

2021 Preliminary Roll and Related Estimates

PFC2020-1014

2020 October 13

CITY OF CALGARY
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Robine
CITY OF CALGARY

ISC: Unrestricted



2021 Preliminary Roll

Assessment Class	2020 Taxable Assessment (Millions)	2021 Prelim Taxable Assessment (Millions)	% Change
Residential	210,505	204,965	-2.6%
Non-Residential	59,729	57,121	-4.4%
Farm Land	5	28	456.0%
Total	270,240	262,113	-3.0%

Note that these are preliminary values and are subject to change



Residential class projected to decrease 3%

Typical Residential
Home
-2%

Typical Residential
Condominium
-4%

Multi-Residential
Low-Rise
-6%

Multi-Residential
High-Rise
+12%



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Non-Residential

Non-Residential class projected to decrease 5%

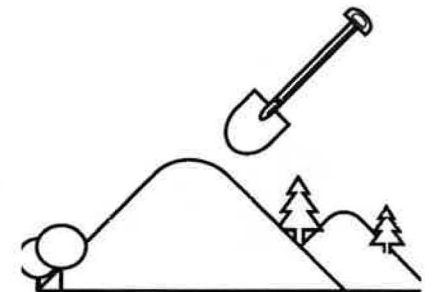
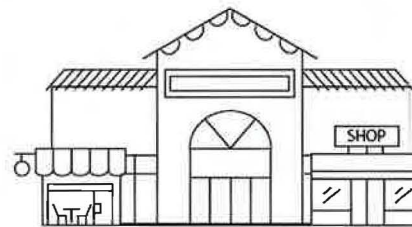
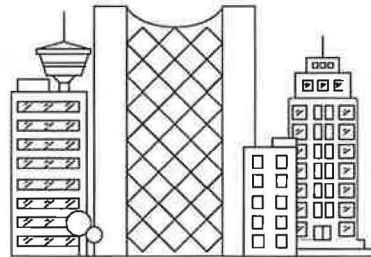
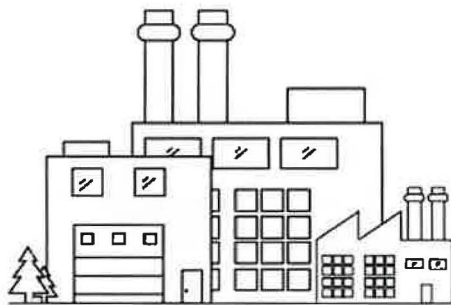
Industrial
+5%

Office
-10%

Retail
-9%

Other
-6%

Hotels/Motels
-30%



Note that these are preliminary values and are subject to change

Assessment and the Revenue Neutral process

Assessment is a mechanism to fairly and equitably distribute the required property taxes and does not in and of itself create taxes



Assessment is legislated to be:

Based on Market Value (the amount a property would have sold for on the open market)

Produced on an annual basis with a valuation date of July 1 of the previous year



The City's revenue neutral tax system ensures that:

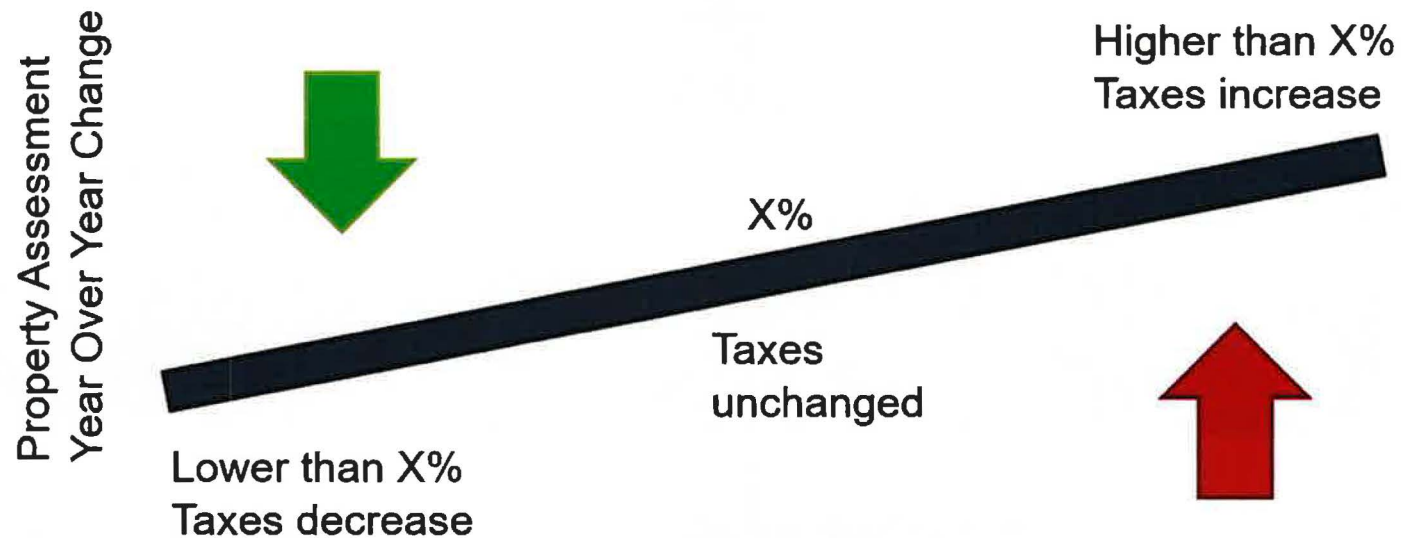
Total tax revenues do not change automatically with assessment changes year over year

•For every additional tax dollar levied to one property, there is a tax dollar reduction in another

•Any tax revenue change is communicated separately through the budgetary process

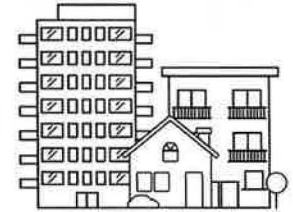
Revenue Neutral

If the overall market change is X% then...





Illustrative Examples - Residential



Typical Single Residential Home	2020	2021	Year-over-Year Change
Assessment	\$455,000	\$446,000	-1.98%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$2,175	\$2,189	0.67%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$1,248	\$1,203	-3.59%
Total Taxes	\$3,423	\$3,392	-0.88%

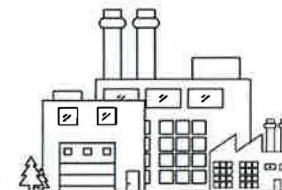
Multi-Residential - Low-Rise Apartment	2020	2021	Year-over-Year Change
Assessment	\$11,650,000	\$10,990,000	-5.67%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$55,681	\$53,943	-3.12%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$31,954	\$29,649	-7.21%
Total Taxes	\$87,635	\$83,592	-4.61%

Multi-Residential - High-Rise Apartment	2020	2021	Year-over-Year Change
Assessment	\$16,470,000	\$18,190,000	10.44%
Municipal Tax Rate*	0.0047795	0.0049084	
Estimated Municipal Taxes	\$78,718	\$89,284	13.42%
Provincial Tax Rate**	0.0027428	0.0026978	
Estimated Provincial Taxes	\$45,174	\$49,073	8.63%
Total Taxes	\$123,892	\$138,357	11.68%

*Note that these are preliminary values and are subject to change
Use Council Approved Tax Responsibility Shares of 48% NR and 52% Res*



Illustrative Examples – Non-Residential



Non-Residential \$5M Property	2020	2021	Year-over-Year Change
Assessment	\$5,000,000	\$5,000,000	0.00%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$79,139	\$83,344	5.31%
Less PTP			
Municipal Taxes After PTP	\$79,139	\$83,344	5.31%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$17,898	\$19,817	10.72%
Total Taxes	\$97,037	\$103,161	6.31%

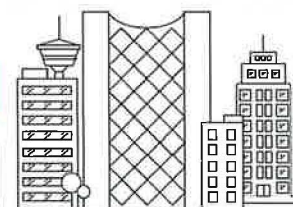
Typical Industrial - Warehouse	2020	2021	Year-over-Year Change
Assessment	\$2,770,000	\$2,830,000	2.17%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$43,843	\$47,173	7.59%
Less PTP			
Municipal Taxes After PTP	\$43,843	\$47,173	7.59%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$9,915	\$11,216	13.12%
Total Taxes	\$53,758	\$58,389	8.61%

Large Format Industrial - Warehouse	2020	2021	Year-over-Year Change
Assessment	\$48,990,000	\$55,970,000	14.25%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$775,404	\$932,953	20.32%
Less PTP	\$29,704		
Municipal Taxes After PTP	\$745,700	\$932,953	25.11%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$175,360	\$221,826	26.50%
Total Taxes	\$921,060	\$1,154,779	25.38%

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Illustrative Examples – Non-Residential



Hotel/Accommodation	2020	2021	Year-over-Year Change
Assessment	\$111,170,000	\$76,480,000	-31.20%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$1,759,577	\$1,274,830	-27.55%
Less PTP			
Municipal Taxes After PTP	\$1,759,577	\$1,274,830	-27.55%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$397,933	\$303,113	-23.83%
Total Taxes	\$2,157,510	\$1,577,943	-26.86%

Retail - 17th Avenue SW	2020	2021	Year-over-Year Change
Assessment	\$2,170,000	\$1,910,000	-11.98%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$34,346	\$31,837	-7.30%
Less PTP	\$7,165		
Municipal Taxes After PTP	\$27,181	\$31,837	17.13%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$7,768	\$7,570	-2.54%
Total Taxes	\$34,949	\$39,407	12.76%

Office - Downtown AA Class	2020	2021	Year-over-Year Change
Assessment	\$315,370,000	\$287,180,000	-8.94%
Municipal Tax Rate*	0.0158278	0.0166688	
Estimated Municipal Taxes	\$4,991,613	\$4,786,946	-4.10%
Less PTP			
Municipal Taxes After PTP	\$4,991,613	\$4,786,946	-4.10%
Provincial Tax Rate**	0.0035795	0.0039633	
Estimated Provincial Taxes	\$1,128,867	\$1,138,180	0.83%
Total Taxes	\$6,120,480	\$5,925,126	-3.19%

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That the Priorities and Finance Committee recommend that Council receive this report for the Corporate Record to inform their discussion during the November budget deliberations.