

RESPONSE TO COUNCILLOR INQUIRY / SUGGESTION

COUNCILLOR ROBINSON

Councillor Robinson provided information from the 2022 Residential Property Tax and Utility Charges Regional Indicators Survey Results report included in the January 8, 2024 Council agenda package that compares taxes between the City of Calgary and the rest of the country noting a considerable discrepancy between how Okotoks' property taxes rank against other municipalities and how the total property tax figure paid depends on whether or not a representative "bungalow" or representative "two-storey" home was used, and inquired for an explanation on this process.

Estimated Administrative Time to Respond

☒ Under 4 hours (no motion required)

☐ Over 4 hours (motion required) Estimated Hours: n/a

Motion

n/a

Response

The City of Calgary sends a questionnaire to the Town of Okotoks' (Town) Finance Business Centre each year requesting information for the annual report. Town Administration provides the information for a representative bungalow or two-storey as requested using the definitions in the 2022 Residential Property Tax and Utility Charges Survey (page 2). The Assessor will query the assessment data using their understanding of the criteria. The Assessor will query the assessment data using the criteria as defined, results provided are:

#3	Annual assessment for a sample house: bungalow, 1200 square foot (SF), on a 6,000 SF parcel, with a double garage, 25-30 years old: <ul style="list-style-type: none"> Median assessment \$383,000 (tax levy applied to this value)
#3a	Annual assessment for a newer house: two-storey, 1500 SF, attached garage: <ul style="list-style-type: none"> Median Assessment \$457,000 (tax levy applied to this value)
#5	Average and median property assessment for all single family detached homes: <ul style="list-style-type: none"> Median assessment \$439,000 (tax levy applied to this value) Average assessment \$469,000 (tax levy applied to this value)
#5a	2023 median residential property in your municipality in 2023 (current tax year): <ul style="list-style-type: none"> Single family median \$471,000 (tax levy applied to this value) Condo median \$233,000 (tax levy applied to this value)

Items to note: the criteria does not allow all properties to be in the analysis. Although the properties are comparable, the economic markets are different between the municipalities; this also includes mill rates, and other charges for service delivery.

The survey definition for two-storey dwellings is more general in the description to exclude lot size and notes an average neighbourhood; this allows discretion of the Assessor when extracting the information. Okotoks residential two-storey buildings represent 64% of the inventory with the majority of these structures built within the last 25 years.

Attachment(s)

1. 2018 – 2022 Calgary Region Tax Survey Summary for Home Type

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