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Airdrie Residential & Non-residential Taxes Remain Low

AIRDRIE, ALBERTA – Airdrie’s single family property taxes are the 5th lowest when compared to other Alberta municipalities. The median assessed value of a single family home in Airdrie is \$337,400 with property taxes of \$2,095 (includes municipal taxes and school taxes).

“Total property taxes for an average single family dwelling have not changed significantly over the last six years. The tax increase from 2006 to 2011 is only \$1.04 per day,” says Suzette DeMott, Manager of Assessment, Taxation & Utilities.

In the last five years, from 2006 to 2011, the average single family residential market value assessment has increased by 74 per cent while total taxes have increased by only 21 per cent as the market has increased at a more rapid rate on average than the taxes have.

“Both residents and businesses are reaping the benefits of living and doing business in Airdrie,” says DeMott. The typical non-residential (non-residential includes commercial, retail, hotels/motels, industrial and offices) market value assessment in Airdrie has increased 81 per cent from 2006 to 2011, with total taxes only rising 33 per cent. Analysis of non-residential assessments and taxes of 17 comparison municipalities indicates that Airdrie also has some of the lowest non-residential taxes. Business owners in Airdrie have a distinct tax advantage over Calgary’s non-residential properties because Airdrie only has a property tax while Calgary has a business tax and a property tax.

Background Information

Analysis of residential and non-residential comparisons was completed by the City of Airdrie Assessment Department with information compiled from Alberta Municipal Affairs. Comparisons of property taxes in Alberta include 17 Alberta cities, Rocky View County, Strathcona County and the Special District of Wood Buffalo. 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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