

Impact of the Proposed Budget on the Tax Levy and an Average Taxpayer

Market Value Changes

An analysis of market values found that residential values have decreased by approximately 2.36% while non-residential market values have increased by 2.20% over 2019.

Residential Property

An example of the impact of the proposed budget:

Median Assessment Value	\$ 498,696	\$ 486,900			
PROPERTY TAX - Estimate	2019	2020	\$ Change	% Change	
Municipal	\$ 2,001	\$ 1,979	\$ (22)	-1.10%	
Tri Leisure Centre	\$ 37	\$ 36	\$ (1)	-2.70%	
Edmonton Metropolitan Region Board	\$ 3	\$ 4	\$ 1	33.33%	
Royal Canadian Mounted Police	\$ -	\$ 22	\$ 22	100%	
Total Municipal Tax	\$ 2,041	\$ 2,041	\$ -	0.00%	
Senior's Foundation	\$ 34	\$ 34	\$ -	0.00%	
School	\$ 1,275	\$ 1,232	\$ (43)	-3.37%	
Total Property Tax	\$ 3,350	\$ 3,307	\$ (43)	-1.28%	

The above includes the 2020 School and Seniors Foundations requisitions

The school requisition for 2019 had not been received when the 2019 Tax Rate Bylaw was passed. The 2019 School number was based on the average of the school mill rate from the prior three years applied to the 2018 assessment value.

For comparison purposes, the 2019 final budget is shown below.

Assessment Value	\$ 495,180	\$ 498,696			
PROPERTY TAX - Estimate	2018	2019	\$ Change	% Change	
Municipal	\$ 1,924	\$ 2,001	\$ 77	4.00%	
Tri Leisure Centre	\$ 41	\$ 37	\$ (4)	-9.76%	
Edmonton Metropolitan Region Board	\$ 3	\$ 3	\$ -	0.00%	
Total Municipal Tax	\$ 1,968	\$ 2,041	\$ 73	3.71%	
Senior's Foundation	\$ 31	\$ 34	\$ 3	9.68%	
School	\$ 1,244	\$ 1,275	\$ 31	2.49%	
Total Property Tax	\$ 3,243	\$ 3,350	\$ 107	3.30%	

Non-Residential Property

An example of the impact of the proposed budget:

Non-Residential:					
Median Assessment Value	\$	5,116,994	\$	5,229,605	
PROPERTY TAX - Estimate		2019	2020	\$ Change	% Change
Municipal	\$	41,065	\$ 42,511	\$ 1,446	3.52%
Tri Leisure Centre	\$	769	\$ 772	\$ 3	0.39%
Edmonton Metropolitan Region Board	\$	68	\$ 94	\$ 26	38.24%
Royal Canadian Mounted Police	\$	-	\$ 465	\$ 465	100.00%
Total Municipal Tax	\$	41,902	\$ 43,842	\$ 1,940	4.63%
Senior's Foundation	\$	349	\$ 364	\$ 15	4.30%
School	\$	20,329	\$ 15,613	\$ (4,716)	-23.20%
Total Property Tax	\$	62,580	\$ 59,819	\$ (2,761)	-4.41%

The above includes the 2020 School and Seniors Foundations requisitions

The school requisition for 2019 had not been received when the 2019 Tax Rate Bylaw was passed. The 2019 School number was based on the average of the school mill rate from the prior three years applied to the 2018 assessment value.

For comparison purposes, the 2019 final budget is shown below.

Assessment Value	\$	4,973,750	\$	5,116,994	
PROPERTY TAX - Estimate		2018	2019	\$ Change	% Change
Municipal	\$	38,649	\$ 41,065	\$ 2,416	6.25%
Tri Leisure Centre	\$	815	\$ 769	\$ (46)	-5.64%
Edmonton Metropolitan Region Board	\$	68	\$ 68	\$ -	0.00%
Total Municipal Tax	\$	39,532	\$ 41,902	\$ 2,370	6.00%
Senior's Foundation	\$	310	\$ 349	\$ 39	12.58%
School	\$	18,697	\$ 20,329	\$ 1,632	8.73%
Total Property Tax	\$	58,539	\$ 62,580	\$ 4,041	6.90%