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Airdrie Residential and Non-residential Taxes Remain Low

AIRDRIE, ALBERTA – Airdrie has the second lowest single family property taxes according to the annual Market Value Assessment released on October 19, 2009. The average tax for property in Airdrie is \$1,880 per year, when compared to fifteen Alberta cities and to Rocky View County, MD of Foothills, Strathcona County and the Special District of Wood Buffalo.

“Both residents and businesses are reaping the benefits of living and doing business in Airdrie,” says Suzette DeMott, City Assessor for Airdrie. “Total property taxes for an average single family property have not changed significantly over the last six years. The tax increase from 2004 to 2009 is only 80 cents per day, less than a cup of coffee.”

In the last five years, from 2004 to 2009, the average single family residential market value assessment has increased by 111% while total taxes have increased by only 18%.

Business owners in Airdrie have a distinct tax advantage over Calgary and Cochrane for both industrial and commercial properties. Calgary’s industrial taxes are 80% higher and Cochrane’s are 24% than in Airdrie. Calgary’s commercial property taxes are 121% higher and Cochrane’s are 3% higher than Airdrie’s. The typical non-residential market value assessment in Airdrie has increased 91% from 2004 to 2009, with total taxes only rising 9%. Analysis of non-residential assessments and taxes of the sixteen cities, Rocky View County, MD of Foothills, Strathcona County and the Special District of Wood Buffalo also indicates that Airdrie has some of the lowest taxes within the comparison group.

The analysis of the residential and non-residential comparisons was completed by the City of Airdrie Assessment Department with information compiled from the Alberta Municipal Affairs (AMA) Milenet web site. The City of Airdrie assesses properties based on typical market value on an annual basis. Market value assessments are determined by analyzing the sales of similar properties within an area, taking into account the features which homeowners consider when making decisions to purchase property such as location, house size, lot size etc.

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For more information:

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2009 SINGLE FAMILY RESIDENTIAL COMPARISONS

Municipality	Median Assessment	Tax Rate	Property Taxes
City of Airdrie	\$351,800	0.00534407	\$1,880.04
City of Brooks	\$215,440	0.0088748	\$1,911.99
City of Calgary	\$425,500	0.0050001	\$2,127.54
City of Camrose	\$273,020	0.0085622	\$2,337.65
City of Cold Lake	\$282,300	0.0069	\$1,947.87
City of Edmonton	\$357,000	0.0062024	\$2,214.26
MD of Foothills	\$726,310	0.0043329	\$3,147.03
City of Fort Saskatchewan	\$317,200	0.0073779	\$2,340.27
City of Grande Prairie	\$259,200	0.007807	\$2,023.57
City of Leduc	\$304,000	0.00795	\$2,416.80
City of Lethbridge	\$272,400	0.007646	\$2,082.77
City of Lloydminster	\$260,210	0.00812	\$2,112.91
City of Medicine Hat	\$255,540	0.0044322	\$1,132.60
City of Red Deer	\$292,900	0.0074138	\$2,171.50
Rocky View County	\$778,100	0.0045491	\$3,539.65
City of Spruce Grove	\$334,300	0.0063489	\$2,122.44
City of St. Albert	\$380,000	0.0092313	\$3,507.89
Strathcona County	\$425,000	0.0062724	\$2,665.77
City of Wetaskiwin	\$257,890	0.0078219	\$2,017.19
SD of Wood Buffalo	\$573,570	0.0035887	\$2,058.37

The single family median assessment was taken from the Annual Audit Ratio Study Report from Alberta Municipal Affairs. The median is the midpoint or middle value of all of the single family assessment values. This number may not be reflective of current market values because it is based on typical market value conditions as of July 1 of the previous year and it also includes manufactured housing and dwellings that are partially developed and were still under construction as of December 31 of the previous year. It should be noted that the property taxes do not include any Community Revitalization Levy, Special Tax, or Local Improvement Taxes.