



City of Edmonton
Assessment Update

Edmonton

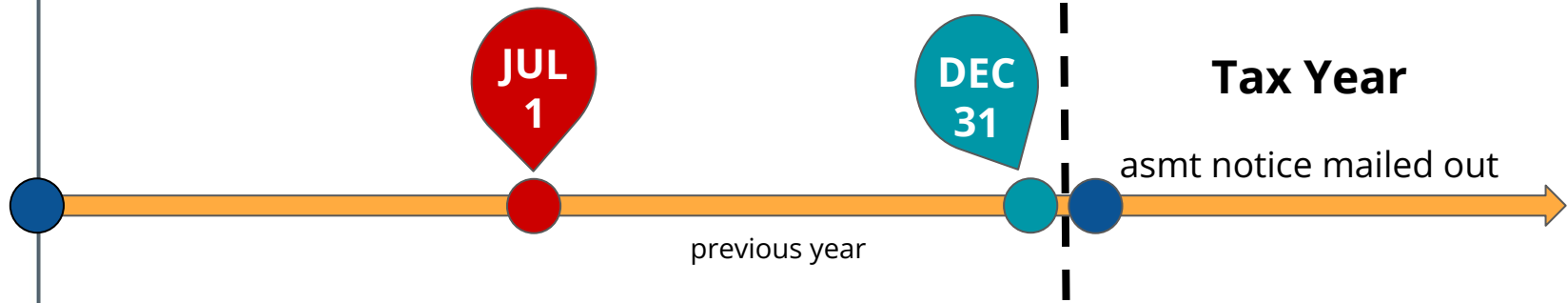
**Canadian Property Tax Association
National Workshop 2022**

edmonton.ca/assessment

Agenda

- Alberta Assessment Legislation Highlights
 - Key Dates
 - Complaint Timelines
- 2022 Property Assessment Summary
- 2023 Preliminary Assessment Trends
- Property Tax Policy Items
- Pre-Roll Consultation Overview

Assessment Timelines



Valuation Date (Jul 1):

theoretical sale date

Condition Date (Dec 31):

condition of the property

Assessment Complaint Timelines

- Local Assessment Review Board (LARB)
 - I.e. Residential (3 or fewer dwellings), farm land
 - 35 days notice of scheduling
 - 21 days prior - complainant disclosure
 - 7 days prior - respondent disclosure
- Composite Assessment Review Board (CARB)
 - I.e. Non-Residential, Residential (4+ dwellings)
 - 70 days notice of scheduling
 - 42 days prior - complainant disclosure
 - 14 days prior - respondent disclosure

2022 Assessment Totals



388,776
residential



27,787
non-residential and
apartment buildings

2022 Assessed Values



\$177 billion
total taxable assessed
value



\$124 billion
residential
assessed value



\$53 billion
non-residential and
apartment buildings
assessed value

2022 Market Changes

Overall...

residential
assessment
values **increased.**



+3.4% residential
change

non-residential
assessment
values **decreased.**



-2.5% non-residential
change

2022 Market Changes / 2023 Trends

Residential



+3.4% residential assessment change

2023 Preliminary Trends

Single detached homes

2022
+5.0%



Duplexes, triplexes, and fourplexes

+4.5%



Condominiums

-3.1%



Multi-residential

+3.1%



2022 Market Changes / 2023 Trends

Non-residential

median percentage changes in assessment values

		2023	Preliminary	
Hotel/Motel	-13.0%	Trends		↑
Retail	-8.7%			↑
Office	-7.0%			↔
Shopping Centre	-5.0%			↑
Industrial	-1.5%			↑
Non-Residential Land	0.0%			↔
Special Purpose	0.7%			↔



Property Tax Policy Items of Interest

- Property Tax Sub-Classes
 - Residential - any basis council decides
 - Non-Residential - vacant non -res., small business, derelict, contaminated
- Questions and Issues
 - Can subclassing support City Plan?
 - Other-Residential Tax Class Phase Out?
 - Derelict Properties?
 - How to define and administer?

Pre-Roll Consultation

- Non-legislated additional customer service
- October - December
- Challenges
 - Resourcing and technology challenges
 - Timing, administration and expectations
- Upsides
 - Opportunity for relationship building
 - Budgeting
 - Sharing of information
 - Accurate values / reduced complaints



Questions?

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