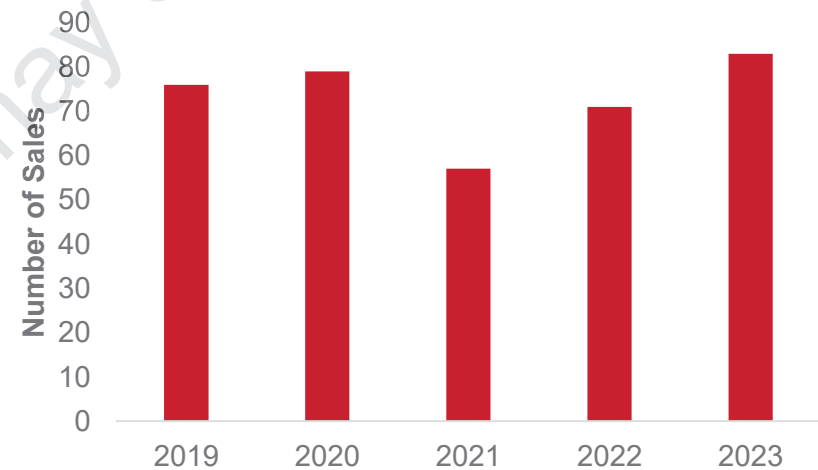
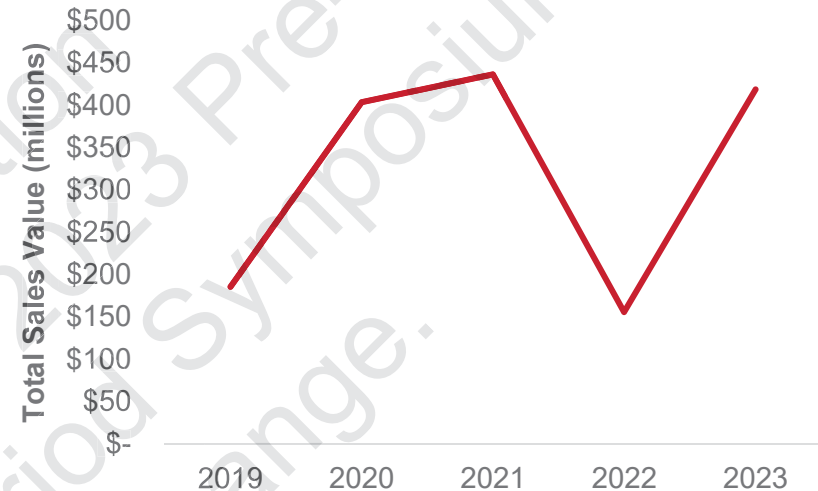
Market Overview



Total Market Transactions

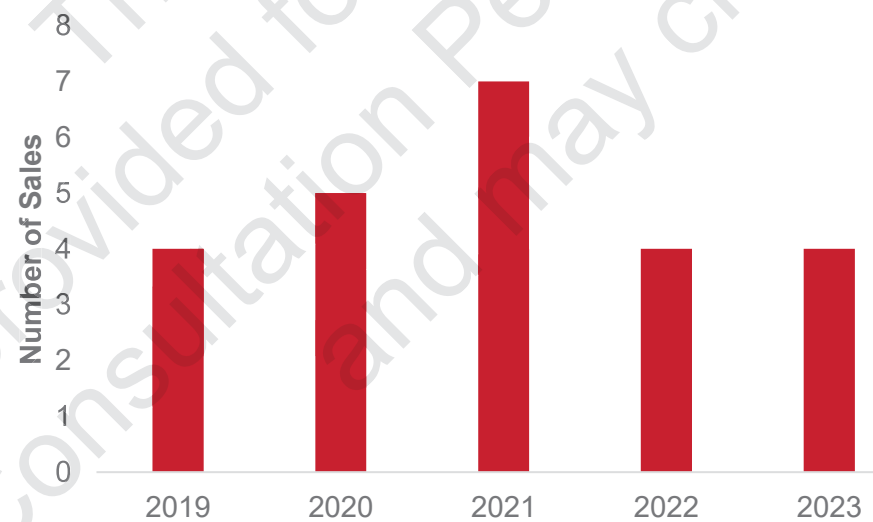
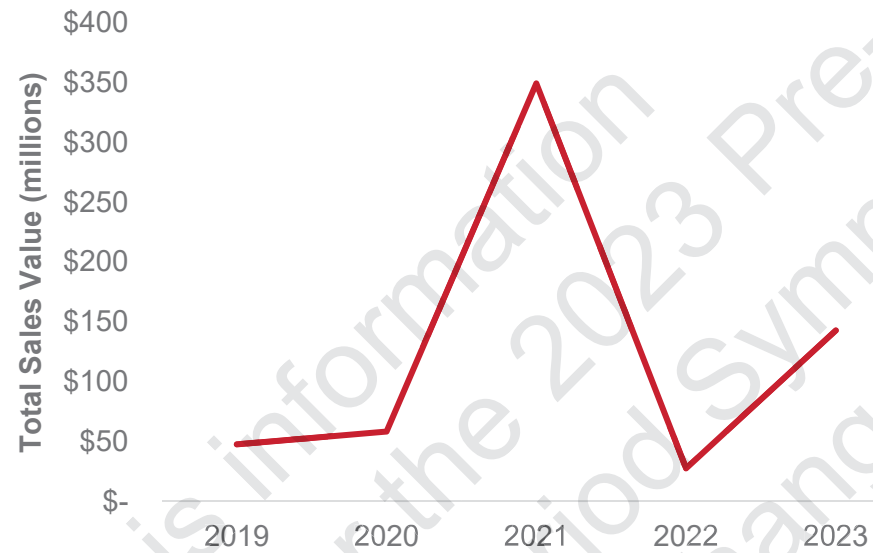
New Sales Volume

Price Range	Number of Sales	Total Value (millions)
Less than \$1 million	37	\$28.6
\$1 to \$2 million	29	\$40.4
\$2 to \$3 million	7	\$17.9
\$3 to \$5 million	4	\$14.0
\$5 to \$10 million	1	\$5.1
More than \$10 million	5	\$312.5
Total	84	\$422.1



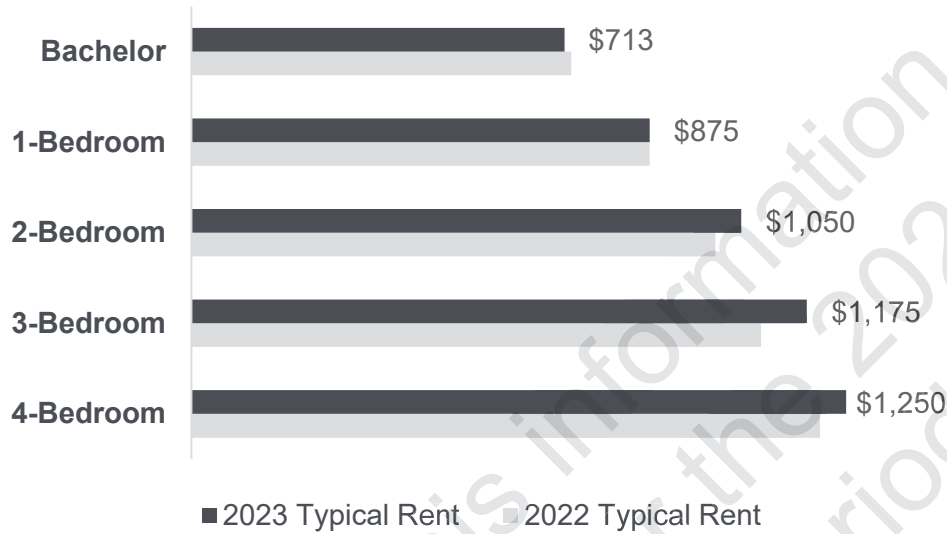


High-Rise Market Transactions





High-Rise Market Rates

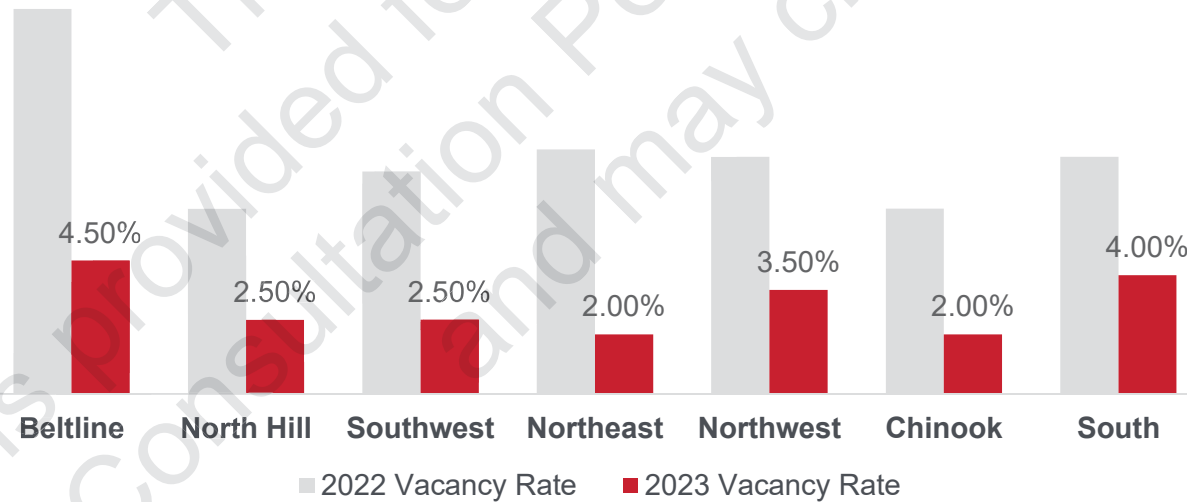


GIM
Core

16.75

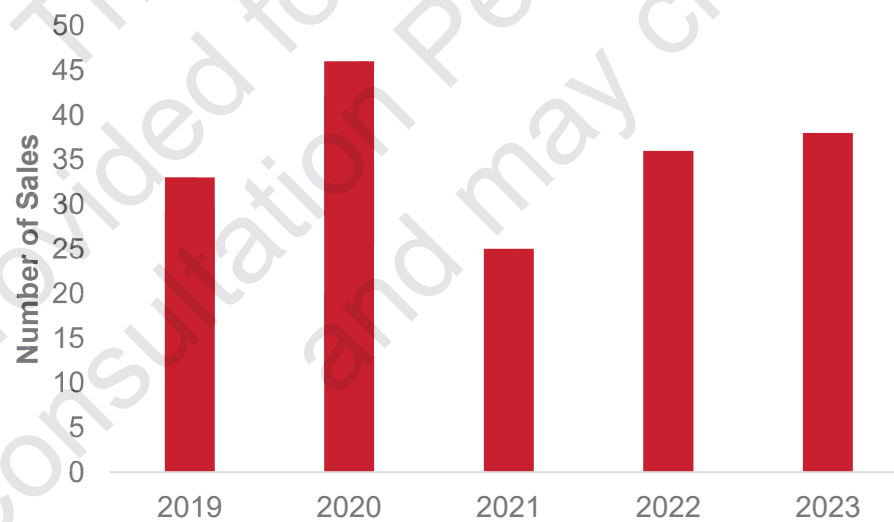
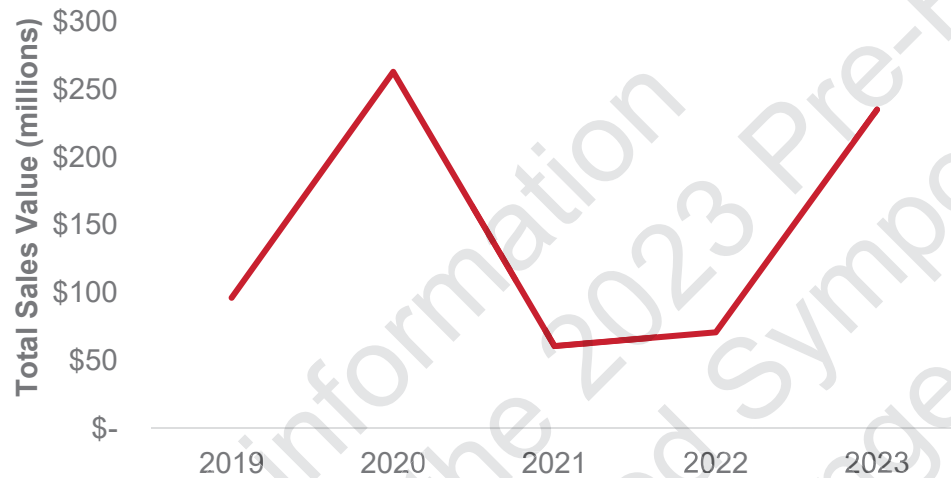
Non-Core

16.25



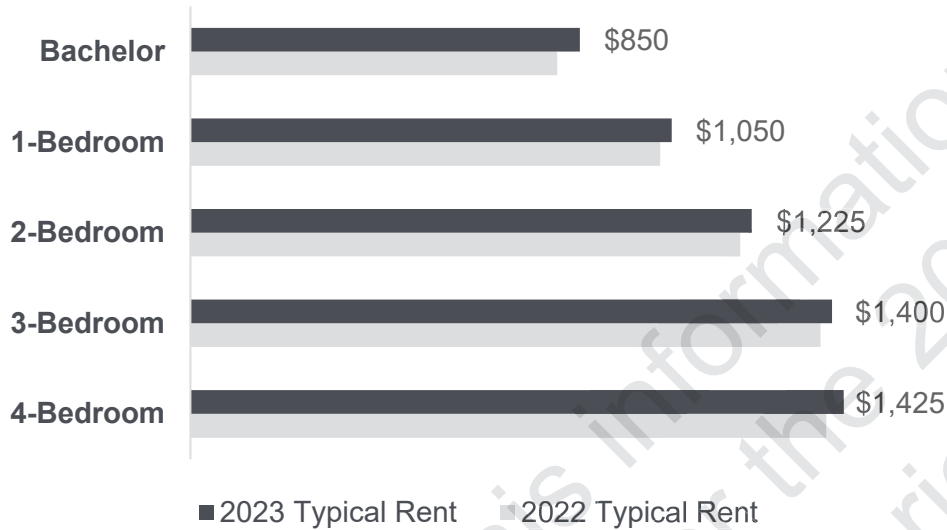


Low-Rise Market Transactions



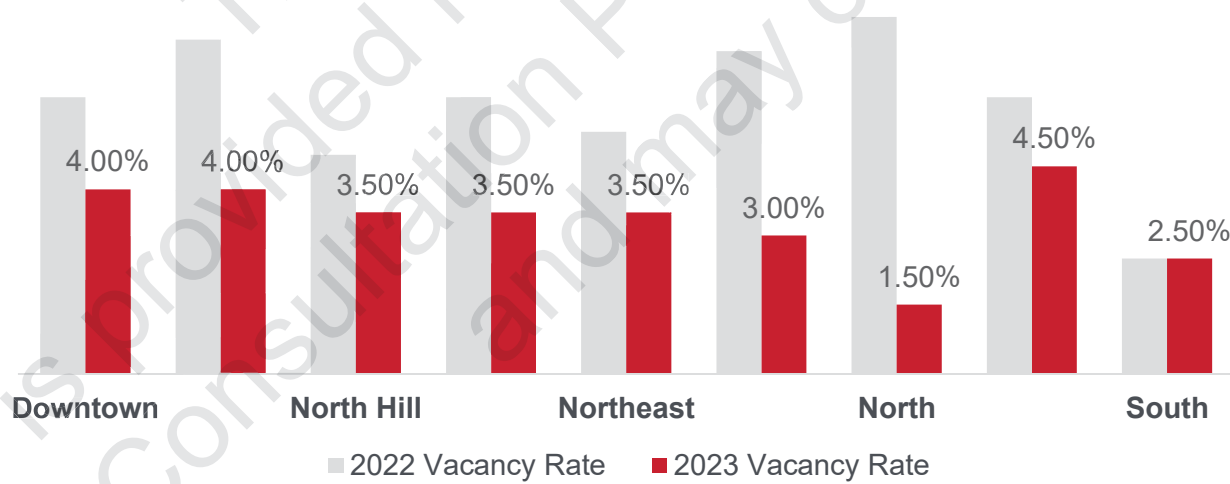


Low-Rise Market Rates



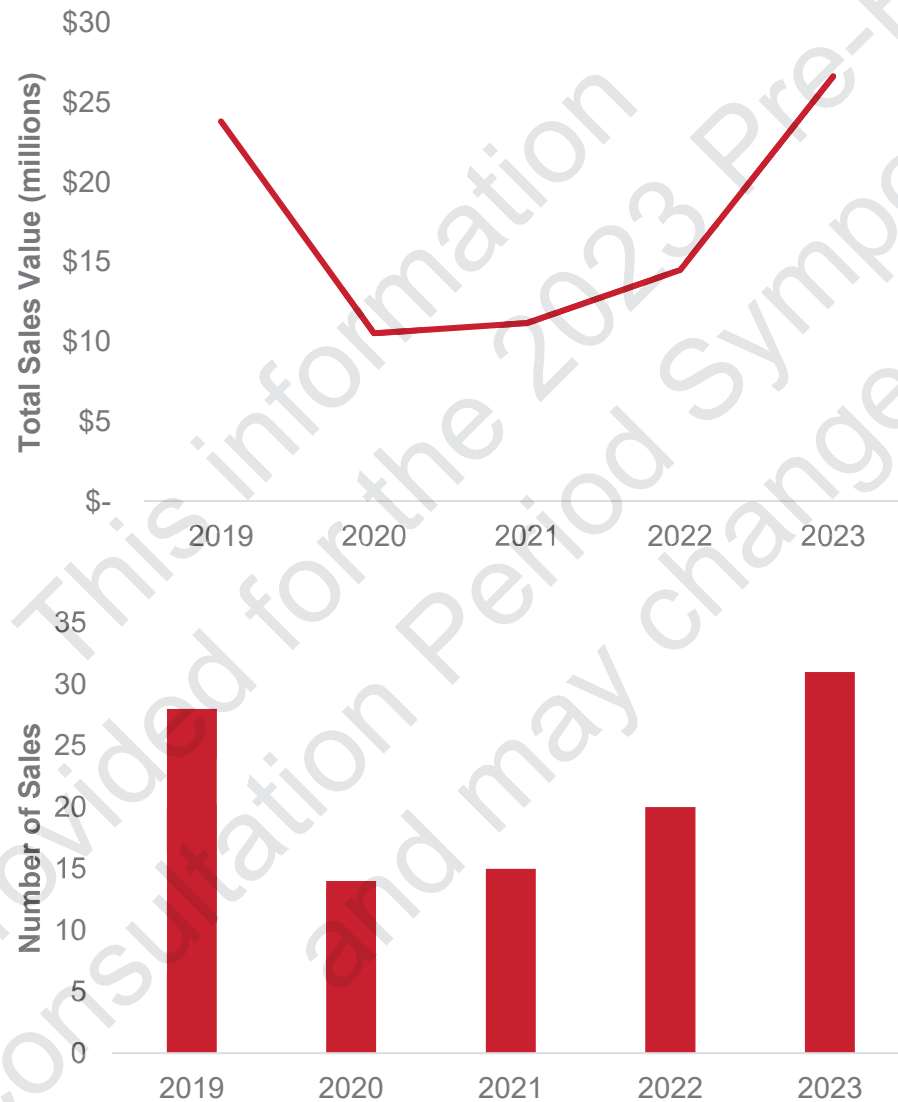
GIM core
Less than 30 units
15.50
More than 30 units
14.50

GIM non-core
Less than 30 units
15.00
More than 30 units
14.00



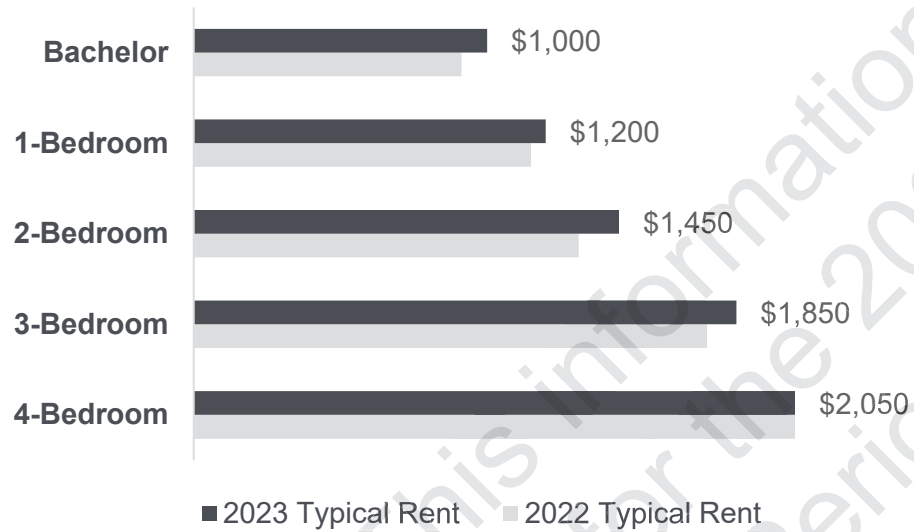


Fourplex Market Transactions





Fourplex Market Rates

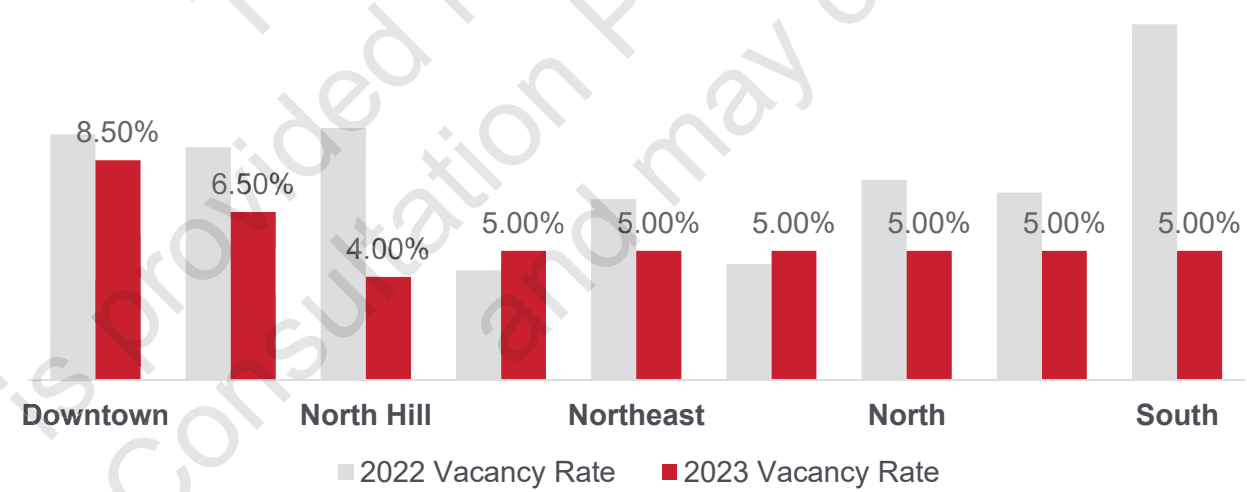


GIM
Excluding Northeast

18.50

Northeast

16.25





Sales

Sales volume has increased with total sales value up significantly

Valuations

Values have seen growth stemming from decreased vacancy and increases in rent

Collaboration

Get in touch with us, share information & help us reach fair & equitable assessments



Assessment Search

Logon to your secure account for your 2023 preliminary values



Preliminary Property Tax Calculator

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



Book an appointment

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 will be available on calgary.ca/assessment



Contact Us

403.268.2888

Calgary



Thank you

For more information visit calgary.ca/assessment

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