

Customer Review Period

The Customer Review Period is your opportunity to review and ensure the accuracy of your 2025 property assessment, and learn more about how your assessment was determined.

What to look for when reviewing your assessment

- Is your market value assessment a reasonable estimate as of July 1, 2024?
- Are the factual property details we have on record, correct?
- Is your assessment equitable when compared with others in your neighbourhood?

Our website can help

Assessment Search



Assessment Search secure login provides tools and resources to help you review your assessment. To sign-up we'll need your assessment notice.

Sales Search includes the real estate market sales on residential, multi-residential and non-residential properties.

Property Search offers site-specific information, such as building area, year of construction and influences for each property we have on the Assessment Roll.

Community Search offers community comparisons by single residential homes and residential condominiums.

Market Trend Reports provide information on how your property is assessed and data and insights to understand the market conditions.

Looking for your previous year's assessment value?

It's now available on your notice, as well as on your secure Assessment Search account. Your last five property assessment notices are available when you sign up for eNotice.



Estimate your property tax

Enter your property's assessment value on the tax calculator.

Have a question or comment about your assessment?

Phone: **403-268-2888**
(Mon. – Fri., 8 a.m. – 4:30 p.m.)

Online: **calgary.ca/assessment**

Hearing impaired: Contact 711 to request 403-268-2888

In-person: Call 403-268-2888 to book an appointment

Mail: The City of Calgary (#8002)
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5



Ask the City Assessor

Join City Assessor, Eddie Lee, and have your general property assessment questions answered.

When: **Jan. 21, 7–8 p.m.**

Where: Virtual, on Microsoft Teams.

Register at **calgary.ca/assessment**



The City of Calgary has proudly earned the prestigious Certificate of Excellence in Assessment Administration. This award recognizes government organizations and municipalities for using industry-leading assessment practices in all aspects of their operations, providing a high-level of transparency to their property owners.

Translated brochures are available on **calgary.ca/assessment**

繁體中文 | 简体中文 | ਪੰਜਾਬੀ | Español | Arabic | Français

Calgary



Your 2025 property assessment

is based on the market value of your property as of July 1, 2024 and reflects the property's characteristics as of Dec. 31, 2024.



Go Paperless!

Make a sustainable choice by switching to eNotice.

Learn more at **calgary.ca/assessment**

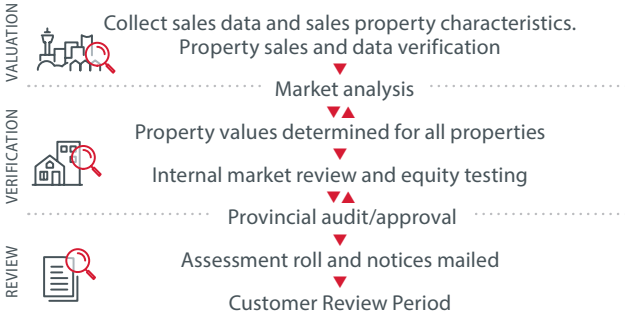


How we assess your property

City assessors consider many factors and generally use the sales comparison approach to arrive at the market value of most properties.

Through the sales comparison approach, we value your property by comparing the sale values of similar properties with similar characteristics in your area.

MARKET VALUE ASSESSMENT PROCESS



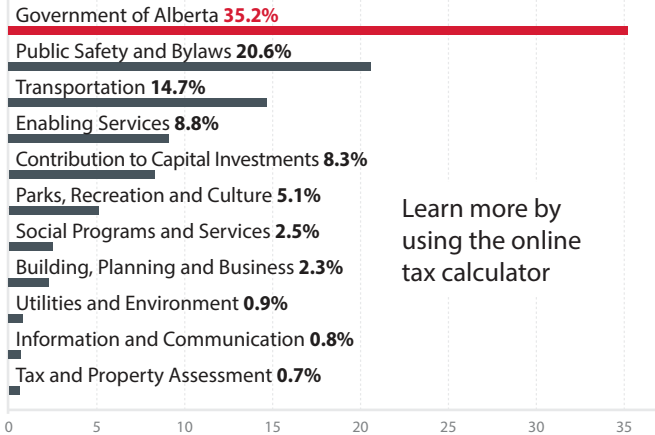
Where do residential tax dollars go?

We invest your property tax dollars to deliver affordable City services that have helped make Calgary one of the most livable cities in the world. Municipal property tax supports services, including Police, Fire and Transit.



35% goes to the Government of Alberta
65% funds City of Calgary services

*Approximate



Learn more by using the online tax calculator

Based on the 2024 budget

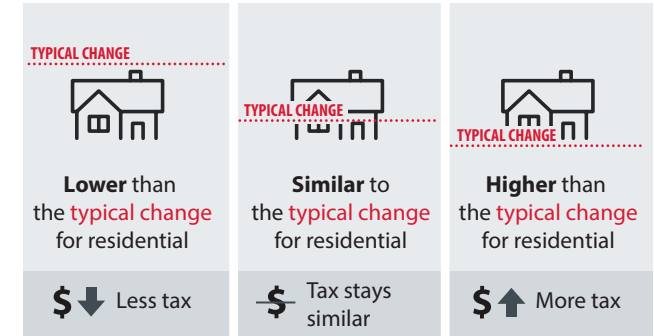
TYPICAL CHANGE

How your property tax may change as a result of the annual assessment

Property assessments redistribute property tax within the city by measuring how individual property values have changed relative to the typical change for that property's assessment class (residential or non-residential). If a property has gone up more than the typical change, that property's tax bill will be proportionately larger. If a property has gone up less than the typical change, that property's tax bill will be proportionately smaller.

Residential and non-residential typical value changes are available on calgary.ca/assessment. To get an estimate of what your 2025 property tax will be, use the Tax Calculator on calgary.ca/assessment

If your property's value change is:



Assuming no changes to budgetary requirements by The City or the province, or any tax distribution adjustments between residential and non-residential classes.

Determining and supporting your City services

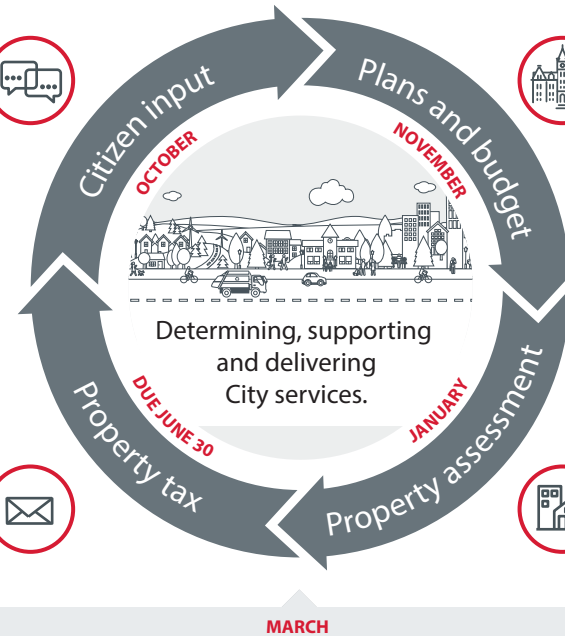
What are your priorities?

Each fall, and throughout the year, we gather citizen input, which informs Council's budget decisions, and strategic direction.



How does The City collect my share?

Now that Calgarians input has been collected, budgets set and your property value assessed, your tax bill is calculated and mailed to you.



How much money is needed?

Council considers your input to set or adjust the City's Plans and Budgets to provide services Calgarians value and to ensure The City's long-term financial sustainability.

How is the budget supported, and what is my share?

The budget (for services, programs and civic partners) is supported by user fees and property tax. Your share of property tax is partly determined by your property's value (property assessment)



Provincial budget

How does the province impact my property tax bill?

Council waits for the release of the provincial budget to determine what funding will be made available to The City, before setting the tax rates. Usually more than a third of your residential property tax, collected by The City, goes to the Province.