

Calgary



2021 **Property Assessment** MARKET REPORT



INTRODUCTION

Assessment is pleased to present the 2021 Property Market Report. This report provides summary information about Calgary's 2021 market value property assessments.

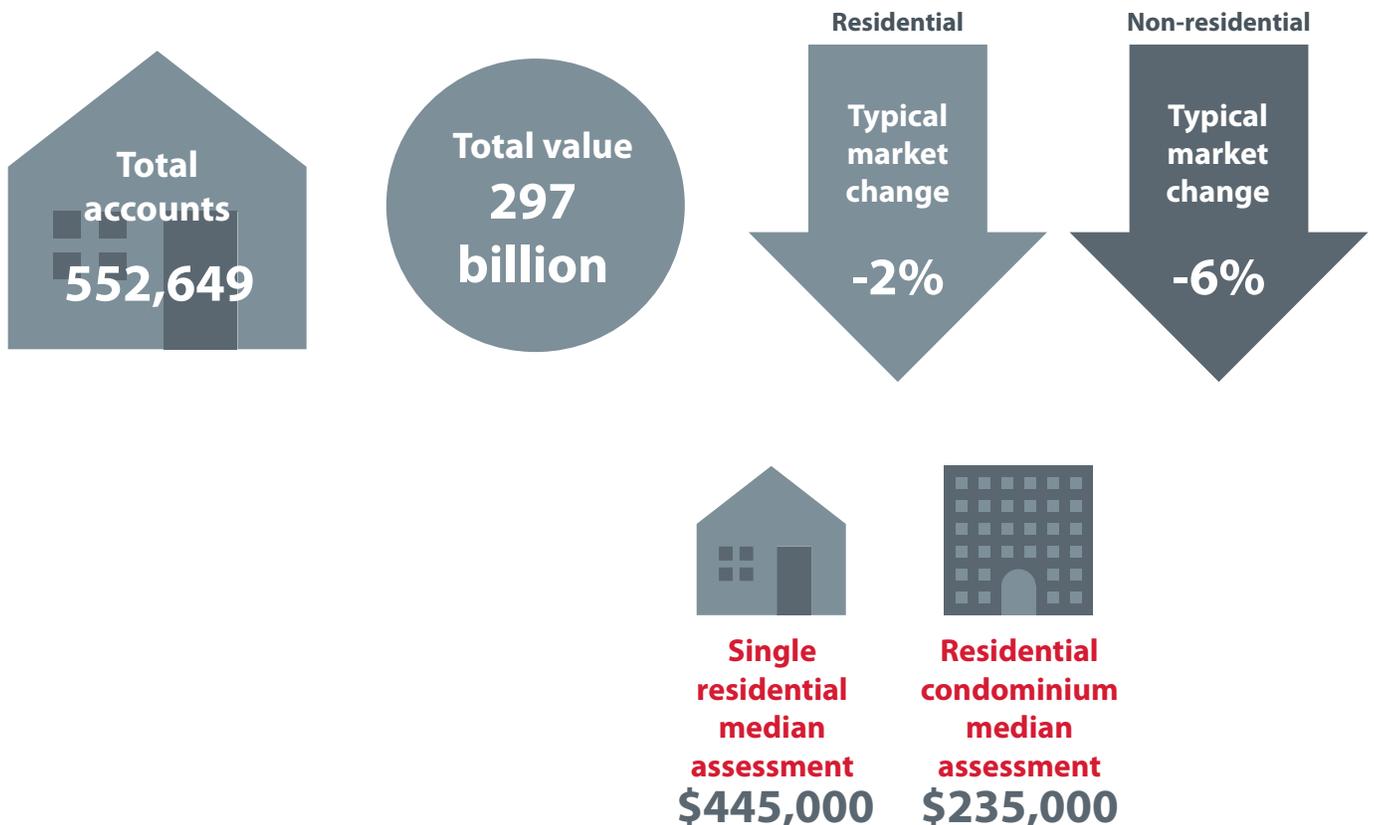
The City is committed to prepare fair and equitable assessed values annually. We do this in compliance with the Municipal Government Act and regulation set by the Government of Alberta. Provincial legislation requires that The City of Calgary annually prepare assessment as a distribution mechanism for the taxation purposes. The legislation also require that 2021 assessments reflect the market value of property on July 1, 2020, and the characteristics and physical condition of the property as of Dec. 31, 2020.

This report provides information about how taxes have been re-distributed as a result of the annual assessment process. The City of Calgary's tax revenues do not increase or decrease based on assessed value changes caused by real estate market fluctuations.

We are committed to prepare fair and equitable assessed values for the purpose of the distribution of taxes.

The tax shift information presented in this report excludes all budgetary changes proposed by City Council and the Government of Alberta because assessed values do not directly correspond to changes in overall taxes.

2021 property assessment summary of results:





Assessment Search and online resources

The City offers a secure website called Assessment Search to help property owners understand and review their assessment.

By logging into Assessment Search at calgary.ca/assessmentsearch property owners 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 on how to sign-in is available on the back of the assessment notice and on calgary.ca/assessment. We also offer information on calgary.ca/assessment including explanations about the tax and assessment process, assessment roll highlights and a revenue neutral tax calculator to estimate a property 2021 tax amount.

The Tax Calculator (Revenue Neutral), available on calgary.ca/revenueneutral, estimates your taxes, as a result of the annual reassessment process. Please keep in mind the revenue neutral policy, which means annual property assessment changes have no impact on the total property tax amount collected. The City does not collect more or less taxes based on assessed value changes caused by real estate market fluctuations.

Revenue Neutral

Annual property assessment changes are revenue neutral, which means they have no impact on the total property tax amount that The City of Calgary might raise. Rather, these changes provide for a redistribution of property taxes within Calgary, based on the value of the property owned. Revenue neutral is a term that means the revenue collected through the assessment process will be the same regardless of changes in property values. If market values increase then property owners will not be asked to pay more taxes through the annual assessment process, nor will property owners pay less should values decrease.

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 2021 assessment, the typical per cent change in residential is minus 2 per cent and non-residential is minus 6 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.



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ABOUT PROPERTY ASSESSMENT



What is property assessment?

Your 2021 property assessment is an estimate of the market value of your property as at July 1, 2020, reflecting its physical characteristics and physical condition as of December 31, 2020. This property assessment provides the basis for your 2021 tax bill.

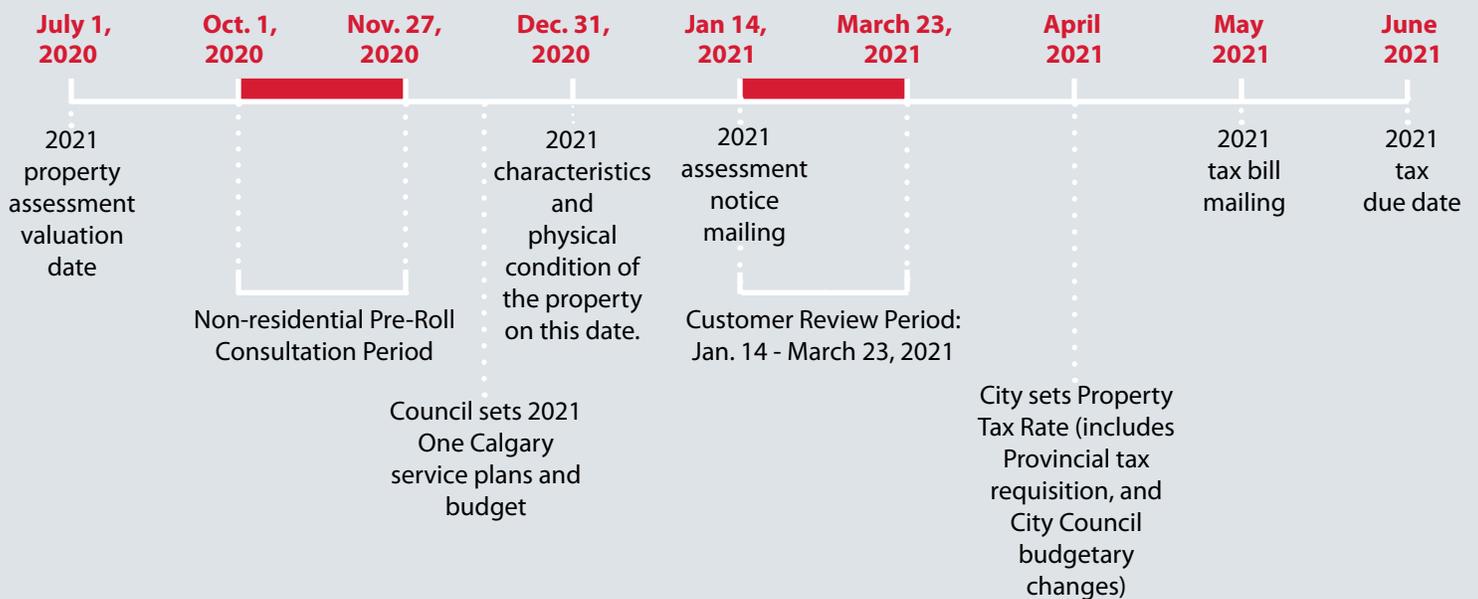
How we assess properties

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.

2021 Budget, Assessment and Tax timeline





INFORMATION AND SERVICES AVAILABLE TO CUSTOMERS

Customer Review Period

(January 14 – March 23, 2021)

The Customer Review Period provides property owners the opportunity to review their assessment and get their questions answered. It spans 68 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**

Property Assessment eNotices

Property Assessment eNotices are easy to access, secure and help preserve the environment. You can view, print, and download eNotices anytime, Calgarians can also access their last five years of Assessment Notices through eNotices.

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

- Go to calgary.ca/assessmentsearch.
- 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.

2021 PROPERTY ASSESSMENT NOTICE



2021 Property Assessment Notice

Assessed Person Mailing Address

00272666*
 IMC 8059 Owner #: 1234567
 JOHN DOE
 JANE DOE
 123 ANYWHEREINCALGARY ST SW
 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 .	
Property Description	
123 ANYWHEREINCALGARY ST SW 123LK;11,22	
Mailing Date	Notice of Assessment Date
January 14, 2021	January 22, 2021

YOUR PROPERTY ASSESSMENT		
445,000	Your 2021 property assessment reflects the estimated market value of your property on July 1, 2020 and the characteristics and physical condition as of December 31, 2020.	
Assessment Class	Property Use	Assessed Value
Residential	Single Residential	445,000
Property Type	Taxable Status	School Support
Land and Improvement(s)	Taxable	Undeclared

Additional Information
 Please see the reverse for important information.

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Customer Review Period (free service)
January 14 - March 23, 2021
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 23, 2021	\$50
An early filing fee for complaints on annual residential (3 or fewer dwellings) or farm land assessments, filed on or before January 31st, is \$40. 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.	

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

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



2021 PROPERTY ASSESSMENT NOTICE

Hello property owner

On the reverse of this page is your annual property assessment. Please review this important information and contact us if you have questions about this notice.

Your 2021 property assessment reflects the estimated market value of your property on July 1, 2020 and the characteristics and physical condition of the property on December 31, 2020. Please visit calgary.ca/assessment to learn about how property is assessed each year. The assessment of your property is used to calculate your annual property tax bill. Property tax information is available at calgary.ca/propertytax or by calling 311.

A change in your assessment value does not necessarily mean an increase or decrease in your property taxes. Property tax changes are generally impacted by the change in the assessed value of your property relative to the change in the average assessment change for all properties in your property class. Visit calgary.ca/assessment for more information.

Municipalities in Alberta are required to have accurate and up-to-date property information for assessment purposes. Assessment gathers property information from a variety of sources, however the most reliable source of information about your property is you. It's important to keep your information current, as inaccurate details may result in assessments that do not accurately reflect the value of your property.

Please review the accuracy of details we have about your property

Visit calgary.ca/assessment and login to the secure **Assessment Search** site to:

- Confirm and update your property details.
- Compare your assessed value to other similar properties in your area to ensure fairness.
- Review real estate market trends and learn how your property is assessed.
- Sign up for eNotices to receive your Assessment Notice electronically and help save the environment.



Or submit a Property Assessment Information Request form to our office to review details of how your assessment was prepared.

Visit calgary.ca/assessment and click on Forms and Publications to download the form, or request one by contacting Assessment. Upon receipt of the completed form, we will provide the information within 15 days.

Discuss your assessment with us during the Customer Review Period

The Customer Review Period is the time we dedicate to working with you to review your property assessment.

If you have any questions or comments about your assessment or the assessment process, please contact us. We'll work with you and attempt to resolve your concerns.

If you're using an agent representative, you'll need to authorize the agent (found on the *Assessment Search* page) to act on your behalf.

Contact Assessment (free service)

- ☎ Telephone 403-268-2888 (Mon. – Fri., 8 a.m. – 4:30 p.m.)
- 👂 Hearing impaired: Contact 711 to request 403-268-2888
- 💻 Online calgary.ca/assessment
- ✉ Mail: The City of Calgary Assessment (#8002)
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5
- 📞 Call **403-268-2888** to book time with an Assessor

File a complaint with the Assessment Review Board

If we're not able to come to a consensus about the assessment of your property you may file a complaint with the Assessment Review Board (ARB). The ARB is an impartial tribunal that hears and decides assessment complaints.

A complaint may be filed no later than the final date noted on the front of this notice. A valid complaint must be accompanied by the required Filing Fee indicated on the front of this notice. Visit calgaryarb.ca for more information or to file a complaint online. Contact the ARB for a paper copy of the complaint form.

Please note that 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 website under Resources > Forms and Tools, or please contact the ARB.

Contact the Assessment Review Board

- 💻 Online: calgaryarb.ca
- ☎ Phone: 403-268-5858
- 📮 Drop box: First 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

Change my mailing address

- 💻 Download the form at calgary.ca/propertytax
- ✉ Mail to: Land Titles Office
Box 7575, Calgary, AB T2P 2R4
- 📮 Pick up/drop off form: Alberta Government Services Building
Second Floor, 710 4th Ave. S.W., Calgary, AB

- 🎓 Declare my school support calgary.ca/schoolsupport or call 311

Tax Installment Payment Plan (TIPP)

Pay property taxes monthly instead of making one payment in June. Learn more at calgary.ca/TIPP

Additional information about your assessment rights: An assessed person is entitled to see or receive sufficient information about how their property assessment was prepared in accordance with Section 299 or 299.1 (or both) 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 or 300.1 (or both) of the *Municipal Government Act*. Please review the information on this notice above on how to view and or request the information.

20-0007874

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 sub-divided 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.



PROPERTY TYPE DESCRIPTIONS

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.

2021 CITY-WIDE PROPERTY ROLL SUMMARY



SUMMARY COMPARISON OF 2020 AND 2021 PROPERTY ASSESSMENT ROLLS

	2020	2021
Total assessment value summary (taxable and non-taxable)	301,064,900,000	296,899,800,000
Total number of assessable properties (taxable and non-taxable)	544,016	552,649
Single residential median assessment	455,000	445,000
Residential condominium median assessment	245,000	235,000
Typical residential market value change	-4%	-2%
Typical non-residential market value change	2%	-6%

2021 PROPERTY ASSESSMENT SUMMARY



2021 PROPERTY ASSESSMENT SUMMARY

2021 Property Assessment Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
Taxable	540,663	269,342,600,000
Residential	525,531	210,967,600,000
Non-Residential	14,639	58,267,500,000
Farm Land	493	107,500,000
Non-Taxable	11,986	27,557,200,000
Residential	2,082	2,832,300,000
Non-Residential	9,902	24,722,600,000
Farm Land	2	2,200,000
Total Assessment Summary	552,649	296,899,800,000
Residential	527,613	213,800,000,000
Non-Residential	24,541	82,990,100,000
Farm Land	495	109,700,000

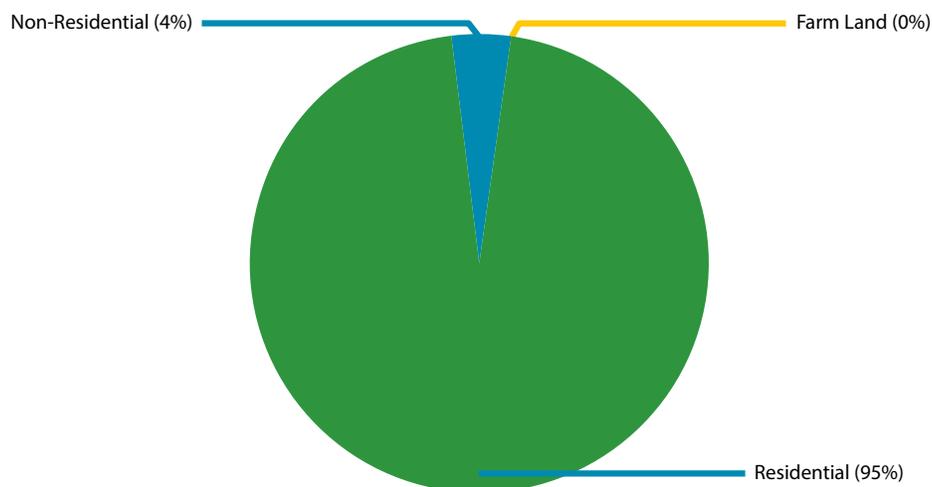
2021 PROPERTY ASSESSMENT SUMMARY



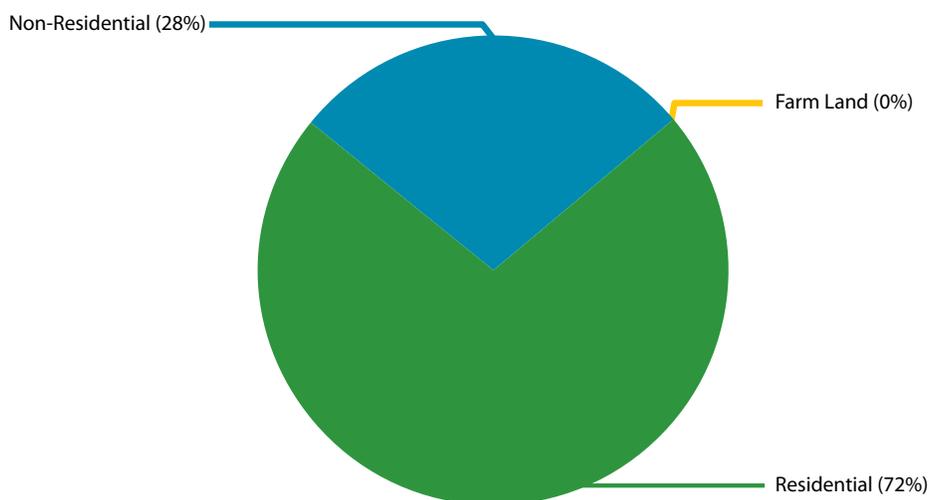
Representing the total account summary, these graphs show:

- 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 2021 property accounts in the city of Calgary by assessment class (displayed as a percentage)



Assessed value of 2021 property accounts in the city of Calgary by assessment class (displayed as a percentage)





2021 PROPERTY ASSESSMENT SUMMARY

2021 Taxable Property Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
Residential	525,531	210,967,600,000
Single Residential	322,316	161,794,400,000
Residential Condominium	188,692	34,936,700,000
Multi-Residential	2,167	11,054,200,000
Residential Vacant Land	12,356	3,182,400,000
Non-Residential	14,639	58,267,500,000
Office	1,628	14,995,700,000
Retail	3,489	17,911,500,000
Industrial	5,496	17,539,800,000
Non-Residential Vacant Land	1,813	3,156,600,000
Other Non-Residential	2,213	4,663,900,000
Farm Land	493	107,500,000
Agricultural	493	107,500,000
Total Taxable Accounts	540,663	269,342,700,000

2021 PROPERTY ASSESSMENT SUMMARY



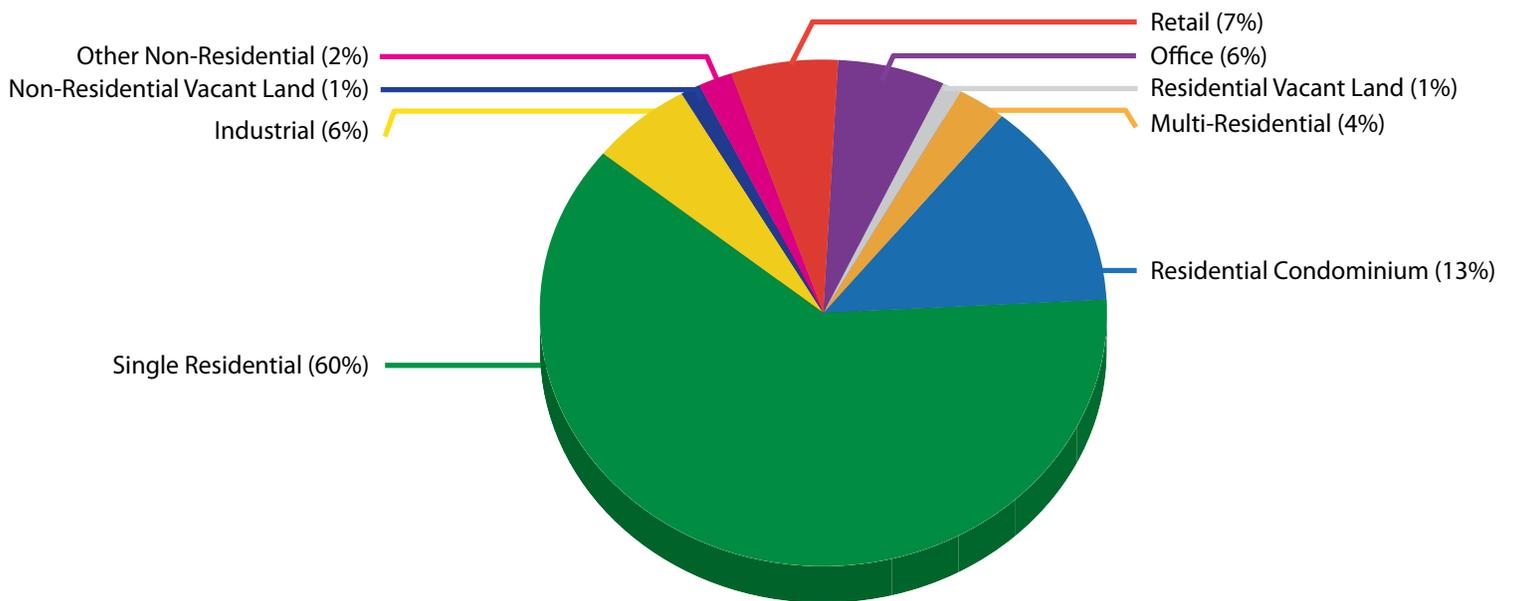
2021 Non-Taxable Property Summary by Assessment Class

Assessment Class	Number of Accounts	Assessed Value
Residential	2,082	2,832,300,000
Single Residential	476	192,000,000
Residential Condominium	812	123,500,000
Multi-Residential	285	2,267,300,000
Residential Vacant Land	509	249,600,000
Non-Residential	9,902	24,722,600,000
Office	317	935,500,000
Retail	186	388,600,000
Industrial	266	880,200,000
Non-Residential Vacant Land	7,547	5,835,300,000
Other Non-Residential	1,586	16,683,100,000
Farm Land	2	2,200,000
Agricultural	2	2,200,000
Total Non-Taxable Accounts	11,986	27,557,300,000



2021 PROPERTY ASSESSMENT SUMMARY

2021 taxable residential and non-residential property assessment distribution by assessed value



2020 - 2021

COMPARISON OF PROPERTY ASSESSMENT ROLLS



2020 -2021 COMPARISON OF PROPERTY ASSESSMENT ROLLS

Number of Taxable Properties by Assessment Class			
Assessment Class	2020 (Original Roll)	2021 (Original Roll)	% Change
Residential	517,578	525,531	2
Single Residential	319,416	322,316	1
Residential Condominium	183,677	188,692	3
Multi-Residential	2,139	2,167	1
Residential Vacant Land	12,346	12,356	0
Non-Residential	13,971	14,399	3
Office	1,586	1,628	3
Retail	3,297	3,489	6
Industrial	5,380	5,496	2
Non-Residential Vacant Land	1,817	1,813	0
Other Non-Residential	1,891	1,973	4
Farm Land	487	493	1
Agricultural	487	493	1
Total	532,036	540,423	2

2020 -2021 COMPARISON OF PROPERTY ASSESSMENT ROLLS



Assessed Value of Taxable Properties by Assessment Class

Assessment Class	2020 (Original Roll)	2021 (Original Roll)	% Change
Residential	212,486,700,000	210,967,600,000	-1
Single Residential	163,401,200,000	161,794,400,000	-1
Residential Condominium	35,362,300,000	34,936,700,000	-1
Multi-Residential	10,529,900,000	11,054,200,000	5
Residential Vacant Land	3,193,300,000	3,182,400,000	0
Non-Residential	61,219,700,000	58,266,800,000	-5
Office	17,313,900,000	14,995,700,000	-13
Retail	18,916,600,000	17,911,500,000	-5
Industrial	16,600,500,000	17,539,800,000	6
Non-Residential Vacant Land	3,343,400,000	3,156,600,000	-6
Other Non-Residential	5,045,400,000	4,663,200,000	-8
Farm Land	9,300,000	107,500,000	1053
Agricultural	9,300,000	107,500,000	1053
Total	273,715,700,000	269,341,900,000	-2

2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

Property tax rates by assessment class

Assessment Class	2020*	2021**
Residential	0.0075223	0.0076061
Non-Residential	0.0194073	0.0208252
Farm Land	0.0233886	0.0173736

*The 2020 actual tax rate is from the 2020 tax bylaw and excludes any 2020 Council rebates.

**The 2021 tax rate is revenue neutral and is not the 2021 actual tax rate. The actual tax rate is set in April 2021.

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

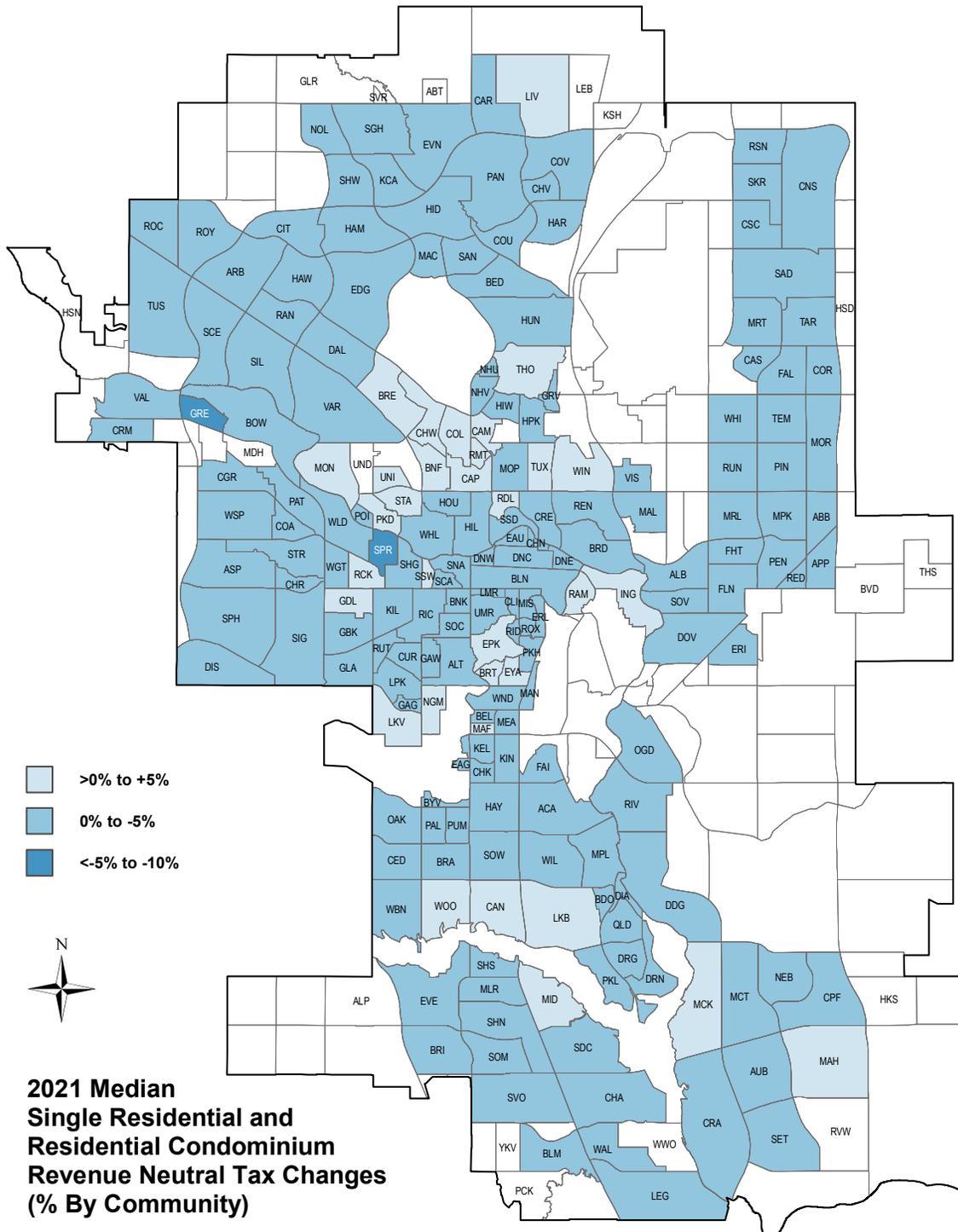
Individual share of tax = tax rate x assessment value

*The tax rate is inclusive of council budgetary changes, provincial tax requisitions and assessment value changes as a result of real estate fluctuations.

2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 median single residential and residential condominium tax change (per cent by community)



Map Data as of Dec. 30, 2020



2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

Community name	Code								
		Coral Springs	COR	Haskayne	HSN	North Haven	NHV	Signal Hill	SIG
Abbeydale	ABB	Cornerstone	CNS	Hawkwood	HAW	North Haven Upper	NHU	Silverado	SVO
Acadia	ACA	Cougar Ridge	CGR	Haysboro	HAY	Oakridge	OAK	Silver Springs	SIL
Albert Park/Radisson Heights	ALB	Country Hills	COU	Hidden Valley	HID	Ogden	OGD	Skyview Ranch	SKR
Alpine Park	ALP	Country Hills Village	CHV	Highland Park	HPK	Palliser	PAL	Somerset	SOM
Altadore	ALT	Coventry Hills	COV	Highwood	HIW	Panorama Hills	PAN	South Calgary	SOC
Alyth/Bonnybrook	AYB	Cranston	CRA	Hillhurst	HIL	Parkdale	PKD	Southview	SOV
Ambleton	ABT	Crescent Heights	CRE	Hotchkiss	HKS	Parkhill/Stanley Park	PKH	Southwood	SOW
Applewood Park	APP	Crestmont	CRM	Hounsfield Heights/ Briar Hill	HOU	Parkland	PKL	Springbank Hill	SPH
Arbour Lake	ARB	Currie Barracks	CUR	Huntington Hills	HUN	Patterson	PAT	Spruce Cliff	SPR
Aspen Woods	ASP	Dalhousie	DAL	Inglewood	ING	Penbrooke Meadows	PEN	St. Andrews Heights	STA
Auburn Bay	AUB	Deer Ridge	DRG	Kelvin Grove	KEL	Pine Creek	PCK	Starfield	STD
Banff Trail	BNF	Deer Run	DRN	Keystone Hills	KSH	Pineridge	PIN	Stoney 4	ST4
Bankview	BNK	Diamond Cove	DIA	Killarney/Glengarry	KIL	Point Mckay	POI	Strathcona Park	STR
Bayview	BYV	Discovery Ridge	DIS	Kincora	KCA	Pump Hill	PUM	Sunalta	SNA
Beddington Heights	BED	Douglasdale/Glen	DDG	Kingsland	KIN	Queensland	QLD	Sundance	SDC
Bel-Aire	BEL	Dover	DOV	Lake Bonavista	LKB	Ramsay	RAM	Sunnyside	SSD
Belmont	BLM	Downtown Commercial Core	DNC	Lakeview	LKV	Ranchlands	RAN	Symons Valley Ranch	SVR
Beltline	BLN	Downtown East Village	DNE	Legacy	LEG	Red Carpet/Mountview Mobile Park	RED	Taradale	TAR
Belvedere	BVD	Downtown West End	DNW	Lewisburg	LEB	Redstone	RSN	Temple	TEM
Bonavista Downs	BDO	Eagle Ridge	EAG	Lincoln Park	LPK	Renfrew	REN	Thorncliffe	THO
Bowness	BOW	Eau Claire	EAU	Livingston	LIV	Richmond	RIC	Tuscany	TUS
Braeside	BRA	Edgemont	EDG	Lower Mount Royal	LMR	Rideau Park	RID	Tuxedo Park	TUX
Brentwood	BRE	Elbow Park	EPK	MacEwan	MAC	Riverbend	RIV	Twinhills	THS
Bridgeland/Riverside	BRD	Elboya	EYA	Mahogany	MAH	Rocky Ridge	ROC	University District	UND
Bridlewood	BRI	Erin Woods	ERI	Manchester	MAN	Rosedale	RDL	University Heights	UNI
Britannia	BRT	Erlton	ERL	Manchester Industrial	MNI	Rosemont	RMT	Upper Mount Royal	UMR
Burns Industrial	BUR	Evanston	EVN	Maple Ridge	MPL	Rosscarrock	RCK	Valleyfield	VAF
Cambrian Heights	CAM	Evergreen	EVE	Marlborough	MRL	Roxboro	ROX	Valley Ridge	VAL
Canyon Meadows	CAN	Fairview	FAI	Marlborough Park	MPK	Royal Oak	ROY	Varsity	VAR
Capitol Hill	CAP	Falconridge	FAL	Martindale	MRT	Royal Vista	RYV	Vista Heights	VIS
Carrington	CAR	Forest Heights	FHT	Mayfair	MAF	Rundle	RUN	Walden	WAL
Castleridge	CAS	Forest Lawn	FLN	Mayland Heights	MAL	Rutland Park	RUT	Westgate	WGT
Cedarbrae	CED	Forest Lawn - Industrial	FLI	McKenzie Lake	MCK	Saddle Ridge	SAD	West Hillhurst	WHL
Chaparral	CHA	Garrison Green	GAG	McKenzie Towne	MCT	Saddle Ridge Industrial	SRI	West Springs	WSP
Charleswood	CHW	Garrison Woods	GAW	Meadowlark Park	MEA	Sage Hill	SGH	Whitehorn	WHI
Chinatown	CHN	Glacier Ridge	GLR	Medicine Hill	MDH	Sandstone Valley	SAN	Wildwood	WLD
Chinook Park	CHK	Glamorgan	GLA	Midnapore	MID	Scarboro	SCA	Willow Park	WIL
Christie Park	CHR	Glenbrook	GBK	Millrise	MLR	Scarboro/Sunalta West	SSW	Windsor Park	WND
Citadel	CIT	Glendale	GDL	Mission	MIS	Scenic Acres	SCE	Winston Heights/ Mountview	WIN
Cityscape	CSC	Glenmore Park	GPK	Monterey Park	MOR	Seton	SET	Wolf Willow	WWO
Cliff Bungalow	CLI	Greenview	GRV	Montgomery	MON	Shaganappi	SHG	Woodbine	WBN
Coach Hill	COA	Greenview Industrial Park	GRI	Mount Pleasant	MOP	Shawnee Slopes	SHS	Woodlands	WOO
Collingwood	COL	Greenwood/Greenbriar	GRE	New Brighton	NEB	Shawnessy	SHN	Yorkville	YKV
Copperfield	CPF	Hamptons	HAM	Nolan Hill	NOL	Shepard Industrial	SHI		
		Harvest Hills	HAR	North Glenmore Park	NGM	Sherwood	SHW		

2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 Revenue Neutral Tax Change Summary by Assessment Class

Assessment Class	% of Properties Changing +/-10% in RN Taxes	% of Properties Decreasing in RN Taxes
Residential	97%	77%
Single Residential	99%	74%
Residential Condominium	93%	84%
Multi-Residential	85%	72%
Residential Vacant Land	69%	72%
Non-Residential	64%	22%
Office	62%	48%
Retail	69%	41%
Industrial	57%	3%
Non-Residential Vacant Land	84%	16%
Other Non-Residential	61%	33%

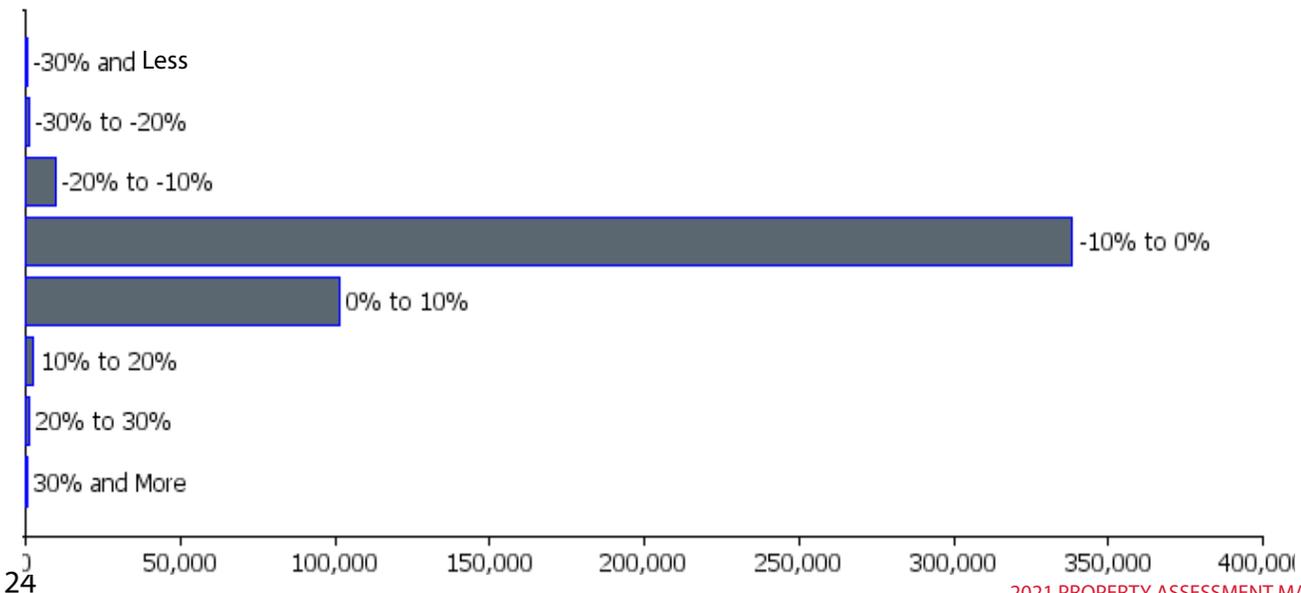


2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2021 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	360	0	0	100	
-30% to -20%	1,240	0	0	100	
-20% to -10%	9,590	2	2	100	
-10% to 0%	338,506	74	77	98	97
0% to 10%	101,375	22	99	23	
10% to 20%	2,607	1	100	1	
20% to 30%	952	0	100	0	
30% and More	699	0	100	0	
Total Frequency	455,329				

2021 Residential Revenue Neutral Tax Change Summary



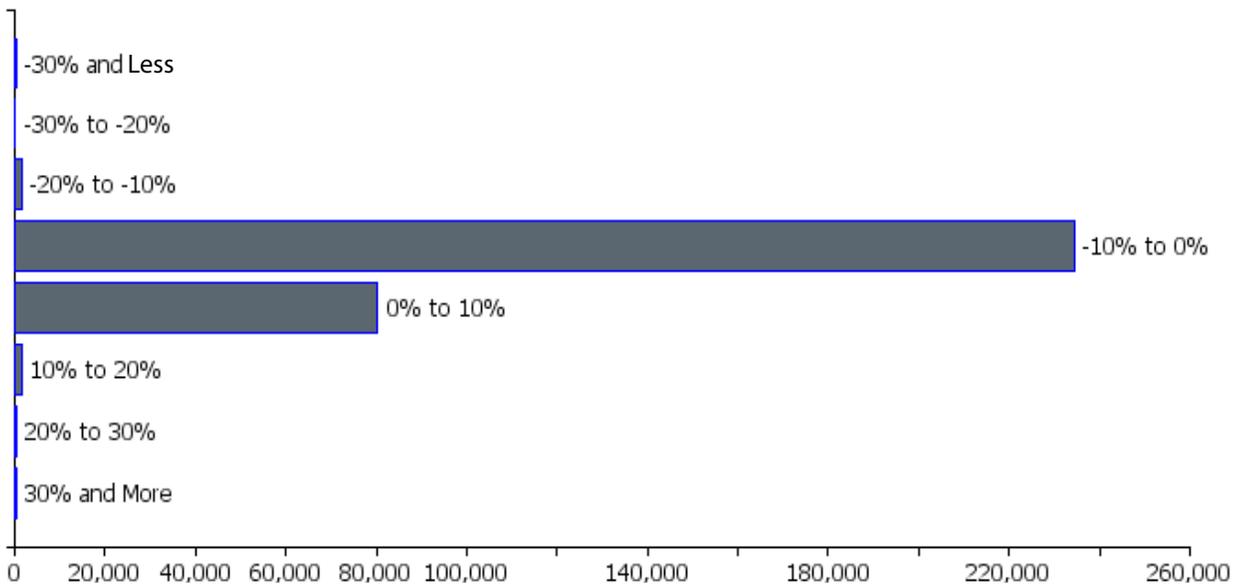
2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 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	262	0	0	100	
-30% to -20%	183	0	0	100	
-20% to -10%	1,665	1	1	100	
-10% to 0%	234,300	73	74	99	99
0% to 10%	80,354	25	99	26	
10% to 20%	1,506	0	100	1	
20% to 30%	438	0	100	0	
30% and More	394	0	100	0	
Total Frequency	319,103				

2021 Single Residential Revenue Neutral Tax Change Summary



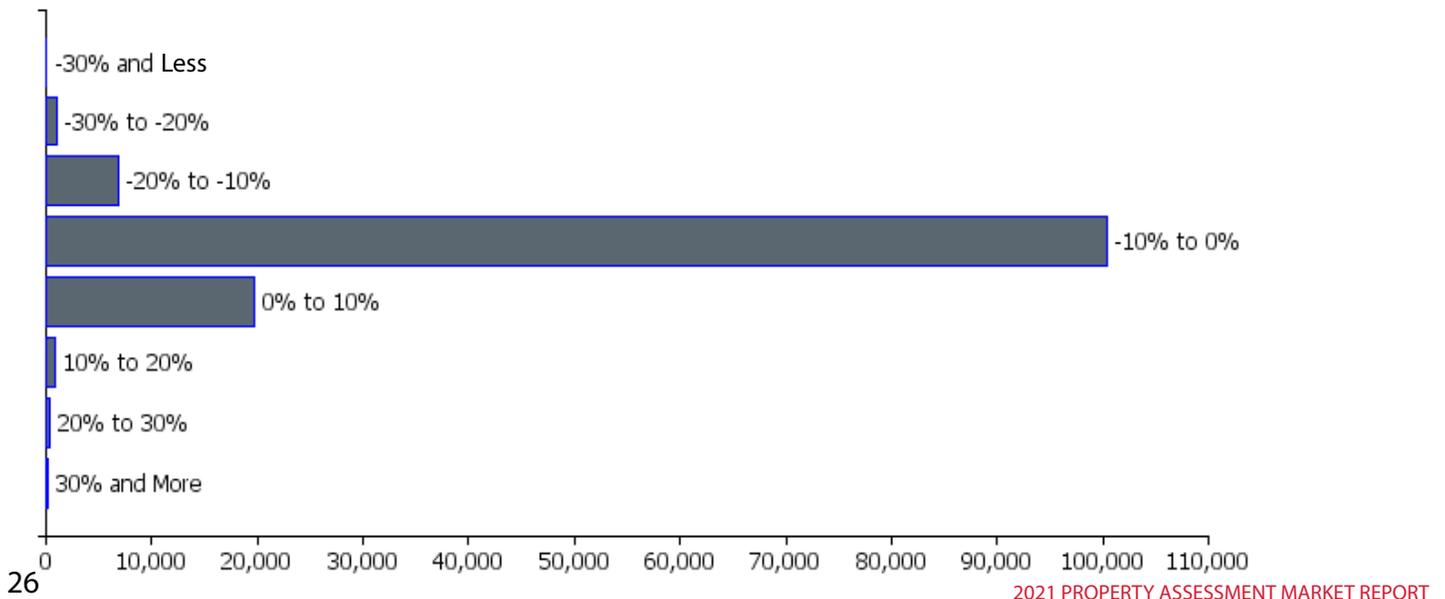


2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2021 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	78	0	0	100	
-30% to -20%	988	1	1	100	
-20% to -10%	6,789	5	6	99	
-10% to 0%	100,327	78	84	94	93
0% to 10%	19,714	15	99	16	
10% to 20%	895	1	100	1	
20% to 30%	281	0	100	0	
30% and More	110	0	100	0	
Total Frequency	129,182				

2021 Residential Condominium Revenue Neutral Tax Change Summary



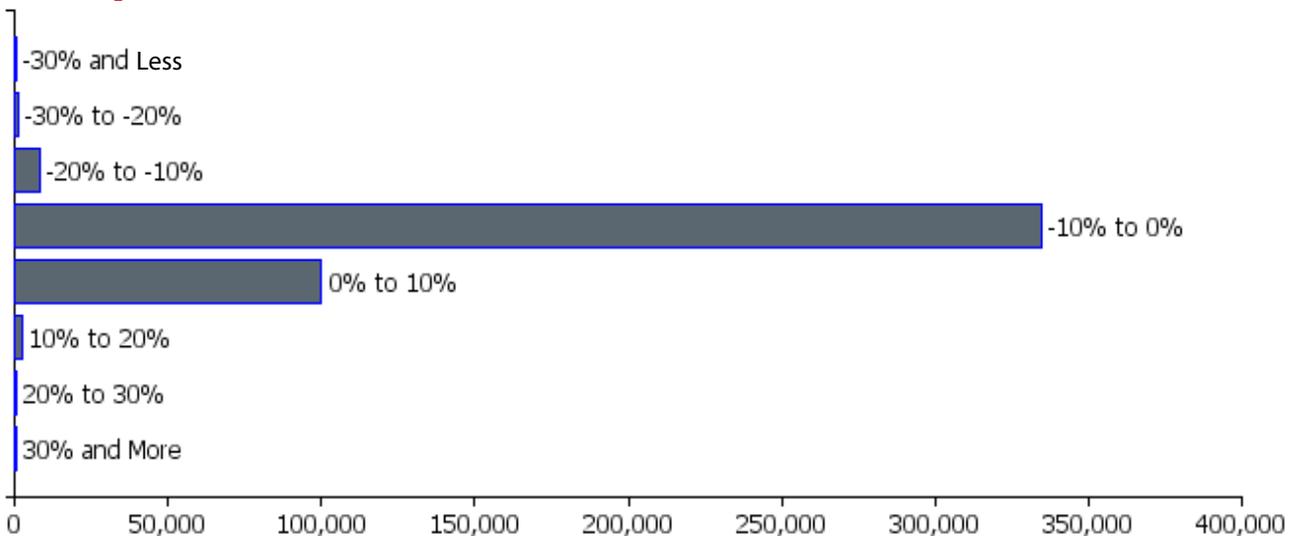
2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 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	340	0	0	100	
-30% to -20%	1,171	0	0	100	
-20% to -10%	8,454	2	2	100	
-10% to 0%	334,627	75	77	98	97
0% to 10%	100,068	22	99	23	
10% to 20%	2,401	1	100	1	
20% to 30%	719	0	100	0	
30% and More	505	0	100	0	
Total Frequency	448,285				

2021 Single Residential and Residential Condominium Revenue Neutral Tax Change Summary



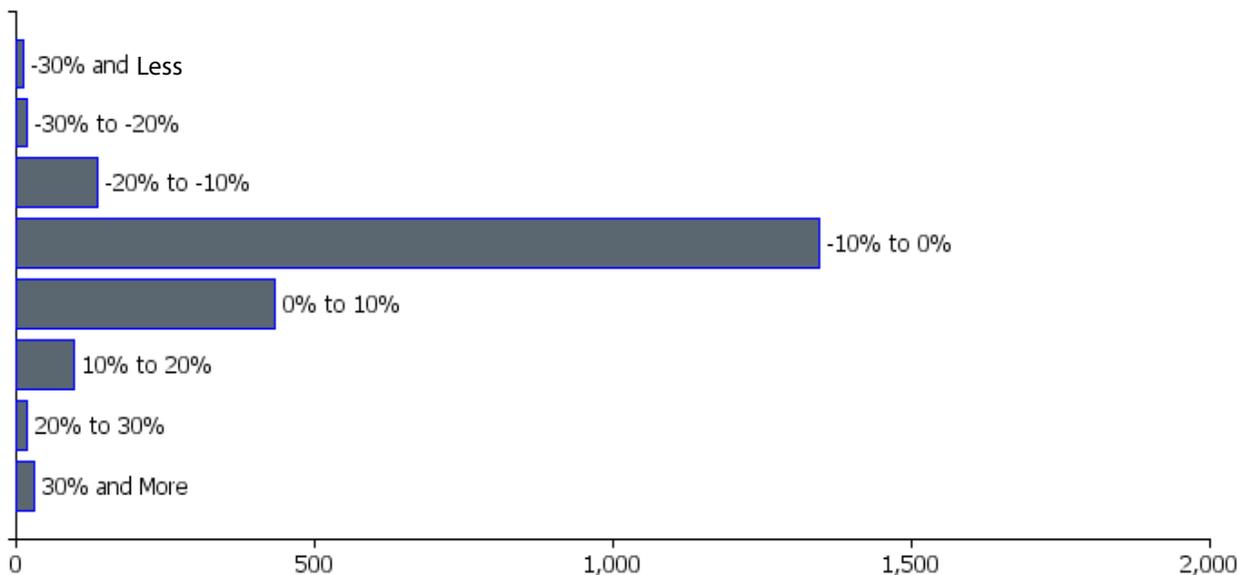


2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2021 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	11	1	1	100	
-30% to -20%	18	1	1	99	
-20% to -10%	135	6	8	99	
-10% to 0%	1,345	65	72	92	85
0% to 10%	432	21	93	28	
10% to 20%	97	5	98	7	
20% to 30%	17	1	99	2	
30% and more	30	1	100	1	
Total frequency	2,085				

2021 Multi-Residential Revenue Neutral Tax Change Summary



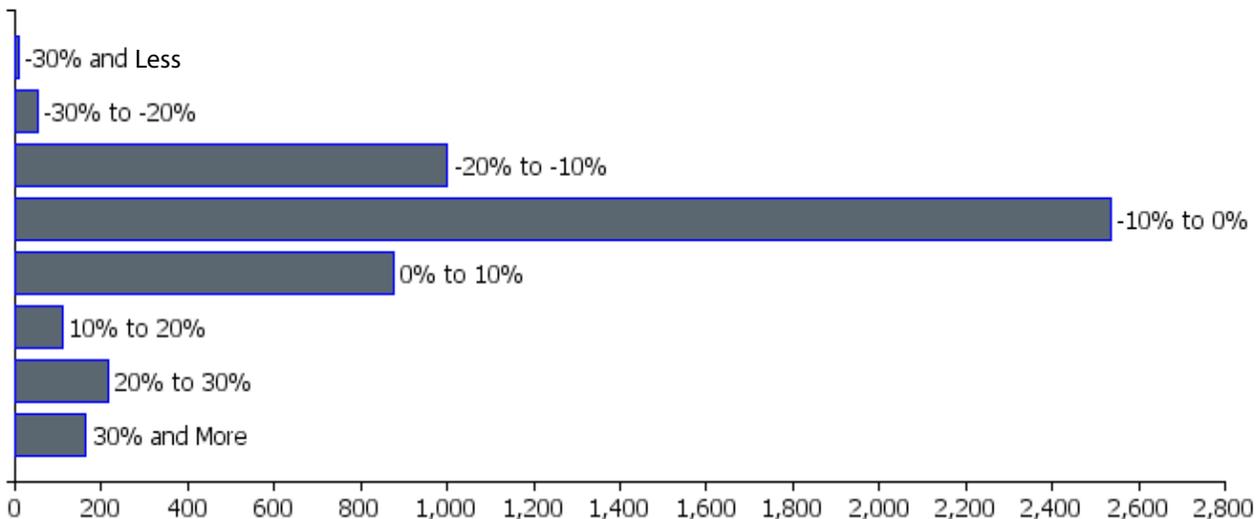
2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 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	9	0	0	100	
-30% to -20%	51	1	1	100	
-20% to -10%	1,001	20	21	99	
-10% to 0%	2,534	51	72	79	69
0% to 10%	875	18	90	28	
10% to 20%	109	2	92	10	
20% to 30%	216	4	97	8	
30% and More	164	3	100	3	
Total Frequency	4,959				

2021 Residential Vacant Land Revenue Neutral Tax Change Summary



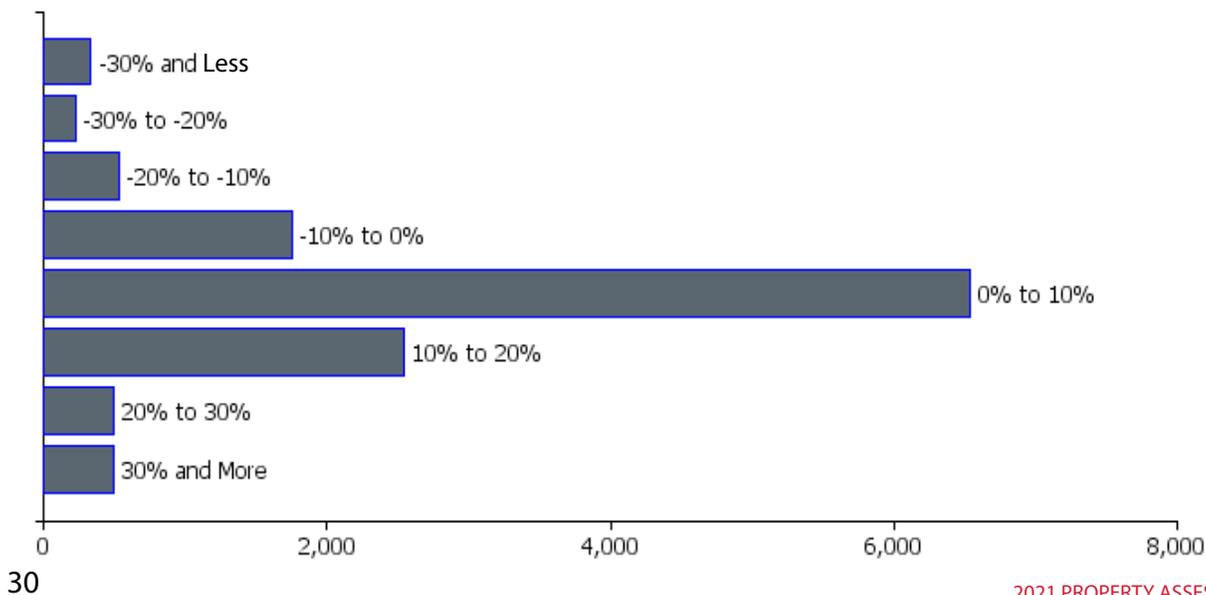


2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2021 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	335	3	3	100	
-30% to -20%	230	2	4	97	
-20% to -10%	530	4	8	96	
-10% to 0%	1,752	14	22	92	64
0% to 10%	6,532	51	73	78	
10% to 20%	2,538	20	92	27	
20% to 30%	491	4	96	8	
30% and more	491	4	100	4	
Total frequency	12,899				

2021 Non-Residential Revenue Neutral Tax Change Summary



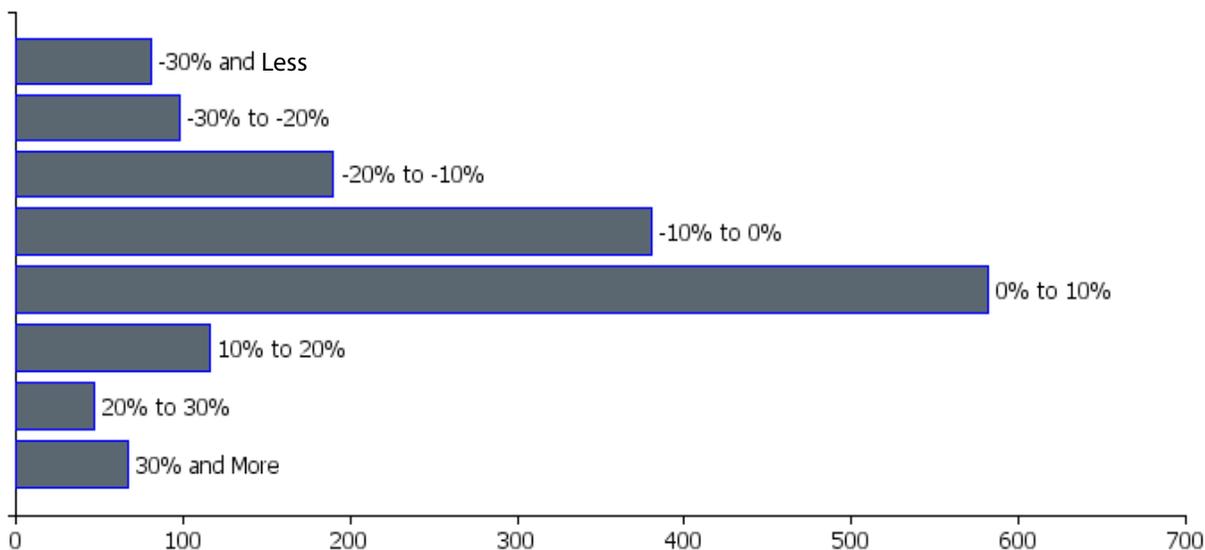
2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 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	81	5	5	100	
-30% to -20%	98	6	11	95	
-20% to -10%	190	12	24	89	
-10% to 0%	380	24	48	76	62
0% to 10%	582	37	85	52	
10% to 20%	116	7	93	15	
20% to 30%	47	3	96	7	
30% and more	67	4	100	4	
Total frequency	1,561				

2021 Office Revenue Neutral Tax Change Summary



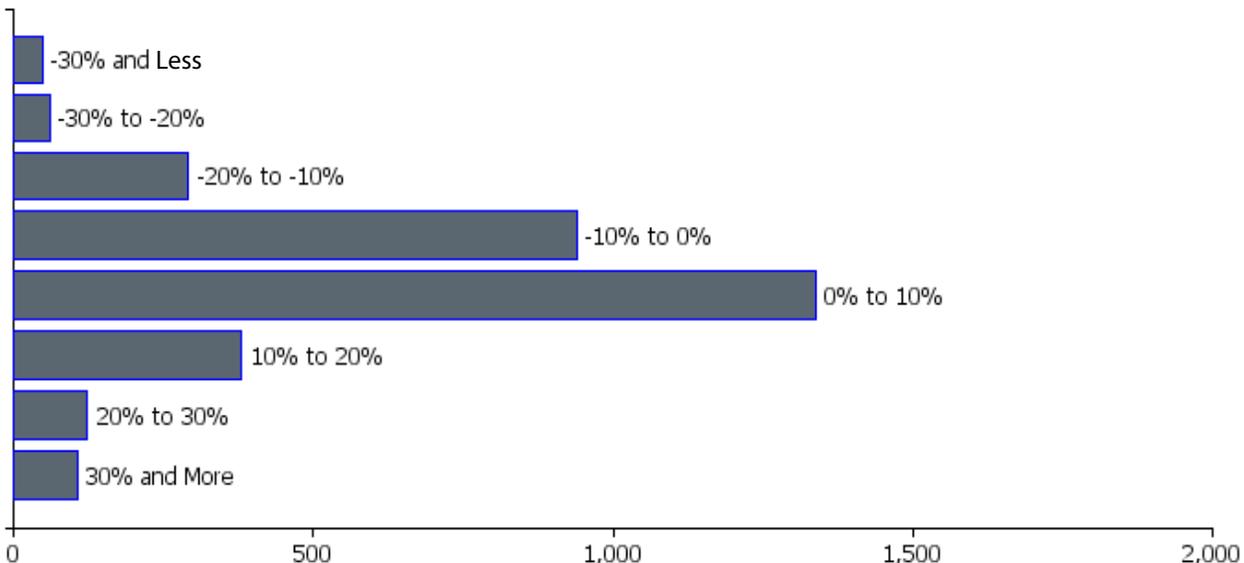


2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2021 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	48	1	1	100	
-30% to -20%	61	2	3	99	
-20% to -10%	292	9	12	97	
-10% to 0%	941	29	41	88	69
0% to 10%	1,337	41	81	59	
10% to 20%	381	12	93	19	
20% to 30%	124	4	97	7	
30% and more	107	3	100	3	
Total frequency	3,291				

2021 Retail Revenue Neutral Tax Change Summary



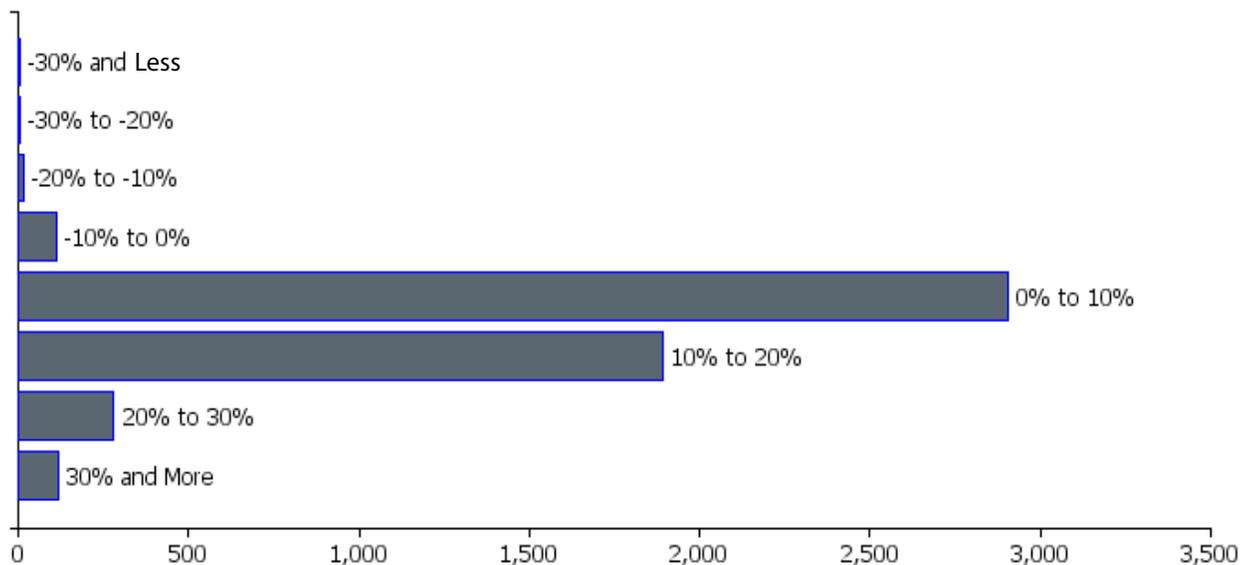
2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 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	3	0	0	100	
-30% to -20%	6	0	0	100	
-20% to -10%	15	0	0	100	
-10% to 0%	111	2	3	100	57
0% to 10%	2,904	54	57	97	
10% to 20%	1,891	35	92	43	
20% to 30%	281	5	98	8	
30% and more	119	2	100	2	
Total frequency	5,330				

2021 Industrial Revenue Neutral Tax Change Summary



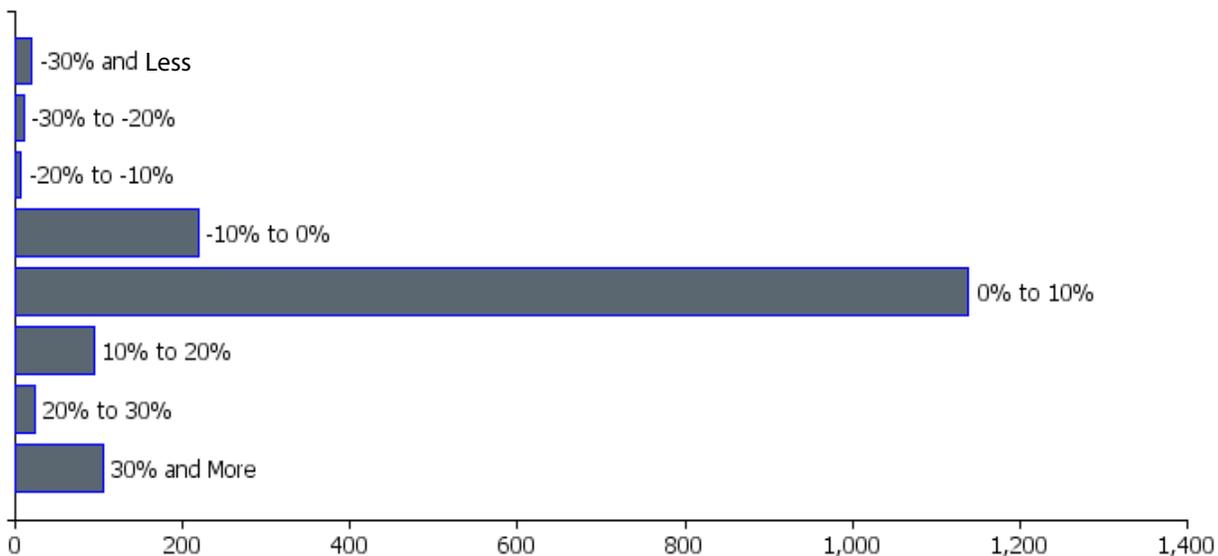


2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY

2021 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	20	1	1	100	
-30% to -20%	11	1	2	99	
-20% to -10%	7	0	2	98	
-10% to 0%	219	14	16	98	84
0% to 10%	1,139	70	86	84	
10% to 20%	95	6	92	14	
20% to 30%	24	1	94	8	
30% and more	105	6	100	6	
Total frequency	1,620				

2021 Non-Residential Vacant Land Revenue Neutral Tax Change Summary



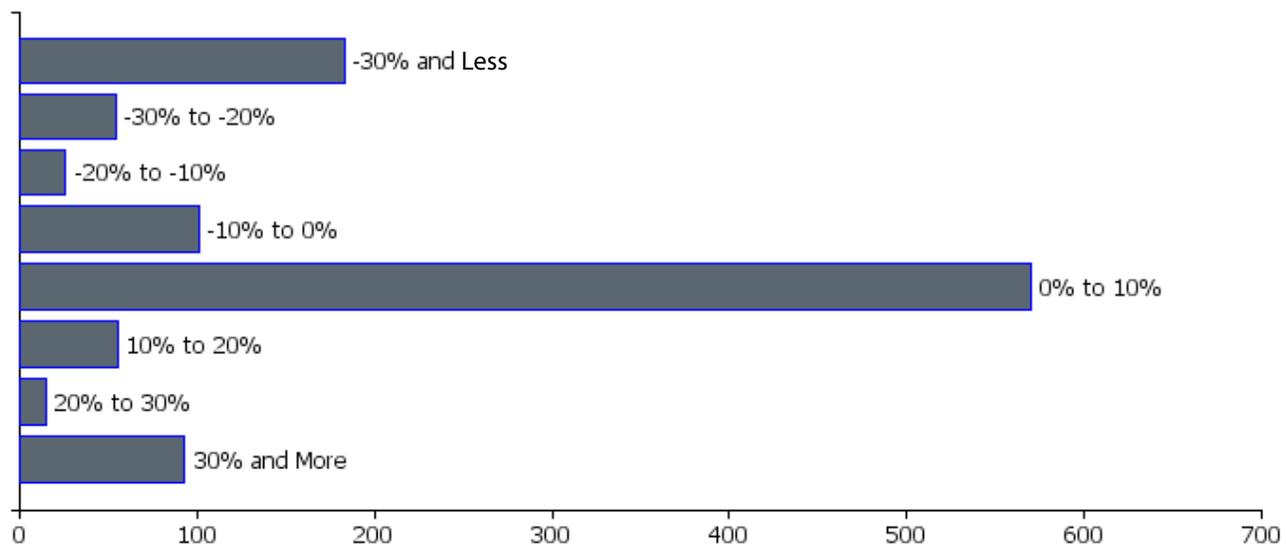
2021 CITY-WIDE PROPERTY TAX CHANGE SUMMARY



2021 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	183	17	17	100	
-30% to -20%	54	5	22	83	
-20% to -10%	26	2	24	78	
-10% to 0%	101	9	33	76	61
0% to 10%	570	52	85	67	
10% to 20%	55	5	90	15	
20% to 30%	15	1	91	10	
30% and more	94	9	100	9	
Total frequency	1,097				

2021 Other Non-Residential Revenue Neutral Tax Change Summary



2021

SINGLE RESIDENTIAL REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



2021 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	1,700	282,000	99%	1%	100%	2,140
Acadia	2,425	401,000	89%	11%	98%	3,050
Albert Park/Radisson Heights	1,296	320,000	52%	48%	99%	2,430
Altadore	1,995	796,000	74%	26%	99%	6,050
Applewood Park	1,388	347,000	98%	2%	100%	2,640
Arbour Lake	3,168	458,000	89%	11%	99%	3,490
Aspen Woods	2,255	887,000	75%	25%	98%	6,750
Auburn Bay	4,453	498,000	73%	27%	100%	3,790
Banff Trail	1,246	588,000	37%	63%	99%	4,470
Bankview	547	529,000	61%	39%	98%	4,020
Bayview	212	915,000	71%	29%	93%	6,960
Beddington Heights	3,474	341,000	93%	7%	100%	2,590
Bel-Aire	159	1,640,000	85%	15%	97%	12,470
Belmont	227	436,000	75%	25%	100%	3,320
Beltline	45	772,000	30%	70%	89%	5,870
Bonavista Downs	368	388,000	97%	3%	99%	2,950
Bowness	3,046	374,000	67%	33%	97%	2,840
Braeside	1,411	395,000	95%	5%	99%	3,000
Brentwood	1,976	519,000	21%	79%	99%	3,950
Bridgeland/Riverside	955	571,000	28%	72%	98%	4,340
Bridlewood	3,142	378,000	86%	14%	100%	2,870
Britannia	257	1,690,000	42%	58%	97%	12,850
Cambrian Heights	707	533,000	23%	77%	99%	4,050
Canyon Meadows	2,138	452,000	10%	90%	97%	3,430
Capitol Hill	1,362	568,000	17%	83%	99%	4,320
Carrington	746	446,000	95%	5%	100%	3,390
Castleridge	1,657	300,000	98%	2%	100%	2,280
Cedarbrae	1,788	353,000	94%	6%	99%	2,680

2021 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	3,577	458,000	73%	27%	99%	3,480
Charleswood	1,317	561,000	13%	87%	98%	4,260
Chinook Park	490	628,000	88%	12%	99%	4,780
Christie Park	502	726,000	84%	16%	99%	5,520
Citadel	2,821	424,000	96%	4%	100%	3,220
Cityscape	878	435,000	93%	7%	99%	3,310
Cliff Bungalow	147	708,000	12%	88%	97%	5,380
Coach Hill	710	515,000	86%	14%	100%	3,920
Collingwood	765	543,000	28%	72%	97%	4,130
Copperfield	3,139	395,000	78%	22%	99%	3,000
Coral Springs	1,437	451,000	94%	6%	100%	3,430
Cornerstone	1,296	396,000	56%	44%	98%	3,010
Cougar Ridge	2,017	528,000	82%	18%	100%	4,010
Country Hills	979	362,000	88%	12%	100%	2,750
Coventry Hills	5,243	365,000	84%	16%	100%	2,770
Cranston	5,822	472,000	78%	22%	99%	3,590
Crescent Heights	1,177	557,000	36%	64%	96%	4,240
Crestmont	732	590,000	65%	35%	100%	4,490
Currie Barracks	190	982,000	34%	66%	98%	7,470
Dalhousie	2,177	481,000	89%	11%	100%	3,660
Deer Ridge	1,013	357,000	88%	12%	99%	2,710
Deer Run	1,679	390,000	93%	7%	100%	2,970
Diamond Cove	271	481,000	83%	17%	100%	3,650
Discovery Ridge	987	773,000	81%	19%	99%	5,880
Douglasdale/Glen	3,937	438,000	92%	8%	99%	3,330
Dover	2,666	285,000	94%	6%	99%	2,160
Downtown West End	2	444,000	100%	0%	0%	3,370
Eagle Ridge	96	1,420,000	92%	8%	96%	10,800
Edgemont	4,614	557,000	84%	16%	99%	4,230



2021 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 (\$)
Elbow Park	1,188	1,230,000	34%	66%	92%	9,360
Elboya	478	873,000	25%	75%	97%	6,640
Erin Woods	1,962	287,000	96%	4%	100%	2,180
Erlton	160	565,000	55%	45%	90%	4,300
Evanston	4,815	457,000	82%	18%	100%	3,470
Evergreen	5,596	457,000	79%	21%	100%	3,470
Fairview	1,254	384,000	91%	9%	99%	2,920
Falconridge	2,322	285,000	99%	1%	99%	2,170
Forest Heights	1,338	293,000	99%	1%	100%	2,230
Forest Lawn	1,631	289,000	98%	2%	99%	2,190
Garrison Green	268	680,000	4%	96%	99%	5,170
Garrison Woods	642	631,000	31%	69%	99%	4,800
Glamorgan	1,204	476,000	57%	43%	99%	3,620
Glenbrook	1,492	469,000	79%	21%	97%	3,560
Glendale	954	516,000	39%	61%	99%	3,920
Greenview	226	357,000	72%	28%	100%	2,720
Greenwood/Greenbriar	501	29,000	82%	18%	67%	220
Hamptons	2,285	640,000	94%	6%	100%	4,870
Harvest Hills	2,232	396,000	77%	23%	100%	3,010
Hawkwood	3,068	464,000	96%	4%	100%	3,530
Haysboro	1,811	445,000	56%	44%	98%	3,380
Hidden Valley	3,573	405,000	97%	3%	100%	3,080
Highland Park	1,182	457,000	62%	38%	98%	3,470
Highwood	808	450,000	76%	24%	99%	3,420
Hillhurst	1,233	705,000	27%	73%	95%	5,360
Hounsfield Heights/Briar Hill	674	799,000	50%	50%	98%	6,080
Huntington Hills	3,515	378,000	93%	7%	100%	2,870
Inglewood	889	496,000	36%	64%	98%	3,770
Kelvin Grove	354	767,000	88%	12%	97%	5,830

2021 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 (\$)
Killarney/Glengarry	2,062	600,000	51%	49%	96%	4,560
Kincora	1,568	489,000	95%	5%	100%	3,720
Kingsland	795	445,000	56%	44%	98%	3,380
Lake Bonavista	3,259	584,000	16%	84%	97%	4,440
Lakeview	1,764	589,000	34%	66%	98%	4,480
Legacy	1,619	452,000	26%	74%	99%	3,440
Livingston	1,084	440,000	28%	72%	99%	3,350
Lower Mount Royal	68	705,000	81%	19%	68%	5,360
MacEwan	1,578	394,000	96%	4%	99%	2,990
Mahogany	3,606	537,000	27%	73%	98%	4,080
Manchester	22	358,000	35%	65%	78%	2,720
Maple Ridge	806	478,000	83%	17%	99%	3,640
Marlborough	2,379	320,000	98%	2%	100%	2,430
Marlborough Park	2,129	318,000	99%	1%	100%	2,420
Martindale	3,611	318,000	98%	2%	99%	2,410
Mayfair	155	1,070,000	26%	74%	99%	8,140
Mayland Heights	1,569	398,000	99%	1%	100%	3,020
McKenzie Lake	4,244	474,000	28%	72%	97%	3,610
McKenzie Towne	4,287	393,000	70%	30%	100%	2,990
Meadowlark Park	279	573,000	58%	42%	99%	4,360
Midnapore	1,830	375,000	32%	68%	99%	2,850
Millrise	1,769	381,000	89%	11%	100%	2,900
Mission	64	590,000	61%	39%	95%	4,490
Monterey Park	2,799	356,000	95%	5%	98%	2,710
Montgomery	1,461	451,000	39%	61%	97%	3,430
Mount Pleasant	2,091	595,000	73%	27%	98%	4,530
New Brighton	3,406	425,000	80%	20%	100%	3,230
Nolan Hill	1,836	517,000	88%	12%	100%	3,930
North Glenmore Park	898	594,000	29%	71%	98%	4,510



2021 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 Haven	744	437,000	74%	26%	98%	3,320
North Haven Upper	245	459,000	68%	32%	99%	3,490
Oakridge	1,714	499,000	97%	3%	99%	3,790
Ogden	2,564	322,000	91%	9%	99%	2,450
Palliser	479	508,000	97%	3%	97%	3,860
Panorama Hills	5,970	495,000	80%	20%	100%	3,770
Parkdale	695	710,000	18%	82%	99%	5,400
Parkhill/Stanley Park	491	743,000	52%	48%	90%	5,650
Parkland	1,354	532,000	78%	22%	99%	4,050
Patterson	700	774,000	87%	13%	99%	5,890
Penbrooke Meadows	2,005	287,000	98%	2%	100%	2,180
Pineridge	2,244	315,000	99%	1%	99%	2,390
Point Mckay	24	452,000	86%	14%	9%	3,430
Pump Hill	434	805,000	95%	5%	97%	6,120
Queensland	1,380	349,000	93%	7%	99%	2,650
Ramsay	814	493,000	32%	68%	97%	3,750
Ranchlands	1,737	377,000	89%	11%	99%	2,870
Red Carpet/Mountview Mobile	507	27,000	73%	27%	40%	200
Redstone	1,557	446,000	76%	24%	99%	3,390
Renfrew	1,700	535,000	46%	54%	98%	4,070
Richmond	1,622	636,000	80%	20%	98%	4,840
Rideau Park	131	1,230,000	73%	27%	98%	9,360
Riverbend	3,242	390,000	90%	10%	99%	2,960
Rocky Ridge	2,028	515,000	67%	33%	100%	3,910
Rosedale	572	953,000	13%	87%	95%	7,250
Rosemont	441	567,000	48%	52%	97%	4,310
Rosscarrock	780	526,000	35%	65%	95%	4,000
Roxboro	154	1,210,000	80%	20%	99%	9,200
Royal Oak	2,895	523,000	72%	28%	100%	3,980

2021 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 (\$)
Rundle	2,305	336,000	98%	2%	100%	2,550
Rutland Park	342	537,000	81%	19%	100%	4,080
Saddle Ridge	4,705	408,000	92%	8%	99%	3,100
Sage Hill	1,850	493,000	75%	25%	100%	3,750
Sandstone Valley	1,722	406,000	95%	5%	100%	3,090
Scarboro	330	891,000	72%	28%	98%	6,780
Scarboro/Sunalta West	162	797,000	42%	58%	99%	6,060
Scenic Acres	2,674	500,000	93%	7%	100%	3,800
Seton	459	422,000	17%	83%	97%	3,210
Shaganappi	477	595,000	47%	53%	97%	4,530
Shawnee Slopes	585	513,000	98%	2%	99%	3,900
Shawnessy	2,680	376,000	73%	27%	100%	2,860
Sherwood	1,357	550,000	54%	46%	100%	4,180
Signal Hill	3,631	600,000	86%	14%	99%	4,560
Silverado	1,960	439,000	82%	18%	100%	3,340
Silver Springs	2,742	473,000	96%	4%	99%	3,600
Skyview Ranch	1,677	410,000	93%	7%	100%	3,120
Somerset	2,176	390,000	74%	26%	100%	2,960
South Calgary	866	676,000	48%	52%	97%	5,140
Southview	595	334,000	99%	1%	99%	2,540
Southwood	1,595	397,000	90%	10%	99%	3,020
Springbank Hill	2,581	718,000	72%	28%	99%	5,460
Spruce Cliff	424	605,000	68%	32%	94%	4,600
St. Andrews Heights	404	810,000	8%	92%	96%	6,160
Strathcona Park	2,097	602,000	89%	11%	99%	4,580
Sunalta	221	534,000	35%	65%	99%	4,060
Sundance	3,138	439,000	67%	33%	99%	3,340
Sunnyside	526	571,000	30%	70%	95%	4,340
Taradale	3,531	355,000	98%	2%	100%	2,700



2021 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	2,892	330,000	99%	1%	100%	2,510
Thorncliffe	2,352	397,000	21%	79%	99%	3,020
Tuscany	5,708	494,000	71%	29%	100%	3,750
Tuxedo Park	1,467	511,000	13%	87%	97%	3,890
University Heights	459	785,000	20%	80%	95%	5,970
Upper Mount Royal	809	1,560,000	69%	31%	92%	11,870
Valley Ridge	1,776	535,000	59%	41%	100%	4,070
Varsity	2,690	622,000	74%	26%	99%	4,730
Vista Heights	393	360,000	98%	2%	99%	2,730
Walden	1,839	433,000	67%	33%	100%	3,290
Westgate	955	478,000	81%	19%	99%	3,640
West Hillhurst	2,073	681,000	48%	52%	97%	5,180
West Springs	2,799	681,000	68%	32%	99%	5,180
Whitehorn	3,181	324,000	99%	1%	99%	2,460
Wildwood	1,036	596,000	69%	31%	98%	4,540
Willow Park	1,586	497,000	94%	6%	98%	3,780
Windsor Park	574	585,000	62%	38%	98%	4,450
Winston Heights/Mountview	1,151	518,000	39%	61%	95%	3,940
Wolf Willow	165	365,000				2,780
Woodbine	3,011	425,000	55%	45%	98%	3,230
Woodlands	1,635	433,000	31%	69%	98%	3,290
Yorkville	186	438,000	96%	4%	99%	3,330

2021 RESIDENTIAL CONDOMINIUM REVENUE NEUTRAL TAX CHANGE AND ASSESSMENT SUMMARY BY COMMUNITY



2021 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	106	206,000	53%	47%	93%	1,570
Acadia	1,384	142,000	98%	2%	83%	1,080
Albert Park/Radisson Heights	640	191,000	97%	3%	86%	1,450
Altadore	1,026	353,000	90%	10%	90%	2,680
Applewood Park	408	137,000	100%	0%	100%	1,040
Arbour Lake	1,165	233,000	97%	3%	100%	1,770
Aspen Woods	1,230	361,000	92%	8%	100%	2,750
Auburn Bay	2,167	238,000	78%	22%	98%	1,810
Banff Trail	38	396,000	100%	0%	100%	3,010
Bankview	1,796	183,000	78%	22%	90%	1,390
Bayview	36	751,000	89%	11%	81%	5,710
Beddington Heights	596	226,000	85%	15%	94%	1,720
Belmont	138	282,000	96%	4%	70%	2,140
Beltline	19,454	249,000	90%	10%	92%	1,890
Bowness	761	192,000	74%	26%	97%	1,460
Braeside	1,125	207,000	97%	3%	92%	1,570
Brentwood	1,433	245,000	11%	89%	100%	1,860
Bridgeland/Riverside	2,896	279,000	72%	28%	97%	2,120
Bridlewood	1,612	178,000	90%	10%	100%	1,350
Britannia	33	258,000	91%	9%	100%	1,960
Canyon Meadows	998	191,000	84%	16%	66%	1,450
Capitol Hill	180	302,000	71%	29%	81%	2,290
Carrington	227	319,000	79%	21%	83%	2,430
Cedarbrae	556	251,000	77%	23%	99%	1,910
Chaparral	823	270,000	94%	6%	99%	2,050
Chinatown	1,598	296,000	90%	10%	95%	2,250
Chinook Park	36	143,000	33%	67%	83%	1,090
Christie Park	224	389,000	49%	51%	92%	2,960
Citadel	798	259,000	93%	7%	100%	1,970
Cityscape	479	295,000	96%	4%	99%	2,240

2021 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 (\$)
Cliff Bungalow	665	220,000	80%	20%	87%	1,670
Coach Hill	781	266,000	91%	9%	96%	2,020
Collingwood	71	434,000	42%	58%	100%	3,300
Copperfield	2,660	213,000	93%	7%	97%	1,620
Coral Springs	37	258,000	100%	0%	100%	1,960
Cornerstone	851	274,000	100%	0%	100%	2,080
Cougar Ridge	351	324,000	98%	2%	95%	2,460
Country Hills	584	247,000	86%	14%	100%	1,880
Country Hills Village	2,231	221,000	87%	13%	100%	1,680
Coventry Hills	270	251,000	99%	1%	100%	1,910
Cranston	2,155	248,000	78%	22%	99%	1,890
Crescent Heights	1,976	202,000	85%	15%	85%	1,530
Crestmont	94	304,000	76%	24%	78%	2,310
Currie Barracks	854	395,000	62%	38%	92%	3,000
Dalhousie	1,499	199,000	65%	35%	100%	1,510
Deer Ridge	370	197,000	98%	2%	75%	1,500
Deer Run	422	144,000	97%	3%	100%	1,100
Discovery Ridge	1,316	267,000	75%	25%	98%	2,030
Douglasdale/Glen	1,327	392,000	82%	18%	84%	2,980
Dover	1,471	169,000	83%	17%	99%	1,280
Downtown Commercial Core	3,723	140,000	87%	13%	98%	1,060
Downtown East Village	2,825	286,000	73%	27%	95%	2,180
Downtown West End	2,964	276,000	87%	13%	89%	2,100
Eagle Ridge	10	767,000	60%	40%	100%	5,830
Eau Claire	3,277	395,000	92%	8%	90%	3,000
Edgemont	749	305,000	78%	22%	65%	2,320
Elboya	215	142,000	93%	7%	100%	1,080
Erin Woods	387	173,000	56%	44%	100%	1,320
Erlton	969	325,000	94%	6%	99%	2,470
Evanston	1,075	288,000	93%	7%	92%	2,190



2021 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 (\$)
Evergreen	2,607	252,000	69%	31%	100%	1,910
Falconridge	545	172,000	90%	10%	97%	1,300
Forest Heights	551	171,000	60%	40%	95%	1,300
Forest Lawn	308	126,000	74%	26%	67%	950
Garrison Green	717	252,000	89%	11%	100%	1,910
Garrison Woods	1,320	292,000	82%	18%	98%	2,220
Glamorgan	1,092	204,000	90%	10%	99%	1,550
Glenbrook	888	193,000	92%	8%	88%	1,470
Glendale	29	306,000	92%	8%	96%	2,320
Greenview	525	155,000	67%	33%	99%	1,180
Greenwood/Greenbriar	265	327,000	57%	43%	86%	2,490
Hamptons	215	343,000	91%	9%	100%	2,610
Harvest Hills	960	238,000	84%	16%	100%	1,810
Hawkwood	431	262,000	71%	29%	100%	1,990
Haysboro	1,526	175,000	91%	9%	84%	1,330
Hidden Valley	276	260,000	57%	43%	100%	1,970
Highland Park	191	213,000	73%	27%	100%	1,620
Highwood	16	339,000	100%	0%	100%	2,570
Hillhurst	1,583	310,000	85%	15%	79%	2,350
Hounsfield Heights/Briar	588	315,000	75%	25%	100%	2,400
Huntington Hills	993	193,000	88%	12%	93%	1,470
Inglewood	1,616	300,000	64%	36%	99%	2,280
Kelvin Grove	224	194,000	94%	6%	73%	1,480
Killarney/Glengarry	1,295	295,000	79%	21%	97%	2,240
Kincora	1,275	235,000	65%	35%	100%	1,780
Kingsland	608	195,000	86%	14%	94%	1,480
Lake Bonavista	1,865	213,000	99%	1%	100%	1,620
Lakeview	230	328,000	65%	35%	96%	2,490
Legacy	2,085	175,000	88%	12%	98%	1,330
Lincoln Park	1,493	196,000	98%	2%	86%	1,490

2021 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 (\$)
Livingston	258	283,000	95%	5%	97%	2,150
Lower Mount Royal	1,685	248,000	77%	23%	94%	1,890
MacEwan	115	322,000	37%	63%	98%	2,450
Mahogany	2,266	286,000	76%	24%	90%	2,180
Manchester	164	124,000	98%	2%	100%	940
Marlborough	193	173,000	94%	6%	100%	1,320
Marlborough Park	776	178,000	96%	4%	86%	1,350
Martindale	199	222,000	84%	16%	92%	1,690
Mayland Heights	454	153,000	68%	32%	100%	1,160
McKenzie Lake	339	249,000	88%	12%	99%	1,890
McKenzie Towne	4,237	233,000	94%	6%	100%	1,770
Midnapore	696	203,000	83%	17%	99%	1,540
Millrise	1,504	207,000	96%	4%	100%	1,570
Mission	3,117	253,000	74%	26%	90%	1,920
Monterey Park	425	173,000	98%	2%	100%	1,310
Montgomery	308	372,000	90%	10%	100%	2,830
Mount Pleasant	338	297,000	60%	40%	98%	2,260
New Brighton	903	259,000	89%	11%	100%	1,970
Nolan Hill	707	315,000	93%	7%	77%	2,400
North Glenmore Park	21	569,000	69%	31%	100%	4,330
North Haven	79	389,000	88%	12%	100%	2,960
Oakridge	541	183,000	77%	23%	81%	1,390
Ogden	311	211,000	65%	35%	81%	1,600
Palliser	929	264,000	47%	53%	82%	2,000
Panorama Hills	3,131	195,000	98%	2%	100%	1,480
Parkdale	440	365,000	91%	9%	95%	2,780
Parkhill/Stanley Park	353	240,000	84%	16%	88%	1,830
Parkland	191	272,000	100%	0%	100%	2,070
Patterson	1,530	292,000	79%	21%	98%	2,220
Penbrooke Meadows	845	156,000	71%	29%	97%	1,190



2021 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 (\$)
Pineridge	939	172,000	92%	8%	96%	1,310
Point Mckay	824	355,000	86%	14%	98%	2,700
Queensland	444	216,000	62%	38%	90%	1,640
Ranchlands	1,025	218,000	81%	19%	100%	1,650
Red Carpet/Mountview Mobile Park	535	125,000	97%	3%	100%	950
Redstone	656	254,000	84%	16%	91%	1,930
Renfrew	1,649	240,000	77%	23%	93%	1,830
Richmond	469	346,000	76%	24%	95%	2,630
Rideau Park	241	277,000	68%	33%	84%	2,110
Riverbend	190	325,000	67%	33%	100%	2,470
Rocky Ridge	1,996	228,000	91%	9%	100%	1,730
Rosedale	8	330,000	100%	0%	100%	2,510
Rosscarrock	127	171,000	90%	10%	74%	1,300
Royal Oak	2,241	239,000	93%	7%	100%	1,820
Rundle	740	166,000	71%	29%	97%	1,260
Rutland Park	112	234,000	91%	9%	99%	1,780
Saddle Ridge	1,796	190,000	97%	3%	97%	1,450
Sage Hill	2,521	234,000	91%	9%	97%	1,780
Sandstone Valley	387	267,000	97%	3%	91%	2,030
Scenic Acres	232	389,000	30%	70%	100%	2,950
Seton	1,593	222,000	69%	31%	83%	1,690
Shaganappi	291	169,000	67%	33%	100%	1,280
Shawnee Slopes	880	263,000	85%	15%	83%	2,000
Shawnessy	924	202,000	74%	26%	62%	1,540
Sherwood	553	287,000	77%	23%	100%	2,180
Signal Hill	2,482	274,000	74%	26%	93%	2,080
Silverado	780	267,000	96%	4%	82%	2,030
Silver Springs	742	239,000	95%	5%	98%	1,820
Skyview Ranch	3,822	176,000	93%	7%	92%	1,340
Somerset	1,146	175,000	99%	1%	100%	1,330
South Calgary	1,826	279,000	75%	25%	84%	2,120
Southview	7	251,000	100%	0%	100%	1,910

2021 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 (\$)
Southwood	600	149,000	91%	10%	77%	1,130
Springbank Hill	1,267	254,000	80%	20%	96%	1,930
Spruce Cliff	2,451	249,000	95%	5%	55%	1,890
St. Andrews Heights	132	237,000	100%	0%	100%	1,800
Strathcona Park	282	385,000	75%	25%	75%	2,920
Sunalta	1,141	177,000	82%	18%	87%	1,350
Sundance	70	293,000	67%	33%	99%	2,220
Sunnyside	1,596	267,000	79%	21%	93%	2,030
Taradale	1,024	210,000	100%	0%	98%	1,590
Temple	511	174,000	79%	21%	97%	1,320
Thornccliffe	566	195,000	82%	18%	97%	1,480
Tuscany	1,432	283,000	78%	22%	92%	2,150
Tuxedo Park	593	272,000	91%	9%	89%	2,070
University District	959	405,000				3,080
University Heights	48	210,000	100%	0%	35%	1,590
Upper Mount Royal	108	259,000	86%	14%	84%	1,970
Valley Ridge	339	333,000	68%	32%	99%	2,530
Varsity	3,088	244,000	70%	30%	97%	1,860
Vista Heights	244	151,000	86%	14%	89%	1,150
Walden	1,151	270,000	97%	3%	100%	2,050
Westgate	197	187,000	60%	40%	88%	1,420
West Hillhurst	462	323,000	77%	23%	77%	2,450
West Springs	1,647	378,000	67%	33%	81%	2,870
Whitehorn	310	167,000	74%	26%	100%	1,270
Willow Park	417	230,000	83%	17%	90%	1,750
Windsor Park	1,196	157,000	90%	10%	67%	1,190
Winston Heights/Mountview	225	288,000	85%	15%	94%	2,190
Wolf Willow	63	334,000				2,540
Woodbine	324	237,000	78%	22%	98%	1,800
Woodlands	433	260,000	80%	20%	96%	1,980
Wolf Willow	63	334,000	0%	100%	99%	2,540

2021

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



2021 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	1,806	279,000	96%	4%	99%	2,120
Acadia	3,809	379,000	92%	8%	93%	2,880
Albert Park/Radisson Heights	1,936	308,000	61%	39%	96%	2,340
Altadore	3,021	727,000	78%	22%	96%	5,530
Applewood Park	1,796	333,000	99%	1%	100%	2,530
Arbour Lake	4,333	434,000	91%	9%	99%	3,300
Aspen Woods	3,485	776,000	80%	20%	99%	5,900
Auburn Bay	6,620	431,000	74%	26%	99%	3,280
Banff Trail	1,284	586,000	39%	61%	99%	4,450
Bankview	2,343	222,000	73%	27%	92%	1,690
Bayview	248	845,000	73%	27%	91%	6,430
Beddington Heights	4,070	330,000	92%	8%	99%	2,510
Bel-Aire	159	1,640,000	85%	15%	97%	12,470
Belmont	365	367,000	81%	19%	91%	2,790
Beltline	19,499	249,000	90%	10%	92%	1,890
Bonavista Downs	368	388,000	97%	3%	99%	2,950
Bowness	3,807	350,000	69%	31%	97%	2,660
Braeside	2,536	353,000	96%	4%	96%	2,680
Brentwood	3,409	491,000	18%	82%	99%	3,730
Bridgeland/Riverside	3,851	358,000	56%	44%	97%	2,720
Bridlewood	4,754	356,000	87%	13%	100%	2,710
Britannia	290	1,560,000	48%	52%	97%	11,870
Cambrian Heights	707	533,000	23%	77%	99%	4,050
Canyon Meadows	3,136	411,000	33%	67%	87%	3,120
Capitol Hill	1,542	552,000	22%	78%	97%	4,200
Carrington	973	389,000	91%	9%	96%	2,960
Castleridge	1,657	300,000	98%	2%	100%	2,280
Cedarbrae	2,344	337,000	90%	10%	99%	2,560
Chaparral	4,400	442,000	76%	24%	99%	3,360
Charleswood	1,317	561,000	13%	87%	98%	4,260
Chinatown	1,598	296,000	90%	10%	95%	2,250

2021 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 (\$)
Chinook Park	526	619,000	85%	15%	98%	4,710
Christie Park	726	633,000	73%	27%	97%	4,810
Citadel	3,619	412,000	95%	5%	100%	3,130
Cityscape	1,357	395,000	94%	6%	99%	3,000
Cliff Bungalow	812	242,000	65%	35%	89%	1,840
Coach Hill	1,491	353,000	89%	11%	98%	2,690
Collingwood	836	532,000	29%	71%	97%	4,050
Copperfield	5,799	344,000	84%	16%	98%	2,610
Coral Springs	1,474	449,000	94%	6%	100%	3,410
Cornerstone	2,147	364,000	68%	32%	99%	2,760
Cougar Ridge	2,368	519,000	84%	16%	99%	3,940
Country Hills	1,563	336,000	88%	13%	100%	2,560
Country Hills Village	2,231	221,000	87%	13%	100%	1,680
Coventry Hills	5,513	362,000	85%	15%	100%	2,750
Cranston	7,977	423,000	78%	22%	99%	3,220
Crescent Heights	3,153	345,000	64%	36%	90%	2,620
Crestmont	826	579,000	65%	35%	98%	4,400
Currie Barracks	1,044	593,000	53%	47%	94%	4,510
Dalhousie	3,676	435,000	80%	20%	100%	3,300
Deer Ridge	1,383	331,000	90%	10%	93%	2,510
Deer Run	2,101	372,000	94%	6%	100%	2,830
Diamond Cove	271	481,000	83%	17%	100%	3,650
Discovery Ridge	2,303	615,000	78%	22%	99%	4,670
Douglasdale/Glen	5,264	435,000	90%	10%	97%	3,310
Dover	4,137	266,000	90%	10%	99%	2,020
Downtown Commercial Core	3,723	140,000	87%	13%	98%	1,060
Downtown East Village	2,825	286,000	73%	27%	95%	2,180
Downtown West End	2,966	276,000	87%	13%	89%	2,100
Eagle Ridge	106	1,395,000	89%	11%	96%	10,610
Eau Claire	3,277	395,000	92%	8%	90%	3,000
Edgemont	5,363	538,000	83%	17%	94%	4,090



2021 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 (\$)
Elbow Park	1,188	1,230,000	34%	66%	92%	9,360
Elboya	693	745,000	46%	54%	98%	5,660
Erin Woods	2,349	280,000	92%	8%	100%	2,130
Erlton	1,129	359,000	85%	15%	97%	2,730
Evanston	5,890	436,000	84%	16%	99%	3,310
Evergreen	8,203	425,000	77%	23%	100%	3,230
Fairview	1,254	384,000	91%	9%	99%	2,920
Falconridge	2,867	277,000	98%	2%	99%	2,100
Forest Heights	1,889	262,000	87%	13%	98%	1,990
Forest Lawn	1,939	284,000	94%	6%	94%	2,160
Garrison Green	985	525,000	54%	46%	100%	3,990
Garrison Woods	1,962	510,000	61%	39%	99%	3,880
Glamorgan	2,296	402,000	72%	28%	99%	3,060
Glenbrook	2,380	383,000	84%	16%	94%	2,910
Glendale	983	514,000	40%	60%	99%	3,910
Greenview	751	169,000	69%	31%	99%	1,290
Greenwood/Greenbriar	766	42,000	79%	21%	70%	320
Hamptons	2,500	628,000	93%	7%	100%	4,780
Harvest Hills	3,192	378,000	78%	22%	100%	2,880
Hawkwood	3,499	458,000	95%	5%	100%	3,480
Haysboro	3,337	379,000	72%	28%	91%	2,880
Hidden Valley	3,849	399,000	94%	6%	100%	3,030
Highland Park	1,373	442,000	64%	36%	98%	3,360
Highwood	824	450,000	76%	24%	99%	3,420
Hillhurst	2,816	557,000	55%	45%	87%	4,240
Hounsfield Heights/Briar Hill	1,262	598,000	59%	41%	98%	4,550
Huntington Hills	4,508	366,000	92%	8%	99%	2,780
Inglewood	2,505	406,000	50%	50%	99%	3,090
Kelvin Grove	578	701,000	90%	10%	89%	5,330
Killarney/Glengarry	3,357	538,000	60%	40%	96%	4,090
Kincora	2,843	455,000	86%	14%	100%	3,460

2021 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 (\$)
Kingsland	1,403	408,000	66%	34%	97%	3,100
Lake Bonavista	5,124	557,000	33%	67%	98%	4,230
Lakeview	1,994	572,000	38%	62%	97%	4,350
Legacy	3,704	354,000	52%	48%	98%	2,690
Lincoln Park	1,493	196,000	98%	2%	86%	1,490
Livingston	1,342	418,000	39%	61%	99%	3,180
Lower Mount Royal	1,753	255,000	77%	23%	93%	1,940
MacEwan	1,693	388,000	92%	8%	99%	2,950
Mahogany	5,872	476,000	38%	62%	96%	3,620
Manchester	186	138,000	90%	10%	97%	1,050
Maple Ridge	806	478,000	83%	17%	99%	3,640
Marlborough	2,572	319,000	98%	2%	100%	2,420
Marlborough Park	2,905	311,000	98%	2%	96%	2,360
Martindale	3,810	315,000	98%	2%	99%	2,390
Mayfair	155	1,070,000	26%	74%	99%	8,140
Mayland Heights	2,023	390,000	94%	6%	100%	2,960
McKenzie Lake	4,583	456,000	33%	67%	97%	3,470
McKenzie Towne	8,524	324,000	80%	20%	100%	2,460
Meadowlark Park	279	573,000	58%	42%	99%	4,360
Midnapore	2,526	363,000	43%	57%	99%	2,760
Millrise	3,273	348,000	91%	9%	100%	2,650
Mission	3,181	258,000	74%	26%	90%	1,960
Monterey Park	3,224	349,000	95%	5%	98%	2,650
Montgomery	1,769	441,000	44%	56%	97%	3,350
Mount Pleasant	2,429	574,000	72%	28%	98%	4,370
New Brighton	4,309	406,000	82%	18%	100%	3,090
Nolan Hill	2,543	482,000	89%	11%	94%	3,670
North Glenmore Park	919	594,000	29%	71%	98%	4,510
North Haven	823	433,000	74%	26%	98%	3,290
North Haven Upper	245	459,000	68%	32%	99%	3,490
Oakridge	2,255	462,000	92%	8%	95%	3,510



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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 (\$)
Ogden	2,875	317,000	88%	12%	97%	2,410
Palliser	1,408	415,000	67%	33%	88%	3,160
Panorama Hills	9,101	461,000	85%	15%	100%	3,510
Parkdale	1,135	656,000	37%	63%	98%	4,990
Parkhill/Stanley Park	844	596,000	62%	38%	90%	4,530
Parkland	1,545	527,000	79%	21%	99%	4,010
Patterson	2,230	346,000	81%	19%	98%	2,630
Penbrooke Meadows	2,850	275,000	91%	9%	99%	2,090
Pineridge	3,183	297,000	97%	3%	98%	2,260
Point Mckay	848	361,000	86%	14%	96%	2,750
Pump Hill	434	805,000	95%	5%	97%	6,120
Queensland	1,824	336,000	86%	14%	97%	2,560
Ramsay	814	493,000	32%	68%	97%	3,750
Ranchlands	2,762	327,000	86%	14%	100%	2,490
Red Carpet/Mountview Mobile Park	1,042	69,000	83%	17%	67%	520
Redstone	2,213	394,000	78%	22%	97%	3,000
Renfrew	3,349	455,000	59%	41%	96%	3,460
Richmond	2,091	601,000	79%	21%	97%	4,570
Rideau Park	372	338,000	69%	31%	89%	2,570
Riverbend	3,432	387,000	89%	11%	99%	2,940
Rocky Ridge	4,024	457,000	76%	24%	100%	3,470
Rosedale	580	947,000	14%	86%	95%	7,200
Rosemont	441	567,000	48%	52%	97%	4,310
Rosscarrock	907	505,000	42%	58%	92%	3,840
Roxboro	154	1,210,000	80%	20%	99%	9,200
Royal Oak	5,136	481,000	78%	22%	100%	3,660
Rundle	3,045	329,000	92%	8%	99%	2,500
Rutland Park	454	513,000	83%	17%	100%	3,900
Saddle Ridge	6,501	380,000	93%	7%	99%	2,890
Sage Hill	4,371	368,000	83%	17%	98%	2,800

2021 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	392,000	96%	4%	98%	2,980
Scarboro	330	891,000	72%	28%	98%	6,780
Scarboro/Sunalta West	162	797,000	42%	58%	99%	6,060
Scenic Acres	2,906	489,000	88%	12%	100%	3,720
Seton	2,052	285,000	50%	50%	88%	2,170
Shaganappi	768	537,000	53%	47%	98%	4,080
Shawnee Slopes	1,465	457,000	94%	6%	94%	3,470
Shawnessy	3,604	370,000	73%	27%	93%	2,810
Sherwood	1,910	526,000	59%	41%	100%	4,000
Signal Hill	6,113	536,000	82%	18%	98%	4,070
Silverado	2,740	395,000	85%	15%	95%	3,000
Silver Springs	3,484	457,000	96%	4%	99%	3,480
Skyview Ranch	5,499	257,000	93%	7%	96%	1,950
Somerset	3,322	368,000	82%	18%	100%	2,800
South Calgary	2,692	455,000	63%	37%	90%	3,460
Southview	602	334,000	99%	1%	99%	2,540
Southwood	2,195	375,000	90%	10%	93%	2,850
Springbank Hill	3,848	656,000	73%	27%	98%	4,990
Spruce Cliff	2,875	278,000	88%	12%	65%	2,110
St. Andrews Heights	536	752,000	31%	69%	97%	5,720
Strathcona Park	2,379	577,000	88%	12%	96%	4,390
Sunalta	1,362	194,000	74%	26%	89%	1,480
Sundance	3,208	437,000	67%	33%	99%	3,320
Sunnyside	2,122	341,000	64%	36%	94%	2,590
Taradale	4,555	341,000	98%	2%	99%	2,590
Temple	3,403	320,000	96%	4%	99%	2,430
Thornccliffe	2,918	383,000	33%	67%	99%	2,910
Tuscany	7,140	479,000	72%	28%	99%	3,640
Tuxedo Park	2,060	459,000	31%	69%	95%	3,490
University District	959	405,000				3,080
University Heights	507	768,000	28%	72%	89%	5,840



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Upper Mount Royal	917	1,460,000	71%	29%	91%	11,100
Valley Ridge	2,115	524,000	60%	40%	100%	3,990
Varsity	5,778	488,000	72%	28%	98%	3,710
Vista Heights	637	334,000	94%	6%	95%	2,540
Walden	2,990	362,000	76%	24%	100%	2,750
Westgate	1,152	466,000	77%	23%	97%	3,540
West Hillhurst	2,535	652,000	53%	47%	94%	4,960
West Springs	4,446	592,000	68%	32%	94%	4,500
Whitehorn	3,491	320,000	97%	3%	99%	2,430
Wildwood	1,036	596,000	69%	31%	98%	4,540
Willow Park	2,003	465,000	92%	8%	97%	3,530
Windsor Park	1,770	187,000	81%	19%	77%	1,420
Winston Heights/Mountview	1,376	490,000	47%	53%	95%	3,730
Wolf Willow	228	346,000				2,630
Woodbine	3,335	416,000	57%	43%	98%	3,160
Woodlands	2,068	410,000	41%	59%	97%	3,120
Yorkville	309	381,000	58%	42%	99%	2,890



Discuss your assessment with us during the Customer Review Period

The Customer Review Period is the time we dedicate to working with you to review your property assessment.

If you have any questions or comments about your assessment or the assessment process, please contact us. We'll work with you and attempt to resolve your concerns.

If you're using an agent representative, you'll need to authorize the agent (found on the *Assessment Search* page) to act on your behalf.

Contact Assessment (free service)

-  Telephone 403-268-2888 (Mon. – Fri., 8 a.m. – 4:30 p.m.)
-  Hearing impaired: Contact 711 to request 403-268-2888
-  Online calgary.ca/assessment
-  Mail: The City of Calgary Assessment (#8002)
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5
-  Call **403-268-2888** to book time with an Assessor

Change my mailing address

-  Download the form at calgary.ca/propertytax
-  Mail to: Land Titles Office
Box 7575, Calgary, AB T2P 2R4
-  Pick up/drop off form: Alberta Government Services Building
Second Floor, 710 4th Ave. S.W., Calgary, AB

-  Declare my school support calgary.ca/schoolsupport or call 311

Tax Installment Payment Plan (TIPP)

Pay property taxes monthly instead of making one payment in June. Learn more at calgary.ca/TIPP

Additional information about your assessment rights: An assessed person is entitled to see or receive sufficient information about how their property assessment was prepared in accordance with Section 299 or 299.1 (or both) 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 or 300.1 (or both) of the *Municipal Government Act*. Please review the information on this notice above on how to view and or request the information.