

Calgary



Welcome to Ask The City Assessor

January 28, 2026



All my relations

Teci mani bi Ito

Nechi Niitotapiiimitis

Oghanit'a Agicikapa dami Sistlaya

Nokosaa Sinajunagha inigi gwanistli

Gwanistli niyis?ini Anagixaptabi Niitak'a

Kimimotsik Nisk'a?agulaga Wahkotowin Guna

Xeym oyade wakohne bi cegiyabi ne oh!gicipa bith

Pimachihowin listsipapiiyop Sits'isi izists'iy asinisin

Sikadi diya Mamawi atoskiwin Ahogicipabi

Kaskonitapiiks Wanagici kodabi Xalukuwa

Sits'isi sidzanagha agunilii asinisin Niksokawa

Siyisgaas Owamipiyotsiyop Niiitsan Niihiyyat

Wahigicobi Oghast'a asinisin Napii

Ino Sakihitohwin Gwanistli naniya

Sisdina Ahtsinikotsyop Kuniya

Oksisawatsop Izists'iy

Isgaakuwa

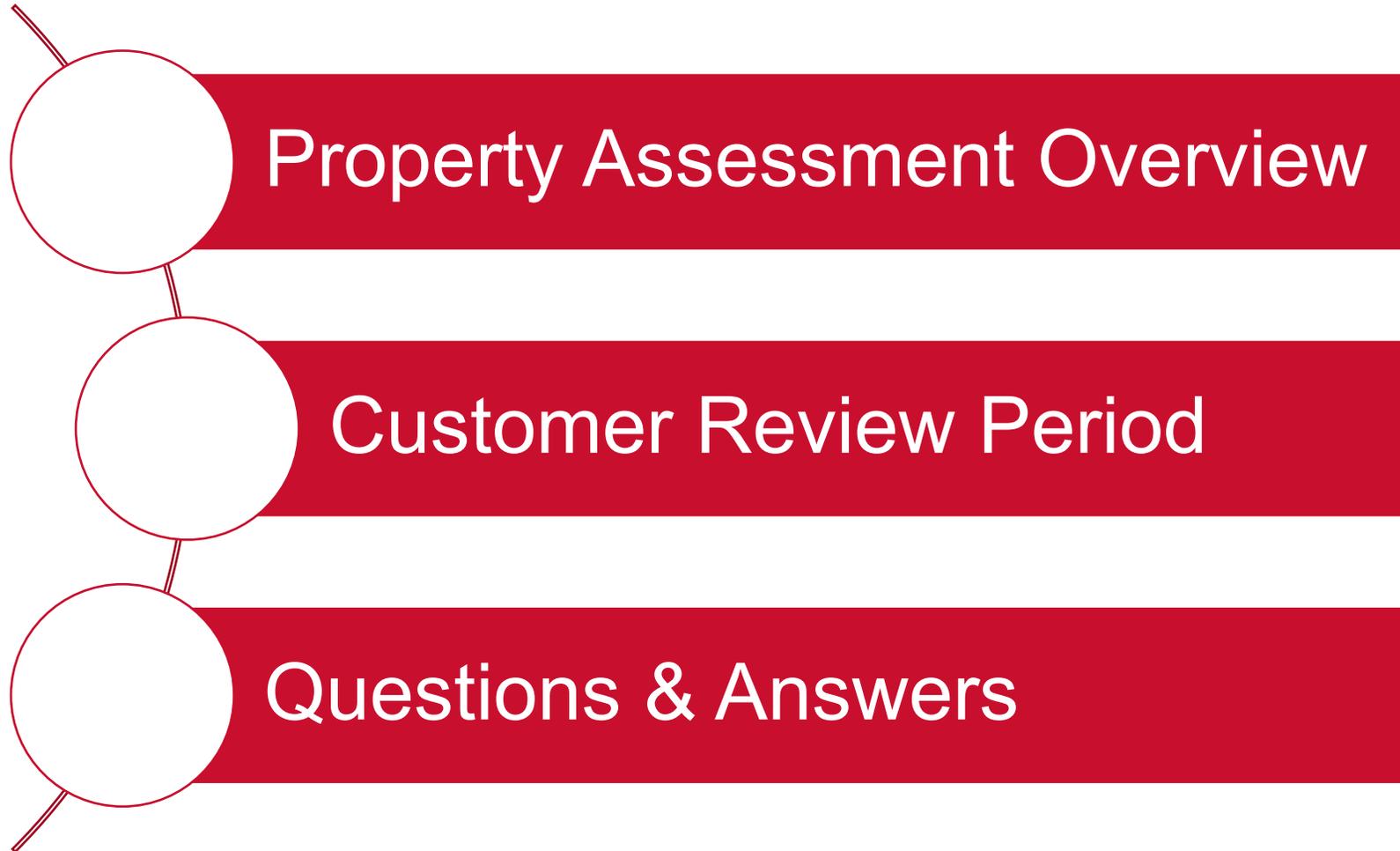
Niwahkmkanak

Niitsitapiitmiks

Sinajuna

Daguwicawa

Ask the City Assessor agenda



Submitting questions

- You can submit questions at any time by entering them in the chat window.
- Questions will be answered on a first asked, first answered basis, unless a question has been answered previously, or if several similar questions can be answered at once.
- Property specific questions cannot be answered directly due to privacy concerns.
- All questions and comments are moderated by the project team before being posted to the public chat window



What/Who is a City Assessor?



**City Assessor,
Eddie Lee**

The City of Calgary's designated officer responsible for carrying out all property assessment functions within the Calgary municipality.

Eddie Lee is The City Assessor for the City of Calgary.

He holds an Accredited Appraiser Canadian Institute, Professional Appraiser (AACI, P.App) designation.

Eddie has an extensive background at The City including roles such as Manager Assessments, Team Leader, Associate Assessor, Mass Appraisal Market Analyst, and Assessor. He has extensive experience in property valuation and market analysis, supporting the delivery of essential public services within the City of Calgary.

Assessment, budget & tax annual cycle

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

Residential property assessments

Market Value

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

Valuation
Date



Condition
Date



Real Estate Market Sales



Determined by recent sales of similar properties

Property Characteristics

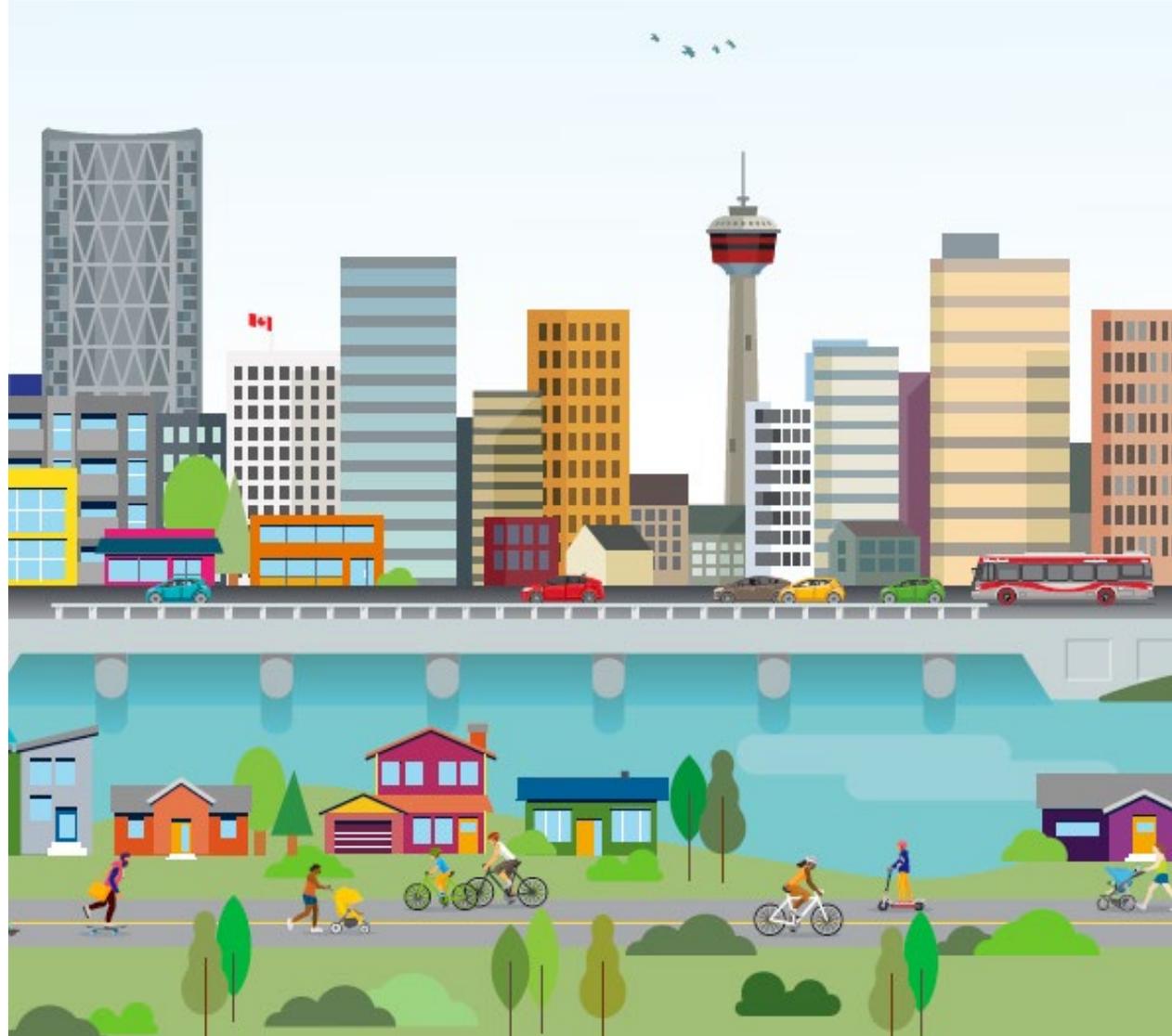
- Location
- Quality
- Building size
- Age
- Lot size
- Influences (view, greenspace, traffic, etc.)
- Renovations
- and more...



Typical market changes – 2026 roll

Residential
Typical market change

1%
Typical market change



Non-residential
Typical market change

1%
Typical market change

2026 Residential market change by property types

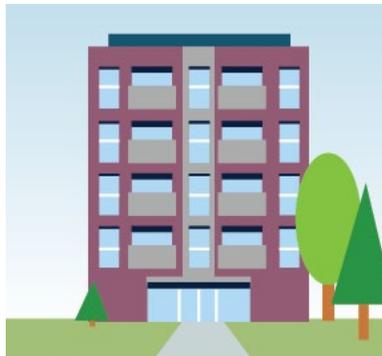
Residential assessment class typical change: **1%**
% change from 2025 to 2026

Single residential



1%

Residential condominiums



-3%

Multi-residential



8%



Residential assessment median values

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





2026 municipal tax implications

	Single Residential	Residential Condominium
Assessment Value Change	 1%	 -3%
Median Assessment	\$706,000	\$347,000
Estimated Annual Municipal 2026 Taxes	<p>\$2,741</p> <p>↑ 1.6%</p> <p>↑ \$3.57 per month</p>	<p>\$1,347</p> <p>↓ -3.1%</p> <p>↓ -\$3.54 per month</p>

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



Get an estimate of 2026 tax bill at calgary.ca/taxcalculator

2026 Assessment value:\$

2025 Assessment value:\$ (Optional)

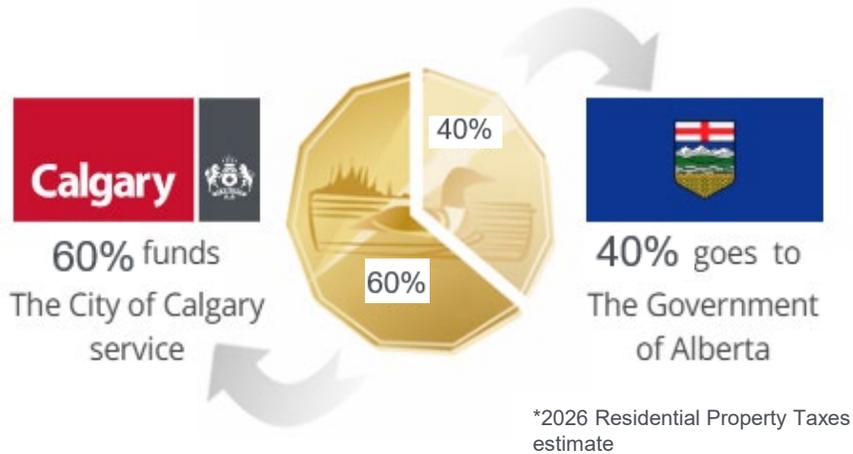
Calculate Clear

Tax	Value	
2026 City tax prior to budget adjustments	\$2,722.12	
2026 City budget adjustments	\$18.50	
2026 City tax	\$2,740.62	Hide all
2026 Province tax prior to budget adjustments	\$1,625.21	
2026 Province budget adjustments	\$175.65	
2026 Province tax	\$1,800.86	Hide all
2026 Total taxes (estimate*)	\$4,541.48	
City \$ Change from 2025 to 2026 (estimate)	\$42.81	
Province \$ Change from 2025 to 2026 (estimate)	\$191.00	
\$ Change from 2025 to 2026 (estimate**)	\$233.81	Hide all
City % Change from 2025 to 2026 (estimate)	1.59%	
Province % Change from 2025 to 2026 (estimate)	11.86%	
% Change from 2025 to 2026 (estimate**)	5.43%	Hide all

*The calculator provides an estimate of your 2026 Property Tax bill, which is mailed at the end of May. Your actual bill may include factors specific to your account that may change the total amount owed. **The yearly \$ and % Change amounts factor in the impact of Province and City budget adjustments and your year-to-year assessment change. Values may vary slightly due to rounding.

Determining your fair share of property tax

Property tax budget



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

Assessment Class



Tax Bill Calculation

$$\begin{aligned} &\text{City Tax Rate} \times \text{Assessment} \\ &+ \\ &\text{Province Tax Rate} \times \text{Assessment} \\ &= \\ &\text{Tax Bill} \end{aligned}$$

Determining your fair share of property tax

It's important to remember property assessment changes are revenue neutral, which means even though they can impact your individual share of property tax, they have no impact on the total property tax amount The City collects.

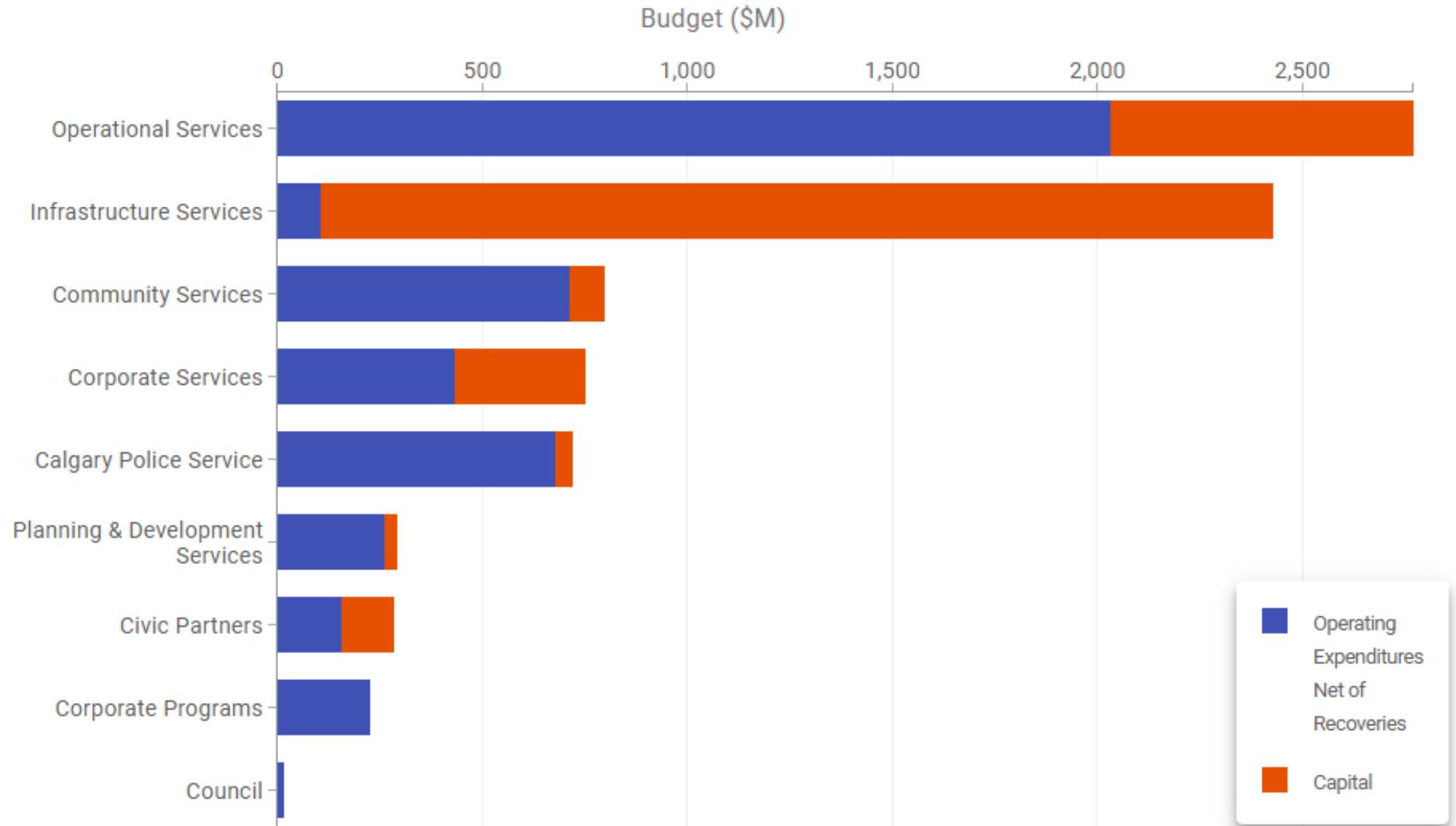


Individual tax responsibility shifts with property value changes. This ensures fairness, as those with higher property value increases contribute a larger share of taxes – or “piece of the pie”.



Where do your residential tax dollars go?

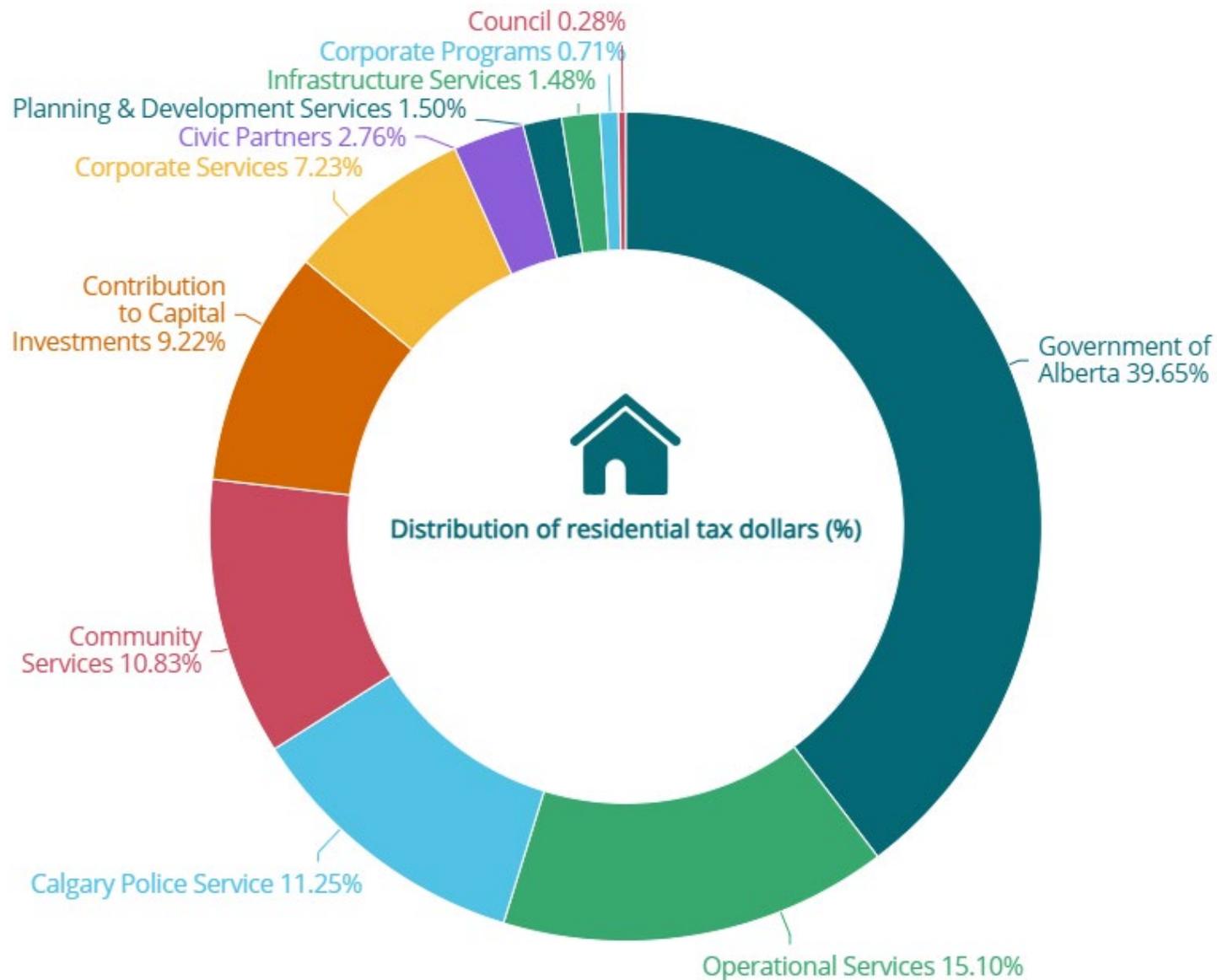
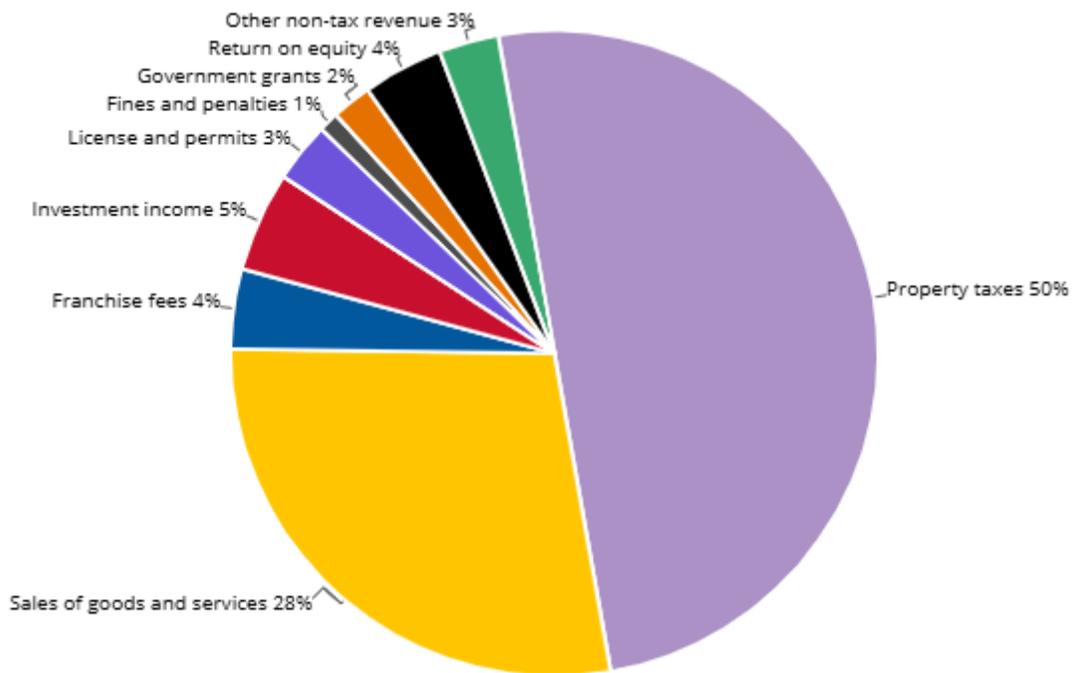
Calgarian's priorities are funded by operating and capital budgets.





Where do your residential tax dollars go?

Tax dollars make up 50 per cent of the operating budget. The remaining amount comes from other sources we collect, like user fees and permits.



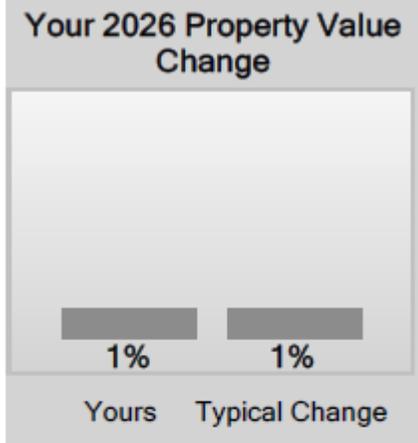


2026 Assessment Notice



Since 2025 each notice includes

- Your property's value change compared to the typical property change for your assessment class (residential or non-residential)
- Your property's last three property assessments



This graph displays your property's value change from last year along with the typical market change of your assessment class.

Your Property Value History

2025	697,000
2024	610,000
2023	555,000

The Property Value History shows the previous three years when available.



Assessed Person Mailing Address

00000001*
 IMC 8059 Owner #: 4444444
 JOHN DOE
 JANE DOE
 123 ANYWHEREIN CALGARY ST SW
 CALGARY AB T2E 7T8

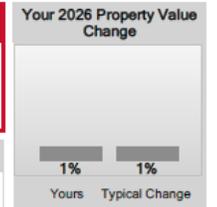
Roll Number	Access Code
123456789	XXXXXX
Use your roll number and access code to link your property after creating a myTax account.	
Property Description	
123 ANYWHEREIN CALGARY ST SW 1234567;7;7	
Mailing Date	Notice of Assessment Date
January 14, 2026	January 22, 2026

Your 2026 Property Assessment

706,000 Your 2026 property assessment reflects the estimated market value of your property on July 1, 2025 and the characteristics and physical condition as of December 31, 2025.

Assessment Class	Property Use	Assessed Value
Residential	Single Residential	706,000
Property Type	Taxable Status	School Support
Land and Improvement(s)	Taxable	Undeclared

Additional Information
Please see the reverse for important information.



This graph displays your property's value change from last year along with the typical market change of your assessment class.

Your Property Value History

2025	697,000
2024	610,000
2023	555,000

The Property Value History shows the previous three years when available.

Single residential and residential ...

Customer Review Period (free service)
 January 14 - March 23, 2026
 Call 311 during Customer Review Period. This free service is offered to help you review and understand your assessment without the need to file a complaint with the Assessment Review Board. For more information, see reverse and visit calgary.ca/assessment.

Assessment Review Board (ARB)
Complaint Deadline: March 23, 2026 **Filing Fee:** \$50
 Find information and forms for ARB complaints and agent authorizations at calgaryarb.ca or by calling 403-268-5858.

Early Filing Period: Until January 31, 2026 **Early Filing Fee:** \$40
 Eligible for complaints on assessments of residential property with three or fewer dwelling units, or farm land.

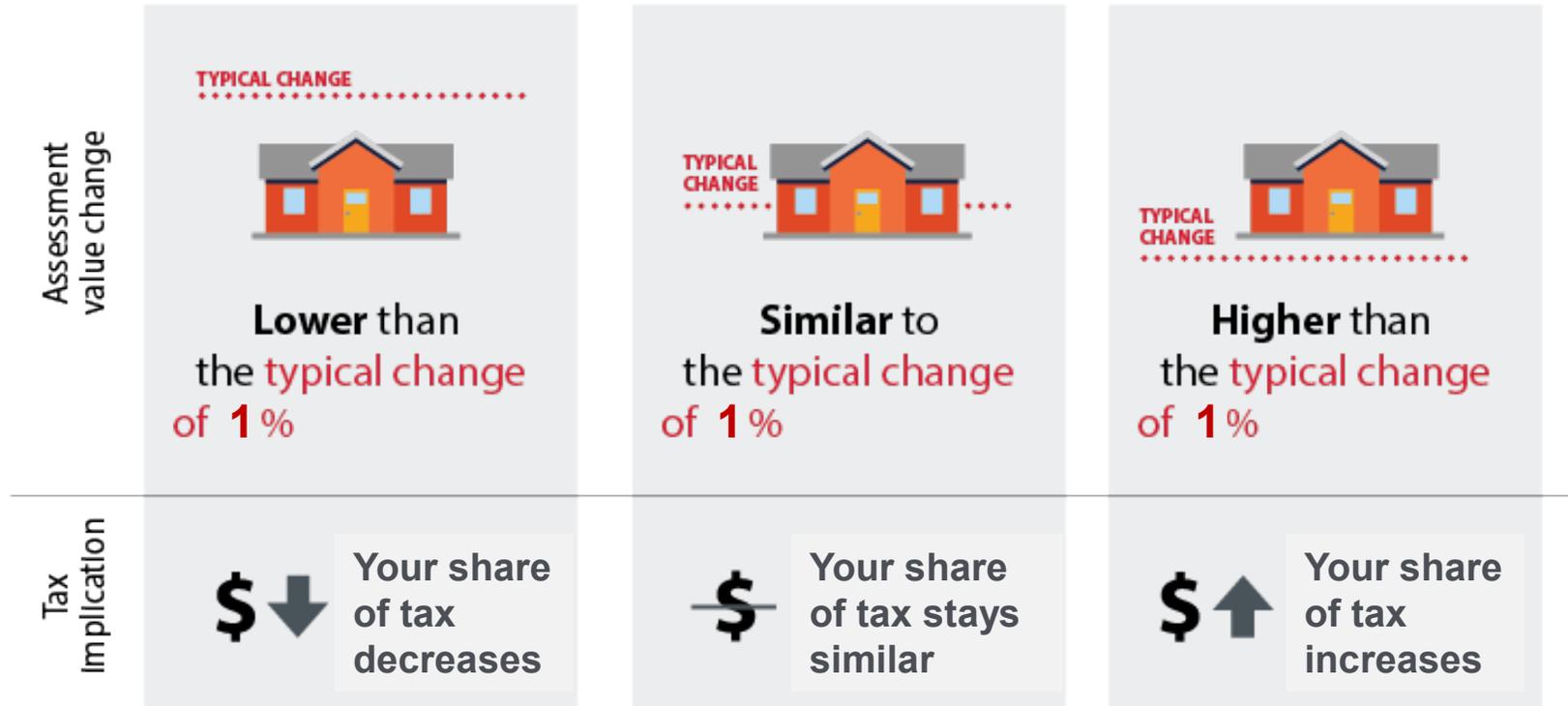
Go paperless with eNotice
 Sign-up at calgary.ca/mytax

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



Your property's assessment change compared to the typical change

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



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



1.6% for 2026 City tax revenue increase for existing properties.



Provincial tax revenue increase released with the spring 2026 provincial budget. Estimated 12% increase.

Login to myTax at calgary.ca/assessment

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



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



Secure Access

Access detailed property assessment and tax information, including notices and bills. [Need to create an account?](#)



Public Access

View limited assessment information only.

What can I see?	🔑 Secure Access	🖥️ Public Access
Property tax bills	✓	
Join the Tax Instalment Payment Plan (TIPP)	✓	
Property assessed value	✓	✓
Property assessment details	✓	
Electronic assessment notice	✓	
Request assessment information	✓	
Respond to assessment requests for information	✓	
Authorize an agent/assign a property manager	✓	



Property Detail Report

Your property assessment is based on The City of Calgary's estimate of the market value for your property on July 1, 2024 and characteristics and physical condition on December 31, 2024.

- Assessment information last updated: December 27, 2024

Current Assessed Value:

697,000

Previous Assessed Value:

610,000

This Property Detail Report serves as the Assessment Explanation Supplement for this property type.

Assessment Details

Roll Number	123456789
Location Address	123 SAMPLE ST NE
Taxation Status	Taxable
Annexation Order	No

Owner Details

Owner / Assessed Person	JANE DOE, JOHN DOE
Mailing Address	123 SAMPLE ST NE, CALGARY, AB X1Y 2Z3, CANADA
School Support	Undeclared
ARB Filing Fee	\$50

Assessment Approach

Assessment Class	Residential 100%
Property Type	Land and Improvement
Property Use	Single Residential
Subproperty Use	RE0110 Detached
Valuation Approach	Sales Comparison
Market Adjustment	No

Location Details

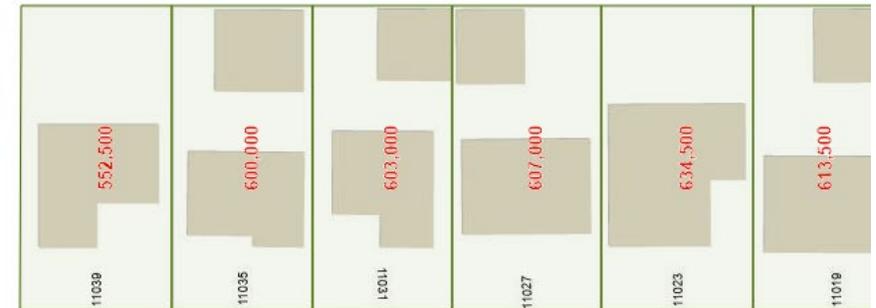
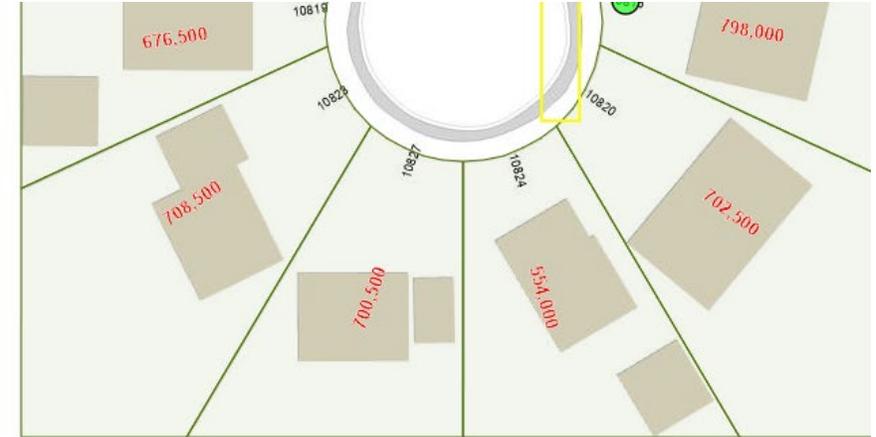
Community	Great Calgary Community
Market Area	SNGLRES CORE
Sub Neighbourhood Code (SNC)	001
Sub Market Area	SNGLRES A
Influences	Traffic Main Corner Lot

Land Details

Land Use Designation	Residential - Grade-Oriented Infill
Assessable Land Area	7,275 sq. ft. / 676 sq. m. / 0.17 ac

Building Details

Building Count	2
Building Type/Structure	House / Bungalow/ 1 Storey
Year of Construction	1946
Quality	Average
Total Living Area Above Grade	945 sq. ft. / 88 sq. m.
Living Area Below Grade	756 sq. ft. / 70 sq. m.
Garage Type	Detached
Garage Area	240 sq. ft. / 22 sq. m.





 Residential
 Click to search 

 Non-Residential
 Click to search 

Property Sales

 Enable Filter

<input type="checkbox"/>	Address	Sale Date	Sale Price(\$)	Adjusted Sale Price(\$)	Portfolio Sale
<input type="checkbox"/>	 808 ABBOTSFORD DR NE	2024-Mar-25	527,000	548,876	
<input type="checkbox"/>	 820 ABBOTSFORD DR NE	2023-Jun-23	484,000	575,048	
<input type="checkbox"/>	 900 ABBOTSFORD DR NE	2022-Oct-28	430,000	529,206	
<input type="checkbox"/>	 852 ABBOTSFORD DR NE	2023-Jun-15	460,000	546,533	
<input type="checkbox"/>	 868 ABBOTSFORD DR NE	2022-Nov-02	450,000	562,961	
<input type="checkbox"/>	 916 ABBOTSFORD DR NE	2021-Oct-04	315,000	460,783	

Tax Instalment Payment Plan (TIPP)



TIPP is The City's most popular property tax payment method. You pay the same amount as your annual property tax bill. Smaller automatic monthly instalments help property owners:

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

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



Calgary



Questions & Thank you

Contact us at 311

For more information: calgary.ca/assessment