

2023 Property Assessment Roll Briefing Jan. 4, 2023



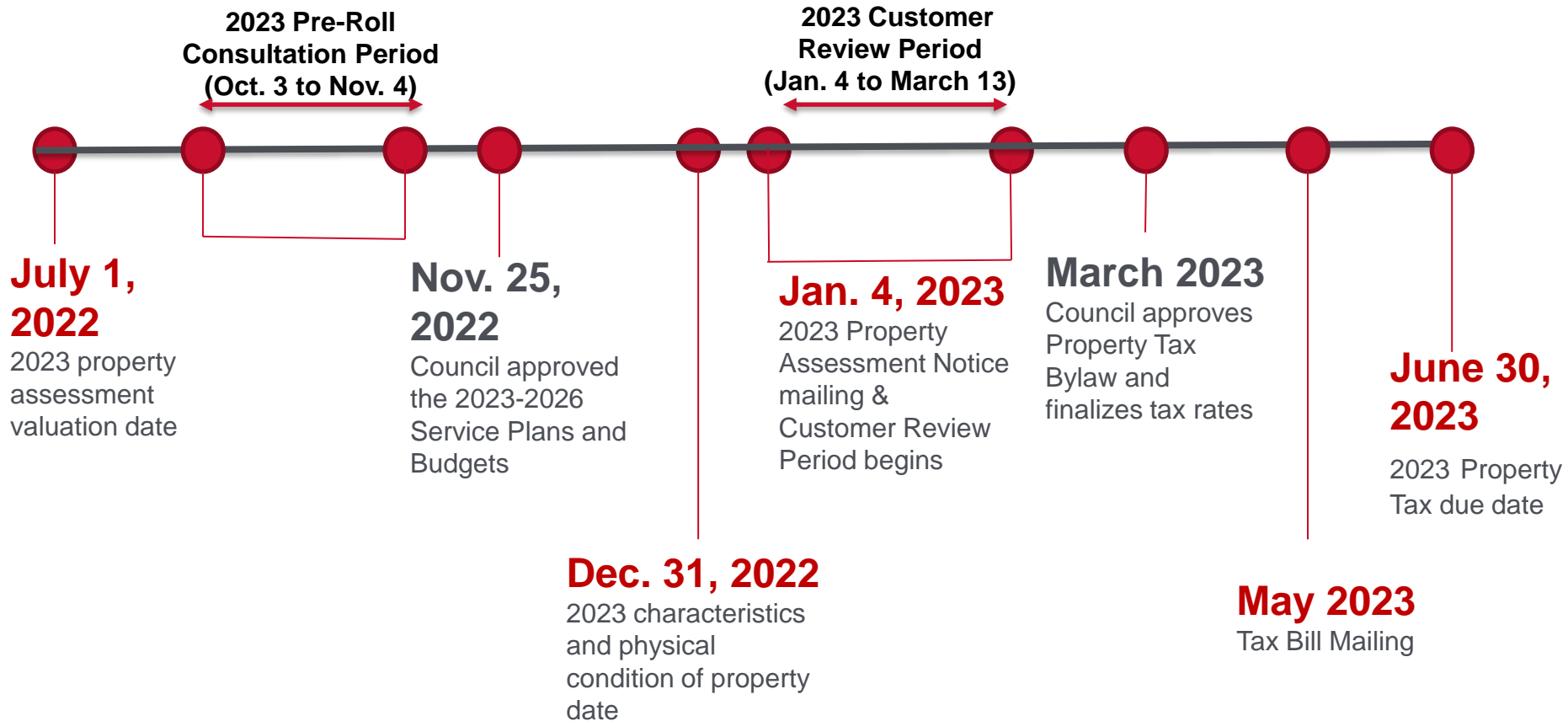


Agenda

1. Introduction
2. 2023 Property Assessment Roll Overview
 - Annual Cycle
 - Pre-Roll Consultation Period
 - Residential Assessment Findings
 - Non-residential Assessment Findings
3. Tax Implications
4. 2023 Customer Review Period
5. Go Paperless Contest



Assessment, budget and tax annual cycle





2023 Pre-Roll highlights

Stability to the municipal tax system

Pre-roll provides **non-residential and multi-residential** property owners with a collaborative approach to determining market values, which provides tax certainty for property owners and a stable assessment tax base for The City.



\$37.2 B

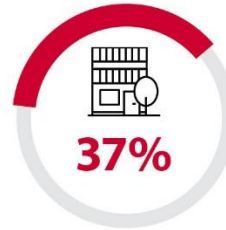
Total assessed value of the taxable non-residential and multi-residential base secured in agreements

3,189

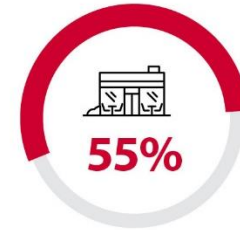
total number of signed agreements



Providing a stable and reliable property assessment system to fund public services



of the total \$14.4 B taxable multi-residential assessment tax base is secured before assessments are mailed



of the total \$57.7 B taxable non-residential assessment tax base is secured before assessments are mailed

A collaborative approach

We offer tools and resources to help with their preliminary market value review.



Property specific and general information is available at calgary.ca/assessmentsearch and calgary.ca/assessment



Assessment offers **403.268.2888** as a direct customer service line.



Six **property and market trends videos** created for Pre-Roll.



A preliminary **tax calculator** offers early tax planning assistance.





2023 property assessment roll findings

Total accounts
567,740

Total value
351.7
billion



2023 property assessment roll

Total taxable accounts and value

	Residential	Non-residential
# of taxable accounts	555,574	14,798
Total assessed value (billion)	260.8	57.7

Typical market changes – 2023 roll

Residential Typical Market Change



Residential



Non-residential Typical Market Change



Non-residential





2023 residential market change by property types

Residential assessment class typical change: **12%**
% change from 2022 to 2023

Single Residential



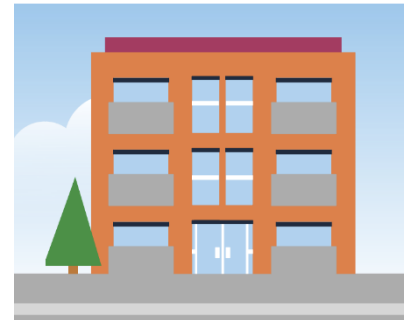
13%

Residential Condominiums



7%

Multi-residential



13%



Residential assessment median values



**Single residential
median assessment**

555,000

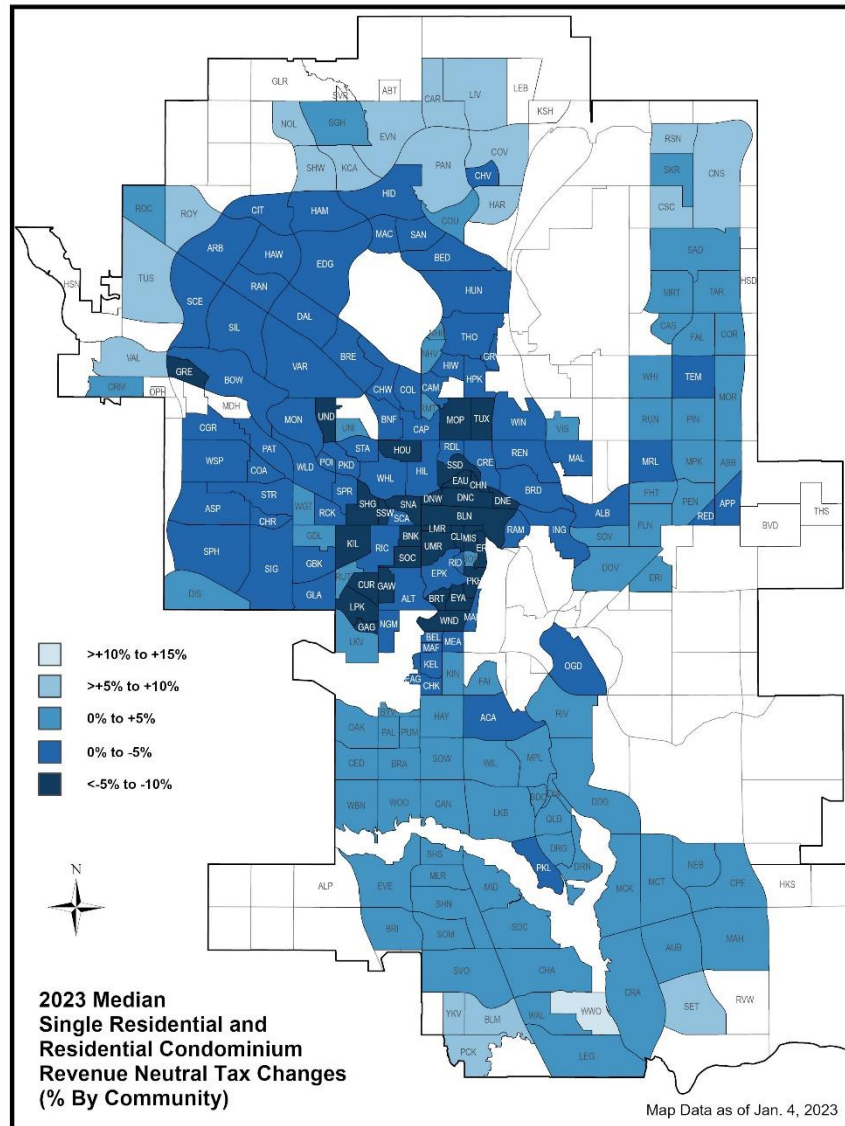
**Residential condominium
median assessment**

255,000

	2021	2022	2023
Single residential median assessment	445,000	485,000	555,000
Residential Condominium median assessment	235,000	235,000	255,000



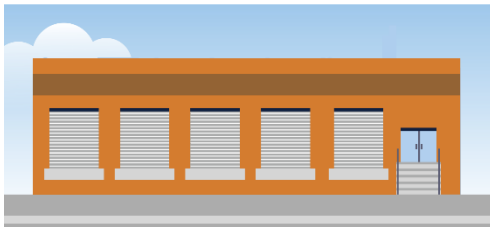
Single residential & condominium tax changes by percentages by community (revenue neutral)



2023 non-residential market change by property types

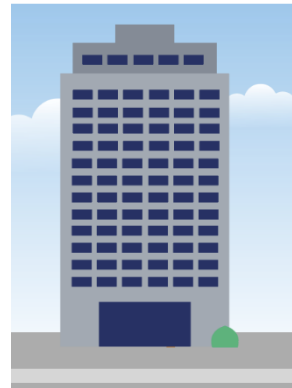
Non-residential assessment class typical change: **2%**
% change from 2022 to 2023

Industrial



5%

Office



-3%

Retail



4%



Three facts to know about The City's annual assessments and tax system

1. The City has a revenue neutral tax system that ensures no new tax will be collected due to the annual assessment process.
2. The City's total tax revenues do not change automatically with assessment changes year-over-year.
 - When property values go up, the revenue neutral tax rate decreases.
When property values go down, the revenue neutral tax rate goes up.
3. Tax revenue changes are communicated through the budgetary process.




The formula used to determine the municipal tax rate:

$$\text{Municipal tax rate} = \frac{\text{Total revenue required by The City of Calgary from property tax}}{\text{Total assessment}}$$



Residential assessment value changes and tax implications

If your property's value change is:

Assessment value change	<p>TYPICAL CHANGE</p>  <p>Lower than the typical change of 12% for residential</p>	<p>TYPICAL CHANGE</p>  <p>Similar to the typical change of 12% for residential</p>	<p>TYPICAL CHANGE</p>  <p>Higher than the typical change of 12% for residential</p>
Tax implication	<p>\$ ↓ Less tax</p>	<p>\$ Stays similar</p>	<p>\$ ↑ More tax</p>

Assuming a 0% Council approved budgetary change.



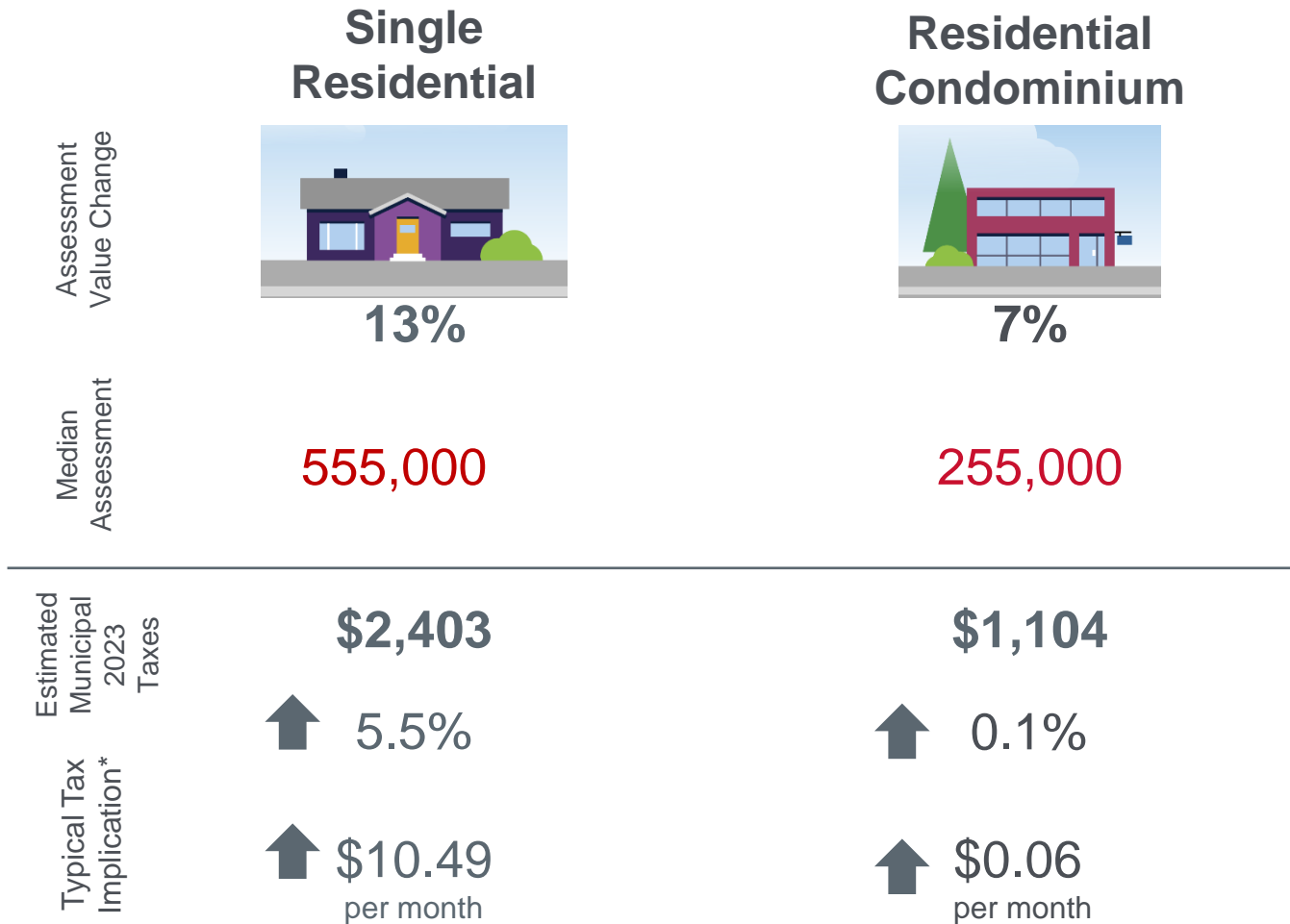
Residential assessment typical change: 12%



*Assuming a 0% Council Approved Budgetary Change



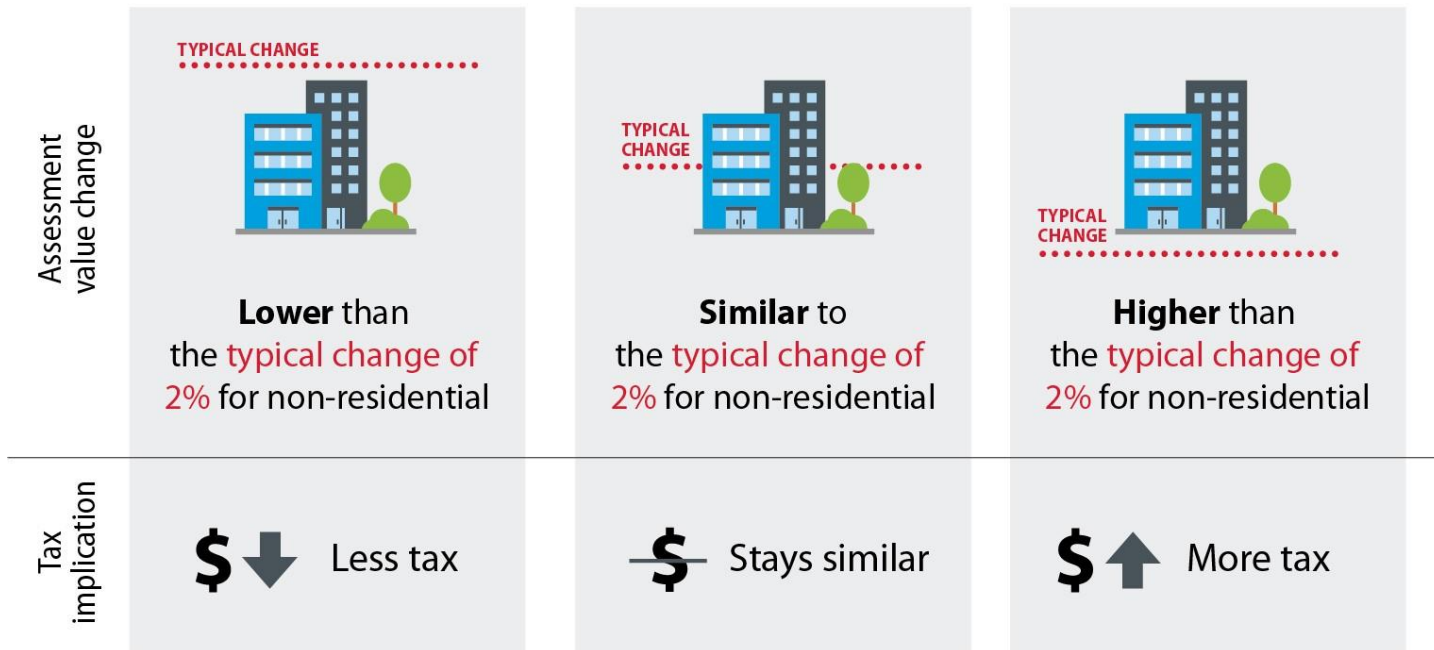
2023 tax implications including assessment and budgetary changes





Non-residential assessment value changes and tax implications

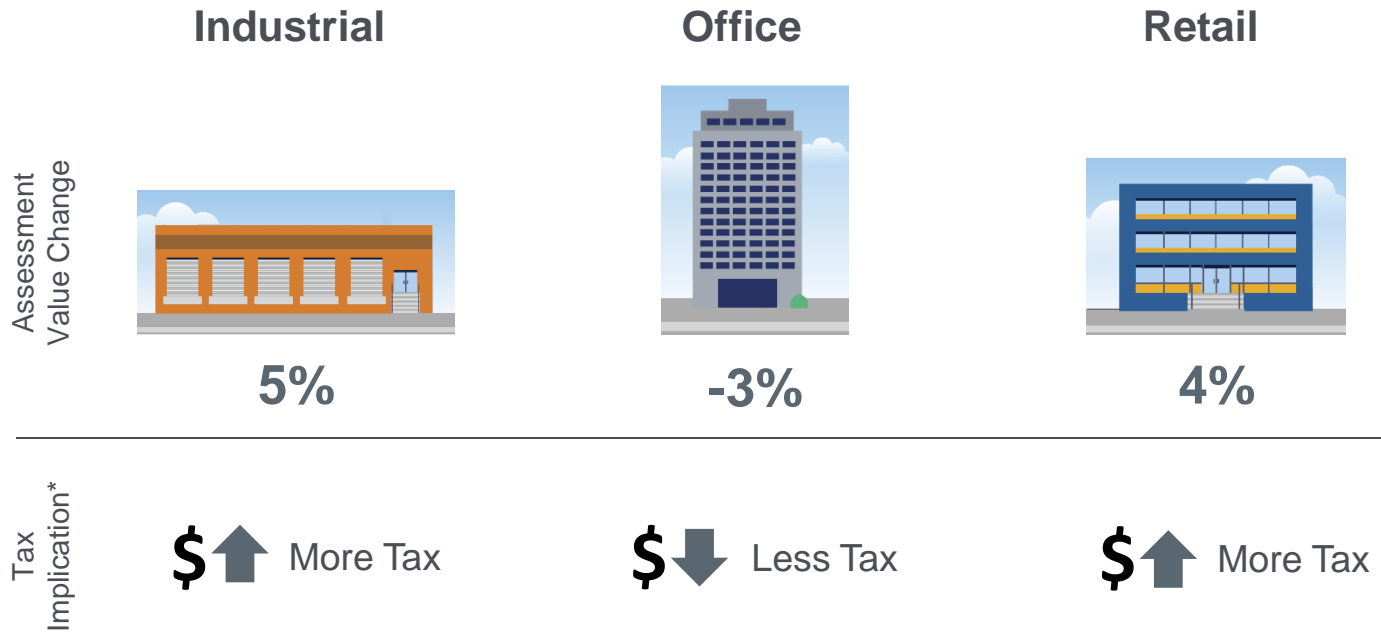
If your property's value change is:



Assuming a 0% Council approved budgetary change.



Non-residential assessment change: 2%



*Assuming a 0% Council Approved Budgetary Change



Check your Notice

Log onto Assessment Search (secure)

- **Confirm and update** your property information
- **Compare** your assessed value to other similar properties in your area
- **Review** real estate market trends and learn how your property is assessed
- **Sign up** for eNotice: Go Paperless Contest

Visit calgary.ca/assessment

Contact us



Assessed Person Mailing Address

00002023*
 IMC 8059 Owner #: 1234567
 JANE DOE
 JOHN DOE
 123 ANYPLACEINCALGARY ST SW
 CALGARY AB X1Y 2Z3

2023 Property Assessment Notice

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 .	
Property Description	
123 ANYPLACEINCALGARY ST SW 123LK,11;22	
Mailing Date	Notice of Assessment Date
January 4, 2023	January 12, 2023

YOUR PROPERTY ASSESSMENT		
555,000	Your 2023 property assessment reflects the estimated market value of your property on July 1, 2022 and the characteristics and physical condition as of December 31, 2022.	
Assessment Class	Property Use	Assessed Value
Residential	Single Residential	555,000
Property Type	Taxable Status	School Support
Land and Improvement(s)	Taxable	Declared Public 100%

Additional Information
 Please see the reverse for important information.

Customer Review Period (free service)
January 4 - March 13, 2023
If you have questions about your assessment, call us at 403-268-2888 during the 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	
Final Date to File Complaint	Filing Fee
March 13, 2023	\$50
For information about the Assessment Review Board (ARB) complaint process, see reverse or visit calgaryarb.ca . The filing fee is only needed if filing a complaint with the ARB.	
Early Filing Period*	Filing Fee
Until January 31, 2023	\$40
* Eligible for complaints on assessments of residential property with 3 or fewer dwelling units, or farm land.	

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

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



Understanding your assessment



Websites

calgary.ca/assessment
Assessment Search



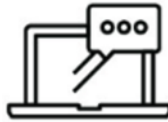
Translated Products

Property assessment notices and brochure into five languages



Property Tax Calculator

Estimate your 2023 Property Tax



Ask the City Assessor

Free Online Q&A event
Register at
calgary.ca/assessment
Jan. 17, 7 to 8 p.m.



Contact Us

403.268.2888



Go Paperless Contest

January 1 to March 31, 2023

Property Assessment
Go paperless contest

More prizes



Less clutter

Enter to win 

Prizes: 12 Visa gift cards valued at \$250 each.

Save time

We save five years of your assessment notices so they're always easy to find.

Save trees

Paperless assessment notices are more green. Switching is good for forests.

Save tax \$

Mailing paper assessment notices to 500,000+ households is expensive.

calgary.ca/gopaperless

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 monthly payments help to:

- Save time and money
- Make budgeting easier
- Remove the risk of late payment penalties



Your tax dollars at work

46,000+
licensed businesses
served

81,000 
safety code
permits issued



40,000,000
scheduled cart
collections

**Over 1
million** 
calls to 3-1-1

70,000+
emergency calls
to Calgary Fire
Department



126,000
tonnes of green cart
material collected

80,000
people approved
for Fair Entry



900,000+
3-1-1 service
requests created

532,000 visits to waste
management facilities

777 subsidized
supportive homes
for seniors



**Over 41 million public transit
riders with 160 routes**



14,000 total municipally
managed recreation
course hours

\$20 million 
invested in local arts
and culture initiatives

565,000
calls for Police
service per year



783,000
police information
checks per year

127,000
pet licenses issued

3,000 animals
admitted to
the municipally
managed shelter



17,000 km
paved lane roadways

103,500+
streetlights maintained



5,900 km of sidewalks maintained



Questions & Thank you

Contact us at 403.268.2888

For more information: calgary.ca/assessment