



2006 ASSESSMENT IN CALGARY NON-RESIDENTIAL AND BUSINESS

BOMA Calgary Luncheon 2006 February 09

www.calgary.ca call 3-1-1



THE CITY OF
CALGARY

Overview

- Mandate
- Our Structure
- Your Taxes – The Big Picture
- 2006 Market Report
- Reviewing your 2006 assessment
- Preparing for 2007
- Contacting us



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Mandate

- Municipal Government Act
- City of Calgary bylaws
- Industry standards
- Professional requirements

Mandate

- Assessment used for municipal and education taxes
- Market value standard (most property types)
- Value as of July 01 of year before tax year
- Annual assessments
- Mass appraisal
- Business assessment – net annual rental value

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Our Structure

- Geographic organization – effective January 31
- Follows 4 Calgary quadrants
- Improved customer, product and benefits

Our Role

- Carry out legislated provisions
- Accountable to:
 - Council
 - Property and business owners, occupants
 - Provincial Government

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Your Taxes – The Big Picture

2006 City of Calgary budget

- \$1.9 billion operating
- \$1.0 billion capital

Your Taxes – The Big Picture

Non-residential taxes

- \$340 million (2006 budget)
- Assumes 4.4% increase for 2006

Business taxes

- \$156 million
- 0% change (13th year)

Your Taxes – The Big Picture

City of Calgary

Non-Residential Property Tax Rate and Business Tax Rate

	2005 Actual	2006 Revenue Neutral	2006 Actual
Non-Residential <u>Municipal</u> Property Tax Rate	0.0143736	0.0127677	TBD
Non-Residential <u>Total</u> Property Tax Rate	0.0206278	0.0182244	TBD
Business Tax Rate	0.0877	0.0866	0.0866

Revenue neutral

- Inflationary increase in market values does not increase budget
- Revenue neutral tax rate established each year
- Effect of reassessment on individual taxes due to individual inflationary change relative to average inflationary change
- Revenue neutral tax rate and impact shown on each assessment notice

2006 PROPERTY ASSESSMENT NOTICE

This notice provides the property assessment on which your 2006 property taxes will be based.

THIS IS NOT A TAX BILL

Mailing Date

January 31, 2006

Final Date For Complaint *

March 3, 2006

Roll Number

756158200

Assessed Person Mailing Address

Property Description

YOUR PROPERTY ASSESSMENT

270,500

Your property assessment is based on The City of Calgary's estimate of the market value of your property on July 1, 2005 and characteristics and physical condition on December 31, 2005.

Property Type	Taxation Status	Property Assessment Class	School Support
Land and Improvement(s)	Taxable	Residential 270,500	Declared Public 100%

What is the effect of this year's Market Value Assessment on your property taxes?

The table below shows how your property taxes have changed between 2005 and 2006, based only on the reassessment. If Council approves a tax rate increase to meet budgetary requirements for 2006, your 2006 tax bill will increase from the amount shown on this notice by the same percentage as the new tax rate.

	PROPERTY ASSESSMENT		Property Tax Rate	Property Taxes
1	2005 Market Value Assessment	244,000	X	2005 Actual 0.00802980 = \$1,959.27
2	2006 Market Value Assessment	270,500	X	2006 Revenue Neutral 0.00735950 = \$1,990.74

1 Indicates your actual 2005 property assessment and taxes.

2 Indicates the effect of the 2006 reassessment on your property taxes.

The revenue neutral tax rate is calculated using a 0% change to education and municipal tax revenues.

NOTE: Your actual property tax bill will be mailed to you in May, after municipal and education requirements are determined and Council sets the 2006 property tax rates. Tax rates and taxes displayed in the table above include municipal taxes controlled by The City of Calgary and education taxes controlled by the Government of Alberta.

THIS IS NOT A TAX BILL. Your Property Tax bill will be mailed in May.

Additional Information

For further information on your property assessment, please refer to the enclosed brochure. If you have questions, you can either call us at (403) 234-7480 or visit our Web site at www.calgary.ca/assessment

* For information on filing a complaint, see enclosed form. Complaints and fees must be submitted together no later than March 3, 2006 to:
City Clerk, c/o Assessment Review Board #222, PO Box 2100 Station M, Calgary, AB, T2P 2M5.

Individual assessment increase \cong average increase



Individual assessment increase < average increase

PROPERTY ASSESSMENT	Property Tax Rate					Property Taxes
883,000	X	2005	Actual	0.02062780	=	\$18,214.35
968,000	X	2006	Revenue Neutral	0.01822440	=	\$17,641.22

Individual assessment increase > average increase

PROPERTY ASSESSMENT	Property Tax Rate					Property Taxes
3,470,000	X	2005	Actual	0.02062780	=	\$71,578.47
4,500,000	X	2006	Revenue Neutral	0.01822440	=	\$82,009.80

Overview

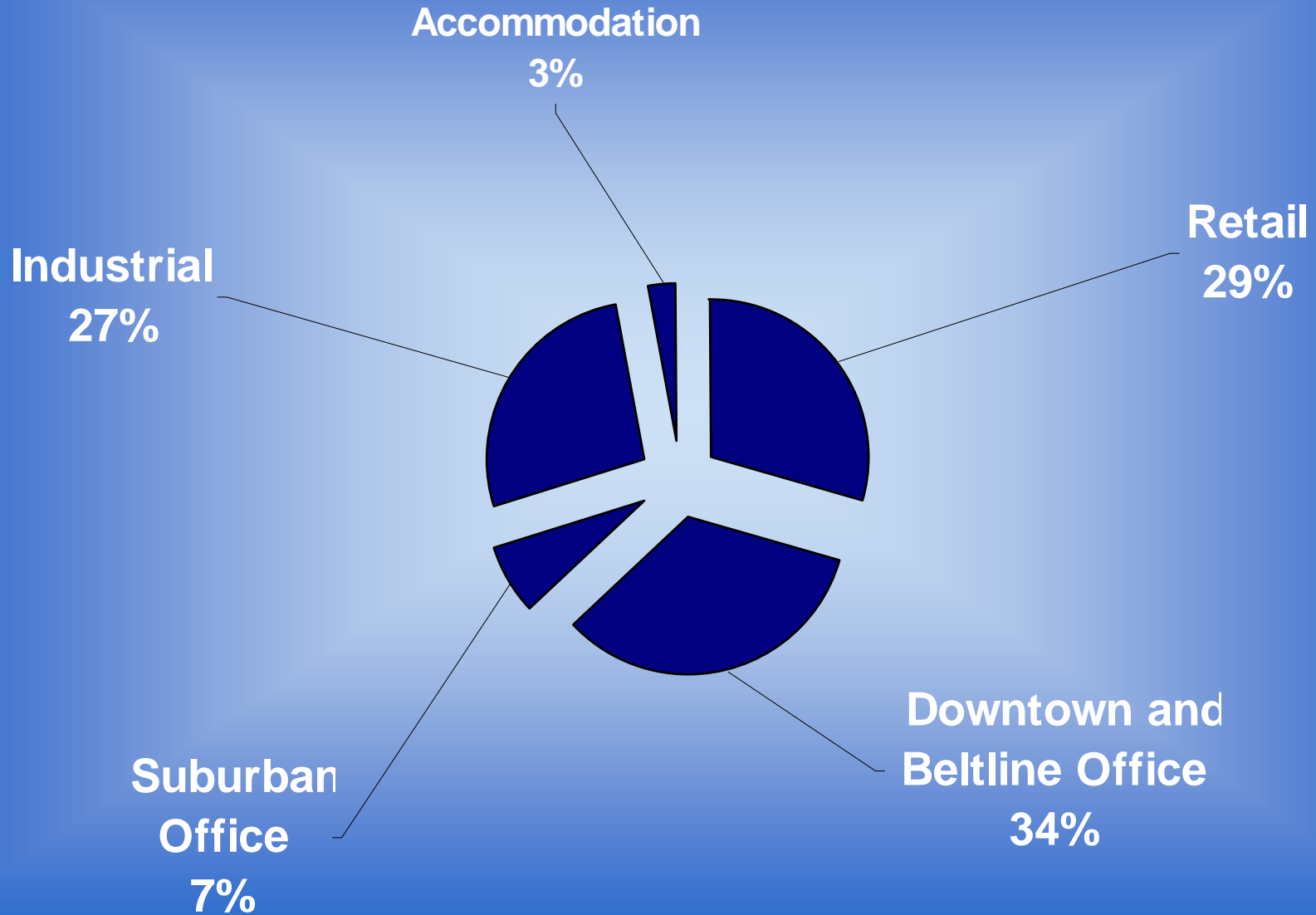
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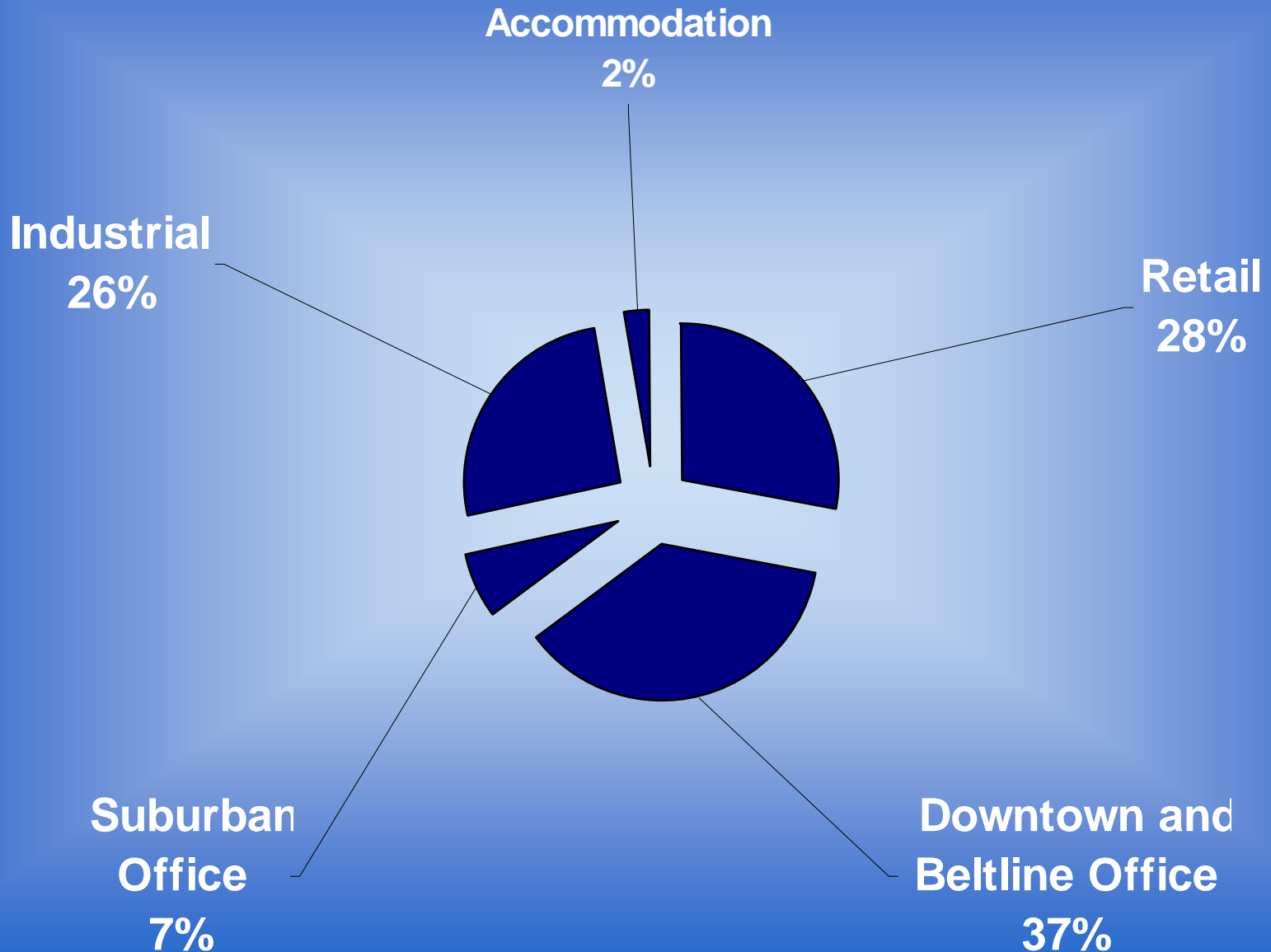
2006 Market Report - Property

	2005	2006	% change Total	% change Market Value	% change Live Growth
Total Assessment Base	112.6 B	128.4 B	14%		
Exempt Assessment Base	9.5 B	11.1 B	16%		
Taxable Assessment Base	103.1 B	117.3 B	14%		
Residential	79.4 B	89.4 B	13%	8%	4%
Non-Residential	23.7 B	27.9 B	18%	14%	4%
Total Assessable Properties	367.4 K	381.1 K	4%		

2005 Non Residential Assessment Roll



2006 Non Residential Assessment Roll



2006 Market Report – Multi Res

Multi-Residential (City Wide) Market Change is 4%

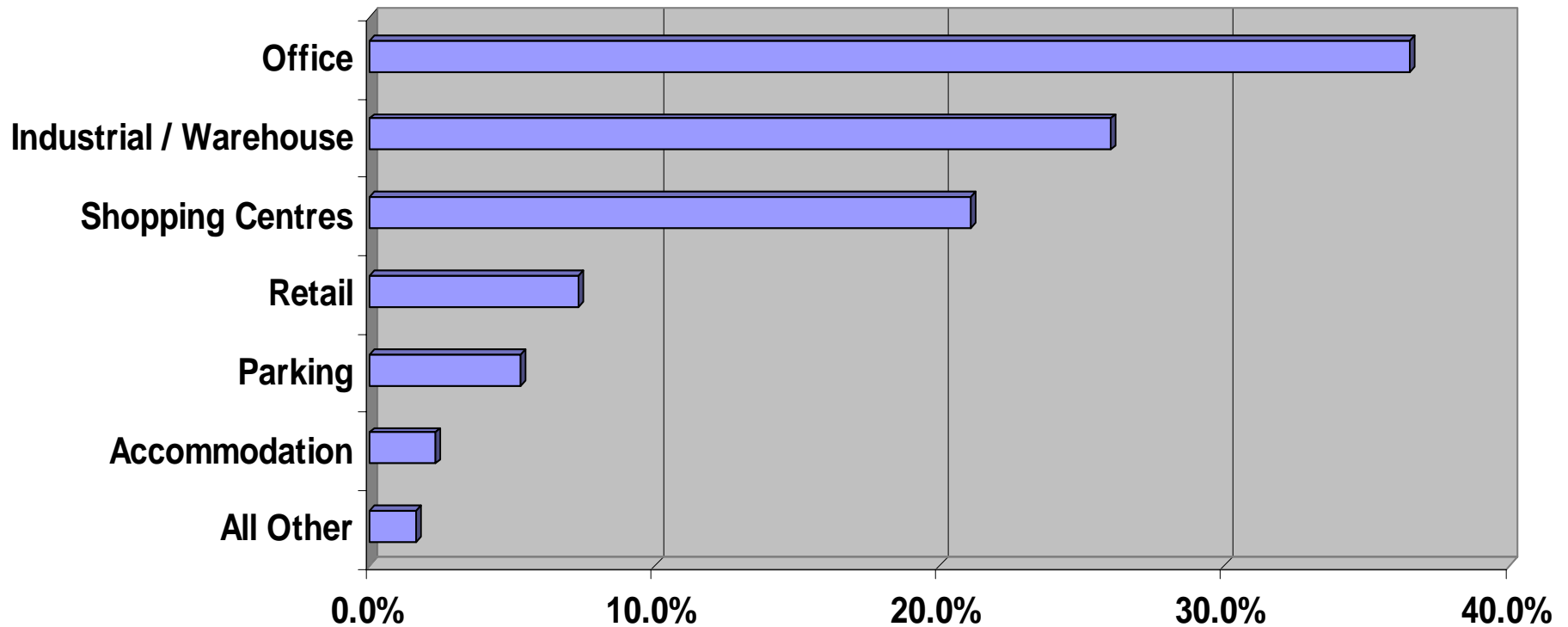
	% of properties with revenue neutral tax decrease
Multi-Residential (City Wide)	83%
Multi-Residential (DT and Beltline)	72%
Multi-Residential (Townhouse)	91%
Multi-Residential (Low Rise)	87%
Multi-Residential (High Rise)	86%

2006 Market Report - Business

	2005	2006
Assessment Base	1,869,171,102	1,971,744,085
Tax Rate	8.77%	8.66%
Projected Revenue	\$152,708,000	154,208,000

2006 Market Report - Business

Business Assessment Base Distribution



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Reviewing Your 2006 Assessment

- Why?
 - Ensure your assessment is correct, fair and equitable
 - Assessment is the basis for taxation
- When?
 - 2006 January 31 to March 3
- How?
 - Request a Copy of Your Assessment Record
 - Talk to Your Assessor
 - Web www.calgary.ca/assessment

Reviewing Your 2006 Assessment

■ Checklist

- Are the facts correct?
 - December 31 condition and physical characteristics

- Does the assessment reflect market value or net annual rental value?
 - 2005 July 01 valuation date

- Is the assessment fair and equitable when compared to similar properties or businesses?

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Preparing for 2007

- **Annual information request to be mailed starting in April.**
- **Mailed by property type**
- **Two main purposes**
 - Value accuracy
 - Business occupancy
- **Strictest confidence**

Partnering in the Process

- Please return forms complete and on time.
- Ensure a contact name is provided.
- Company produced / computer generated replacements are acceptable if they contain all of the required information.
- Majority of owners and managers do an excellent job. --- Thank You

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Contacting Us

- Customer Service 234-7480
- Valuation Managers
 - NW & Downtown – John Lindsay
 - SW & Beltline – Joe Marasco
 - SE – Harvey Fairfield
 - NE – Dale Young
- Deputy City Assessor – Valuation
 - Stuart Dalglish 268-2389



Thank You

