

2006

Residential Property Taxes & Utility Charges Survey



2006 Residential Property Taxes and Utility Charges Survey

Prepared by:

**Jong Huang
Chief Economist**

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- City of Ottawa
- City of Brampton
- City of Hamilton
- City of London
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- City of Halifax
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Jeff Brasok, Planning Technician of our department assisted in compiling the information, and preparing the tables and charts presented in the report.

For more information, please call Jong Huang at (780) 496-6068 or Jeff Brasok at (780) 496-6082

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Planning and Development Department
c/o 3rd Floor, City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta, Canada
T5J 2R7*

Introduction

The City of Edmonton conducts an annual survey of property taxes and utility charges for an average, single-detached house in major Canadian cities to assess the relative burden on Edmonton homeowners. Since 1997, a similar survey has been conducted for municipalities in the Edmonton region.

The sample single-detached house used in this year's survey for the major Canadian cities and for the municipalities in the Edmonton region is similar to the house used in the past. It is defined as below:

Twenty-five to thirty-years-old, single-detached, three-bedroom bungalow with a main floor area of 1,200 square feet, having a double car garage and finished full basement, on a 6,000 square-foot lot located in an average neighbourhood of the city.

The main reason this sample house was chosen is that houses aged 25 to 30 years old account for the highest percentage of all single-detached houses in the Edmonton region, as compared to other age-group houses. Therefore, it is more suitable to represent a typical house in an average neighborhood for all cities. The use of the same sample house for both Canadian cities and Edmonton regional comparisons can also avoid confusion for readers.

This year, a total of twenty-four Canadian cities and ten municipalities in the Edmonton region were surveyed for information on property taxes, land (storm) drainage and garbage collection charges. In addition, the survey also asked

municipalities to provide information on total property and business taxes or machinery & equipment taxes and linear assessment for municipal, school and other purposes for all types of properties, and the average and the median property taxes of all single-detached houses in the city.

I would like to remind readers to use and interpret the survey information in this report with caution. The survey is intended only to compare the tax and utility costs of owning a similar house in different municipalities across Canada and the Edmonton region. It is inappropriate to use this information to measure management efficiency of municipal governments. Property tax differences between cities can be attributable to various factors. These factors include the structure and sources of municipal governments' revenues, the kinds and the levels of services provided, the use of split mill rates for different types of properties, different methods used for financing local improvements and other municipal services, and the extent the user pay policy is applied.

This report consists of two parts. The first part discusses the survey results for the twenty-four Canadian cities surveyed; the second part deals with the survey results for the ten municipalities in the Edmonton region.

Three different measurements are used to compare property tax burden to taxpayers in Edmonton with the other twenty-three Canadian cities and the nine municipalities in the Edmonton region. These measurements are: (1) property tax on a sample single-detached house, (2) average

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property tax of all single-detached houses, and (3) median property tax of all single-detached houses.

Summary

By all of the three measurements used, Edmonton ranked better than most of the Canadian cities and the municipalities in the Edmonton region in 2006.

Edmonton's municipal property tax levy (i.e., excluding school tax) of \$1,158 per year ranked the fourth lowest among the twenty-four Canadian cities surveyed in 2006, unchanged from last year. However, it ranked the fifth lowest among the ten municipalities surveyed in the Edmonton region, worse than last year's fourth lowest. If the school tax is included, Edmonton's tax levy of \$1,901 ranked the eighth lowest among the Canadian cities and the sixth lowest in the Edmonton region. This is slightly worse for Edmonton in the Canadian comparison and slightly better in the regional comparison than last year's.

In terms of combined total municipal taxes and utility charges, Edmonton's ranking dropped substantially from the eighth lowest last year to the thirteenth lowest this year for the national comparison, and remained the third lowest for the regional comparison on the sample single-detached house. If the school tax is included, Edmonton's ranking dropped slightly from the thirteenth lowest to the fourteenth lowest in the nation, but improved from the fifth lowest to the fourth lowest in the region.

In terms of combined average tax and utility charges, Edmonton's ranking moved up to the fifteenth from the thirteenth lowest among the Canadian cities, and dropped to the fifth from the fourth lowest in the Edmonton region.

Edmonton ranked the ninth lowest in terms of average property tax for single-detached houses, and the fifth lowest in terms of total property tax per person among the Canadian cities. In the Edmonton region, Edmonton ranked the fifth lowest in terms of average property tax for single-detached houses, and the sixth lowest in terms of total property tax per person.

Edmonton's total property tax (including school taxes) of \$1,901 per year for the sample single-detached house was 22% lower than the Canadian cities' average of \$2,427 and 2% lower than the Edmonton regional average of \$1,938.

Edmonton's total annual utility charge of \$1,988 was 21% higher than the Canadian cities' average of \$1,645, and 5% lower than the Edmonton regional average of \$2,095.

Edmonton's combined total property tax and utility charges of \$3,889 per year for the sample single-detached house was 2% lower than the Canadian average of \$3,951, and 4% lower than the Edmonton regional average of \$4,033.

With the school tax excluded, Edmonton's combined total municipal tax and utility charges of \$3,146 per year was 6% lower than the Canadian cities' average of \$3,361 and 7% lower than the Edmonton regional average of \$3,398.

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Edmonton's combined average property tax and utility charges of \$4,078 per year was 1% higher than the Canadian cities' average of \$4,021, but 5% lower than the Edmonton regional average of \$4,275.

Part 1: Major Canadian Cities

Residential Property Taxes

In this section, Edmonton's property taxes are compared to other Canadian cities' taxes using the following three different measurements:

- Property tax of the sample single-detached house,
- Average property tax of single-detached houses, and
- Median property tax of single-detached houses.

1. Property Tax of the Sample Single-detached House

Edmonton's total property tax of \$1,901 per year, including municipal and school taxes, for the sample single-detached house, ranked the eighth lowest among the twenty-four cities surveyed in 2006, as compared to last year's seventh lowest position.

Edmonton's total tax was 18% lower than the twenty-four cities' average of \$2,306, but it was 10% higher than Calgary's tax of \$1,736 (Chart 1 and Table 1).

Medicine Hat had the lowest tax at \$1,575, followed by Surrey at \$1,593, while Brampton had the highest tax at \$3,264, followed by Hamilton at \$3,178.

With the school tax excluded, Edmonton's municipal tax of \$1,158 per year ranked the fourth lowest, and was 33% lower than the twenty-four cities' average of \$1,716. But it was 28% higher than Calgary's tax of \$904 (Chart 1A and Table 6).

2. Average Property Tax of Single-detached Houses

The average property tax for all single-detached houses in Edmonton was \$2,090 per year, and ranked the ninth lowest among the twenty-four cities in 2006. St. John's had the lowest average tax at \$1,586, followed by Medicine Hat at \$1,716, while Toronto had the highest at \$3,768, followed by Brampton at \$3,665.

Edmonton's average tax was 14% lower than the twenty-four cities' average of \$2,442 and 3% lower than Calgary's average tax of \$2,155 (Chart 2 and Table 2).

3. Median Property Tax of Single-detached houses

There were eighteen Canadian cities providing the median tax information this year, compared to seventeen cities last year. The median property tax for all single-detached houses in Edmonton was \$1,902 per year, and ranked the seventh lowest among the eighteen cities. Medicine Hat had the lowest median tax at \$1,567,

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followed by Saint John, New Brunswick at \$1,755, while Brampton had the highest median tax at \$3,551, followed by Ottawa at \$3,326.

Edmonton's median tax was 18% lower than the eighteen cities' average of \$2,309 and 1% lower than Calgary's median tax of \$1,925 (Chart 2A and Table 2).

Total Property and Business Taxes per Person

In this section, cities are compared in terms of total property and business taxes per person. The property tax includes residential and non-residential property taxes for municipal, regional and school purposes. Actual or estimated 2006 population is used to calculate the per-person tax for all of the cities.

1. Total Property Tax per Person

Edmonton's total property tax per person was \$968 and ranked the fifth lowest in 2006. This was 25% lower than the twenty-four cities' average of \$1,283 and 20% lower than Calgary's tax of \$1,203.

St. John's had the lowest total property tax per person at \$697, followed by Surrey at \$851 and Medicine Hat at \$923. Toronto had the highest property tax per person at \$1,839, followed by Victoria at \$1,772 and Fredericton at \$1,701 (Chart 3 and Table 3).

2. Total Property and Business Taxes per Person

Only eight of the Canadian cities surveyed collected both property taxes and business taxes, while the others collected only property taxes in 2006. The cities collecting business taxes could levy property taxes at a lower rate. Therefore, it is more comparable to use the combined property taxes and business taxes per person for comparison.

Edmonton's total property and business tax per person was \$1,101 per year, and ranked the seventh lowest in 2006. This was 16% lower than the twenty-four cities' average of \$1,313 and 20% lower than Calgary's \$1,375. Surrey had the lowest combined tax per person at \$851, followed by St. John's at \$894 and Medicine Hat at \$923. Toronto had the highest combined tax per person at \$1,839, followed by Victoria at \$1,772 and Fredericton at \$1,710 (Chart 3A and Table 3).

3. Residential Share of Total Tax Levy

A city with high property assessment or high tax rates on commercial, industrial and other non-residential properties does not have to depend on high tax revenues from residential properties. In this section, the residential shares of total tax levy (including business tax) are compared among the twenty-four cities providing the detailed information.

The residential share of total tax levy in Edmonton accounted for 54.7% in 2006, as compared to 49.5% for the twenty-four

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cities' average and 50.2% for Calgary. Edmonton ranked the eleventh lowest in this comparison. Toronto had the lowest residential share at 37.3%, followed by at Montreal 44.8% and Victoria at 45.6%. Hamilton had the highest share at 69.6%, followed by Saskatoon at 69.1% (Chart 3B and Table 3A).

Residential Utility Charges

Utility charges include costs charged to a residential house for telephone, power, water, sewer, garbage collection and land (storm) drainage services, which are not financed through property taxes.

Edmonton's total utility charge for the average single-detached house ranked the third highest among the twenty-four cities in 2006. Montreal had the lowest total charge, followed by Laval, while Grande Prairie had the highest total charge. The total utility charge for telephone, power, water, sewer, land (storm) drainage and garbage collection for an average single-detached house in Edmonton was \$166 per month or \$1,988 per year. Edmonton's charge was 21% higher than the twenty-four cities' average of \$137 per month or \$1,645 per year (Chart 4 and Table 4).

Edmonton's charge of \$23.34 per month for a touch-tone telephone was 3% higher than the twenty-four cities' average of \$22.61.

Edmonton's power rate of \$77.15 per month, for 600 kWh power consumption, was 17% higher than the twenty-four cities' average of \$66. The higher power rate in Edmonton

was attributable to the deregulation of the electricity industry in Alberta and the termination of the Alberta Government subsidy to power users in 2002.

Edmonton's water rate of \$26.73 and sewer rate of \$21.26 per month, for 19 cubic metres water consumption, were 15% and 9% higher than the twenty-four cities' averages of \$23.29 and \$19.46, respectively. The factors affecting higher water and sewer rates in Edmonton included the application of the user pay concept, the higher costs of water and sewage treatment, and the lower financing assistance from other levels of government.

There were only nine cities having a separate charge for garbage collection in 2006. The fee ranged from \$6.58 to \$15.42 per month in 2006. Edmonton's fee was \$13.25 per month, the second highest.

Only six cities charged homeowners a fee for land drainage. It ranged from \$3.40 to \$12.83 per month. Edmonton's fee was \$3.93 per month, the second lowest.

Combined Residential Property Taxes and Utility Charges

Since some cities finance some utility costs (like water, sewer, land drainage and garbage collection) through property taxes, while other cities finance the costs through separate utility charges, it is therefore more appropriate to compare the combined cost of property taxes and utility charges. Three different combinations are used in this report for comparison.

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- Total property tax (including municipal and school) and utility charges of the sample house,
- Municipal property tax and utility charges of the sample house, and
- Average property tax and utility charges of single-detached houses.

1. Total Property Tax and Utility Charges of the Sample House

Edmonton's combined cost of total property tax and utility charges for the sample single-detached house was \$3,889 per year in 2006. This was 2% lower than the twenty-four cities' average of \$3,951, but it was 5% higher than Calgary's combined cost of \$3,708.

Edmonton's combined property tax and utility charges ranked the fourteenth lowest among the twenty-four cities surveyed. Medicine Hat had the lowest combined cost at \$3,270, followed by Surrey at \$3,296 and Halifax at \$3,402. Brampton had the highest cost at \$4,757, followed by Ottawa at \$4,659 and Hamilton at \$4,629 (Chart 5 and Table 5).

2. Municipal Property Tax and Utility Charges of the Sample House

Excluding school taxes, Edmonton's combined cost of municipal property tax and utility charges ranked the thirteenth lowest. The combined cost in Edmonton amounted to \$3,146 per year in 2006. This was 6% lower than the twenty-four cities' average of

\$3,361, but it was 9% higher than Calgary's \$2,876.

Medicine Hat had the lowest combined cost at \$2,618, followed by Winnipeg at \$2,753 and Calgary at \$2,876. St. John's had the highest combined cost at \$4,082, followed by Hamilton at \$4,048 and London at \$4,014 (Chart 6 and Table 6).

3. Average Property Tax and Utility Charges of Single-detached Houses

The combined cost of average property tax and utility charges of single-detached houses in Edmonton amounted to \$4,078 per year in 2006. It ranked the fifteenth lowest among the twenty-four cities. Edmonton's combined cost was 1% higher than the twenty-four cities' average of \$4,021, and 1% lower than Calgary's \$4,127

Medicine Hat had the lowest combined cost at \$3,411, followed by Burnaby at \$3,434 and St. John's at \$3,472. Toronto had the highest cost at \$5,393, followed by Ottawa at \$5,231 and London at \$4,708 (Chart 7 and Table 7).

Part 2: Edmonton Regional Municipalities

This is the tenth year a survey has been conducted for selected municipalities in the Edmonton region. Edmonton City Council's Property Tax Review Committee requested the survey in 1997. The following are the

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2006 survey results for the ten municipalities in the Edmonton region.

Residential Property Taxes

Similar to the Canadian cities' comparison, the following three different measurements are used in comparing Edmonton's property tax with other municipalities in the Edmonton region.

- Property tax of the sample single-detached house,
- Average property tax of single-detached houses, and
- Median property tax of single-detached houses.

1. Property Tax of the Sample Single-detached House

Edmonton's total property tax of \$1,901 per year, including municipal and school taxes, for the sample single-detached house ranked the sixth lowest among the ten municipalities in the Edmonton region in 2006. This is an improvement from last year's seventh lowest position. Stony Plain had the lowest tax levy at \$1,467, followed by Devon at \$1,642. St. Albert had the highest tax at \$2,517, followed by Beaumont at \$2,369. Edmonton's total tax was 2% lower than the regional average of \$1,938 (Chart 8 and Table 8).

Excluding school taxes, Edmonton's municipal tax of \$1,158 was 11% lower than the regional average of \$1,303, and ranked the fifth lowest in the region (Chart

8A and Table 8). This is marginally worse than last year's fourth lowest position.

2. Average Property Tax of Single-detached Houses

There were only nine municipalities in the Edmonton region providing information on the average property tax of single-detached houses in 2006. The average property tax for all single-detached houses in Edmonton was \$2,090 per year, and ranked the fifth lowest among the nine municipalities. Stony Plain had the lowest average tax at \$1,780, followed by Morinville at \$1,800. St. Albert had the highest average tax at \$3,269, followed by Beaumont at \$2,369.

Edmonton's average tax was 4% lower than the nine municipalities' average of \$2,180 (Chart 9 and Table 9).

3. Median Property Tax of Single-detached Houses

Only eight municipalities in the Edmonton region provided information on the median property tax of single-detached houses in 2006. The median property tax for all single-detached houses in Edmonton was \$1,902 per year, and ranked the fourth lowest among the eight municipalities. Fort Saskatchewan had the lowest median tax at \$1,721, followed by Devon at \$1,753. St. Albert had the highest median tax at \$3,050, followed by Beaumont at \$2,496.

Edmonton's median tax was 9% lower than the eight municipalities' average of \$2,100 (Chart 9A and Table 9).

Total Property and Business Taxes per Person

In this section, municipalities are compared in terms of total property and business taxes per person. The property tax includes residential and non-residential property taxes for municipal, regional and school purposes. Like the Canadian cities' comparison, the actual or estimated 2006 population is used for computing the per-capita tax information.

1. Total Property Tax per Person

Edmonton's total property tax per person was \$968 per year, and ranked the sixth lowest in 2006. This was 10% lower than the Edmonton regional average of \$1,070.

Morinville had the lowest total property tax per person at \$690, followed by Devon at \$777. Fort Saskatchewan had the highest tax per person at \$1,630, followed by Strathcona County at \$1,511 (Chart 10 and Table 10). *(Note: the total property tax for some municipalities in the region includes machinery and equipment tax and/or linear assessment tax.)*

2. Total Property and Business Taxes per Person

Edmonton was the only municipality in the region levying both property taxes and business taxes in 2006. Some municipalities in the region collected only property taxes while other municipalities collected property

taxes, machinery and equipment tax and/or linear assessment tax. It is more useful to compare the combined property, business and other taxes.

The ranking by this measurement is similar to the total property tax per person for all municipalities. Edmonton's total property and business tax per person was \$1,101 per year in 2006. This was 2% higher than the Edmonton regional average of \$1,083 (Chart 10A and Table 10).

3. Residential Share of Total Tax Levy

The residential share of total tax levy in Edmonton accounted for 54.7% in 2006, as compared to the Edmonton regional average of 57.7%. Edmonton ranked the third lowest in terms of residential share. Ft. Saskatchewan had the lowest residential share at 43.7%, followed by Strathcona County at 53.5%. Beaumont had the highest share at 92.6%, followed by St. Albert at 84.6% (Chart 10B and Table 10A).

Residential Utility Charges

Edmonton's total utility charge of \$166 per month for the average single-detached house was the lowest in the Edmonton region in 2006, much improved from the last year's sixth lowest ranking. Edmonton was followed by Fort Saskatchewan and St. Albert at \$170 per month. The City of Leduc had the highest total charge at \$183 per month, followed by Morinville at \$182.

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The total utility charge for telephones, power, water, sewer, land (storm) drainage and garbage collection for the average single-detached house in Edmonton was \$166 per month or \$1,988 per year. This was 5% lower than the Edmonton regional average of \$175 per month or \$2,095 per year (Chart 11 and Table 11).

Edmonton's cost of \$23.34 per month for a touch-tone telephone was 16% lower than the regional average of \$27.94. Edmonton's power rate of \$77.15 per month, for 600 kWh power consumption, was 11% lower than the regional average of \$86.70. Edmonton's combined water and sewer rate of \$47.99 per month, for 19 cubic metres water consumption, was 5% higher than the regional averages of \$45.91. Edmonton's charge of \$13.25 per month for garbage collection was 11% higher than the regional average of \$11.96. Only four municipalities, including Edmonton, had a separate charge for land (storm) drainage in the region.

Combined Residential Property Taxes and Utility Charges

Similar to the Canadian cities comparison, three different measurements are used for regional comparison in this report.

- Total property tax (including municipal and school) and utility charges of the sample house,
- Municipal property tax and utility charges of the sample house, and
- Average property tax and utility charges of single-detached houses.

1. Total Property Tax and Utility Charges of the Sample House

Edmonton's combined cost of total property tax and utility charges for the sample single-detached house was \$3,889 per year in 2006. This was 4% lower than the regional average of \$4,033.

Edmonton's combined cost of total property tax and utility charges ranked the fourth lowest among the ten municipalities surveyed, compared to last year's fifth lowest position. Stony Plain had the lowest combined cost at \$3,543, followed by Devon at \$3,731. St. Albert had the highest cost at \$4,555, followed by Beaumont at \$4,505 (Chart 12 and Table 12).

2. Municipal Property Tax and Utility Charges of the Sample House

Edmonton's ranking remained the same as previous year's comparison at the third lowest position, when municipalities were compared in terms of combined cost of municipal property tax and utility charges (that is, excluding school taxes). The combined cost for Edmonton homeowners amounted to \$3,146 per year in 2006. This was 7% lower than the regional average of \$3,398.

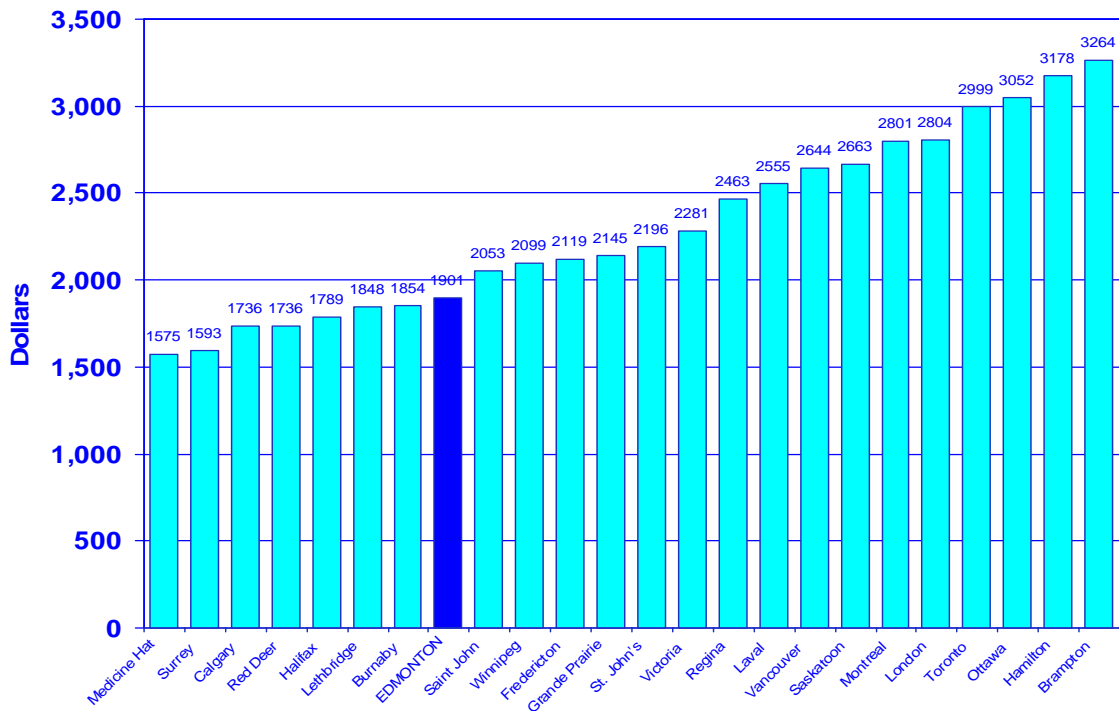
Stony Plain had the lowest combined cost at \$3,036, followed by Ft. Saskatchewan at \$3,119. St. Albert had the highest cost at \$3,843, followed by Beaumont at \$3,818 (Chart 13 and Table 13).

3. Average Property Tax and Utility Charges of Single-detached Houses

The combined cost of average property tax and utility charges of single-detached houses for Edmonton amounted to \$4,078 per year in 2006, and ranked the fifth lowest among the nine municipalities providing the information. Edmonton's combined cost was 5% lower than the nine municipalities' average of \$4,275. Stony Plain had the lowest combined cost at \$3,856, while St. Albert had the highest cost at \$5,307 (Chart 14 and Table 14).

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Chart 1: Total Property Tax for a Single Detached House in 2006 - Canadian Cities

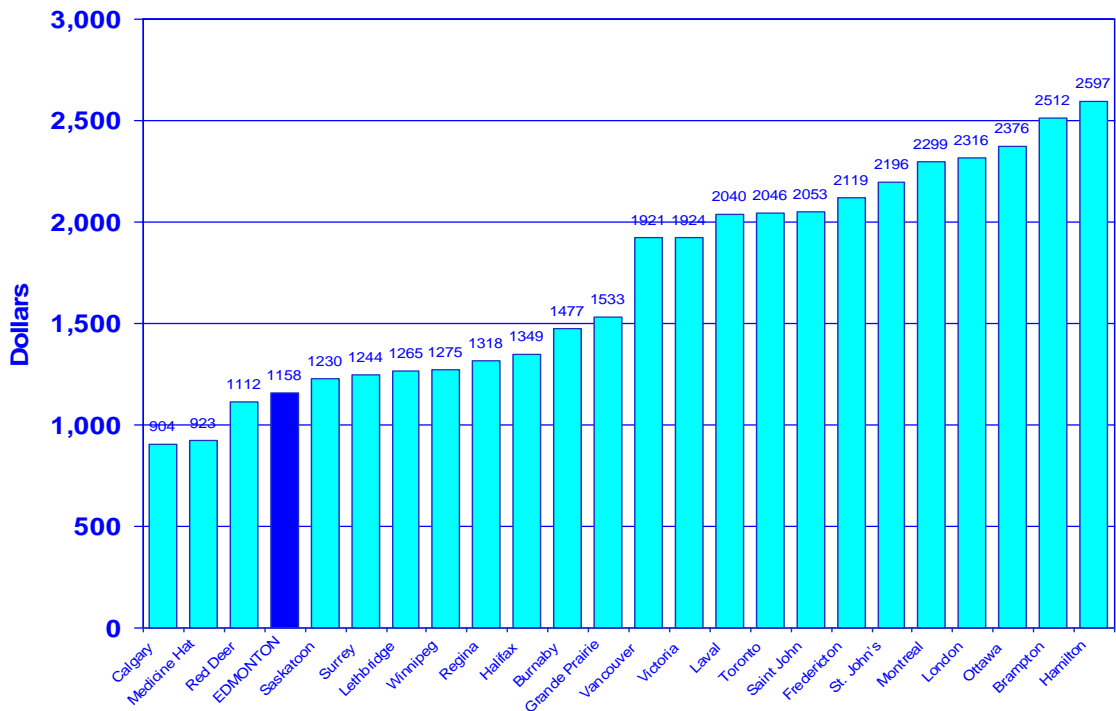


Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Figures include municipal, regional and school taxes, net of homeowner grants if applicable.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.
- (3) Information for Vancouver, and Burnaby is based on an average-value single detached house which may not correspond to the sample house as described above.

Chart 1A: Municipal Property Tax for a Single Detached House in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Figures include municipal and regional taxes, but exclude school tax, and are net of homeowner grants if applicable.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.
- (3) Information for Vancouver, Burnaby, and Surrey is based on an average-value single detached house which may not correspond to the sample house as described above.

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Table 1
Comparative Property Tax Levy on a Sample House in 2006 [1]
(Selected Canadian Cities)
(dollars)

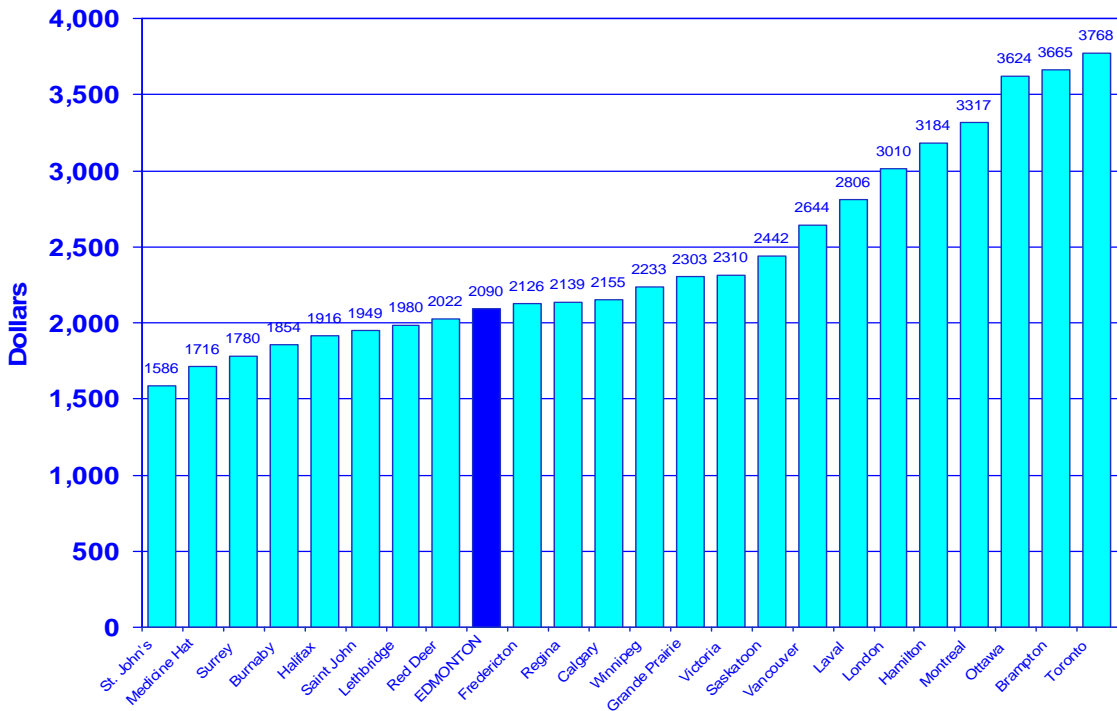
City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other [4]	Total			
EDMONTON [6]	1,158	743	0	1,901	0	1,901	8
Calgary	904	832	0	1,736	0	1,736	3
Red Deer	1,069	624	43	1,736	0	1,736	3
Medicine Hat	908	652	15	1,575	0	1,575	1
Lethbridge	1,247	583	18	1,848	0	1,848	6
Grande Prairie	1,525	612	8	2,145	0	2,145	12
Burnaby [3]	1,213	947	264	2,424	570 [2]	1,854	7
Surrey	1,008	919	236	2,163	570 [2]	1,593	2
Vancouver [3]	1,517	1,293	404	3,214	570 [2]	2,644	17
Victoria	1,564	927	360	2,851	570 [2]	2,281	14
Regina	1,188	1,245	130	2,563	100 [5]	2,463	15
Saskatoon	1,103	1,558	127	2,788	125 [5]	2,663	18
Winnipeg [6]	1,275	1,224	0	2,499	400 [5]	2,099	10
Montreal	2,246	502	53	2,801	0	2,801	19
Laval	2,040	515	0	2,555	0	2,555	16
Toronto [6]	2,046	953	0	2,999	0	2,999	21
Ottawa	2,376	676	0	3,052	0	3,052	22
Brampton	1,191	752	1,321	3,264	0	3,264	24
Hamilton	2,597	581	0	3,178	0	3,178	23
London	2,176	488	140	2,804	0	2,804	20
Halifax [6]	1,231	440	118	1,789	0	1,789	5
Saint John	2,053	0	0	2,053	0	2,053	9
Fredericton	2,119	0	0	2,119	0	2,119	11
St. John's	2,196	0	0	2,196	0	2,196	13
Average	1,581	711	135	2,427	121	2,306	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, December 2006.

Notes:

1. The sample house is defined as a 25 to 30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.
2. Grant is \$570 for school levy for homeowners with age 64 years or under and \$845 for senior citizens or handicapped.
3. Based on the averaged value of single-family houses, which may not correspond to the sample house described above.
4. Other includes regional and other tax levies.
5. Grant is for school levy. For Regina and Saskatoon the grant is 8% of school tax starting in 2005.
6. Based on the median value of single detached houses; which may not correspond to the sample house described above.

Chart 2: Average Property Tax for All Single Detached Houses in 2006 - Canadian Cities

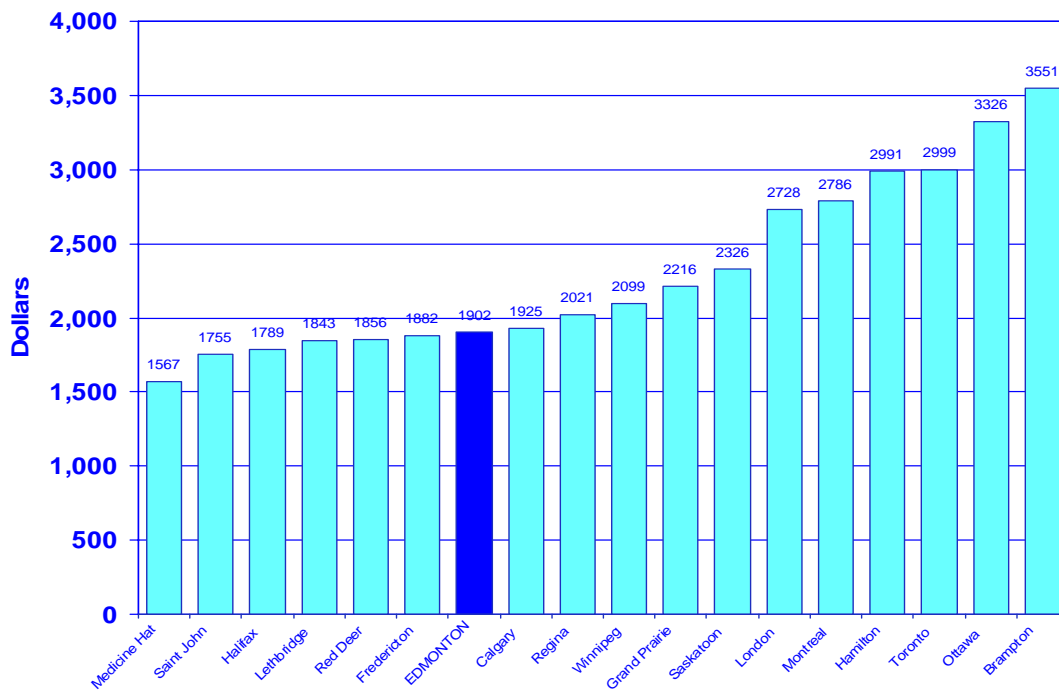


Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Property taxes include municipal, regional and school taxes, but net of homeowner grants where is applicable.
- (2) Figure shown is the average property tax levy for all single detached houses in the city.

Chart 2A: Median Property Tax for All Single Detached Houses in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Property taxes include municipal, regional and school taxes, but net of homeowner grants where is applicable.
- (2) Figure shown is the median property tax levy for all single detached houses in the city.

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Table 2
Average Property Tax and Median Property Tax
for all Single Detached Houses in 2006
(Selected Canadian Cities)
(dollars)

City	Average Tax (1)		Median Tax (1)	
	Tax Levy	Rank	Tax Levy	Rank
EDMONTON	2,090	9	1,902	7
Calgary	2,155	12	1,925	8
Red Deer	2,022	8	1,856	5
Medicine Hat	1,716	2	1,567	1
Lethbridge	1,980	7	1,843	4
Grande Prairie	2,303	14	2,216	11
Burnaby (2)	1,854	4	N/A	N/A
Surrey (2)	1,780	3	N/A	N/A
Vancouver (2)	2,644	17	N/A	N/A
Victoria (2)	2,310	15	N/A	N/A
Regina (2)	2,139	11	2,021	9
Saskatoon (2)	2,442	16	2,326	12
Winnipeg (2)	2,233	13	2,099	10
Montreal	3,317	21	2,786	14
Laval	2,806	18	N/A	N/A
Toronto	3,768	24	2,999	16
Ottawa	3,624	22	3,326	17
Brampton	3,665	23	3,551	18
Hamilton	3,184	20	2,991	15
London	3,010	19	2,728	13
Halifax	1,916	5	1,789	3
Saint John	1,949	6	1,755	2
Fredericton	2,126	10	1,882	6
St. John's	1,586	1	N/A	N/A
Average	2,442	--	2,309	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning
& Policy Services Branch, December 2006.

Note:

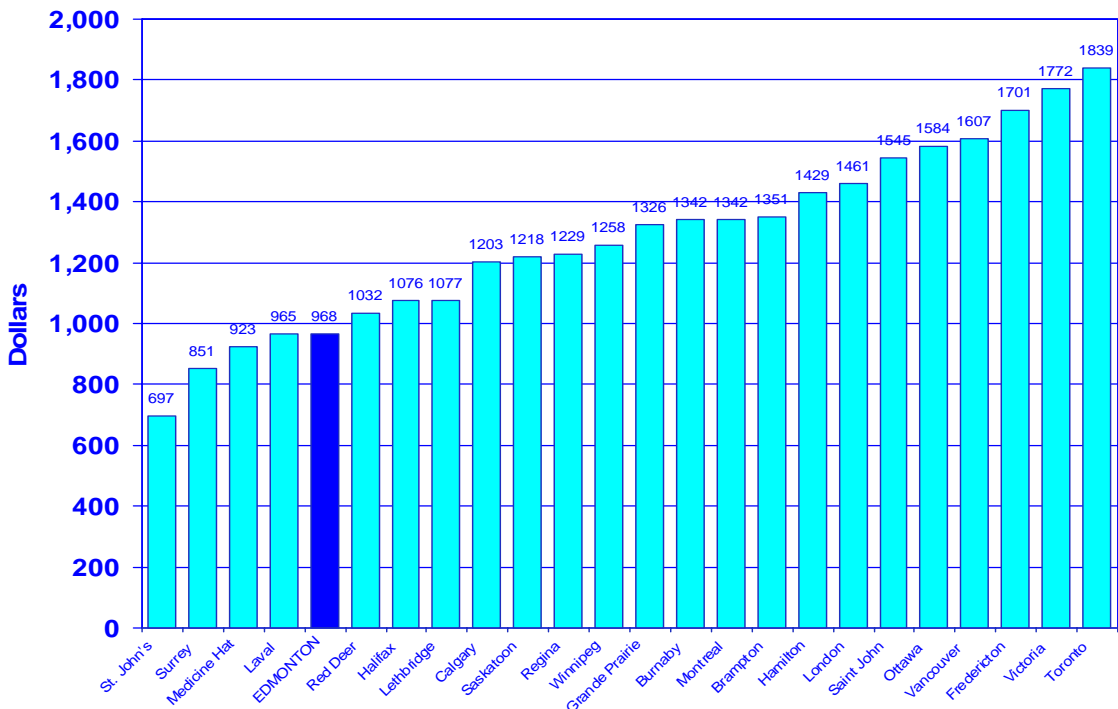
(1) Property tax levy includes municipal, regional and school taxes, but net of homeowner grants or credits.

The average property tax is the average property tax levy for all single detached houses in the city.

The median property tax is the median property tax levy for all single detached houses in the city.

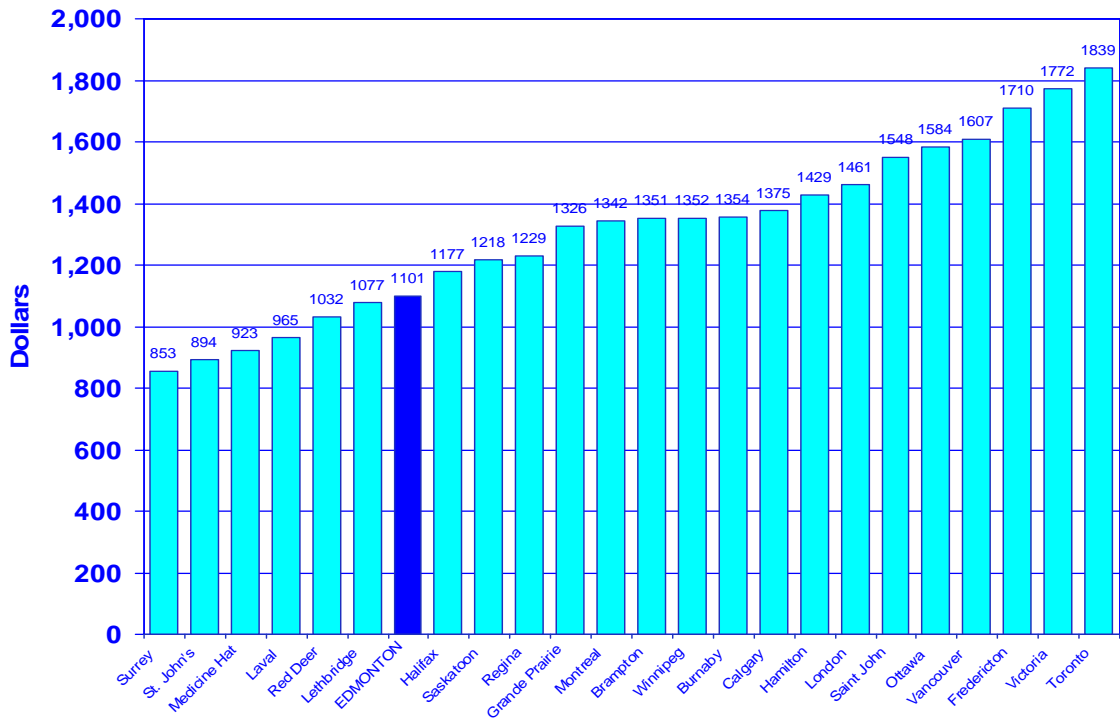
(2) net of homeowner grants.

Chart 3: Total Property Tax Levy Per Person in 2006 - Canadian Cities



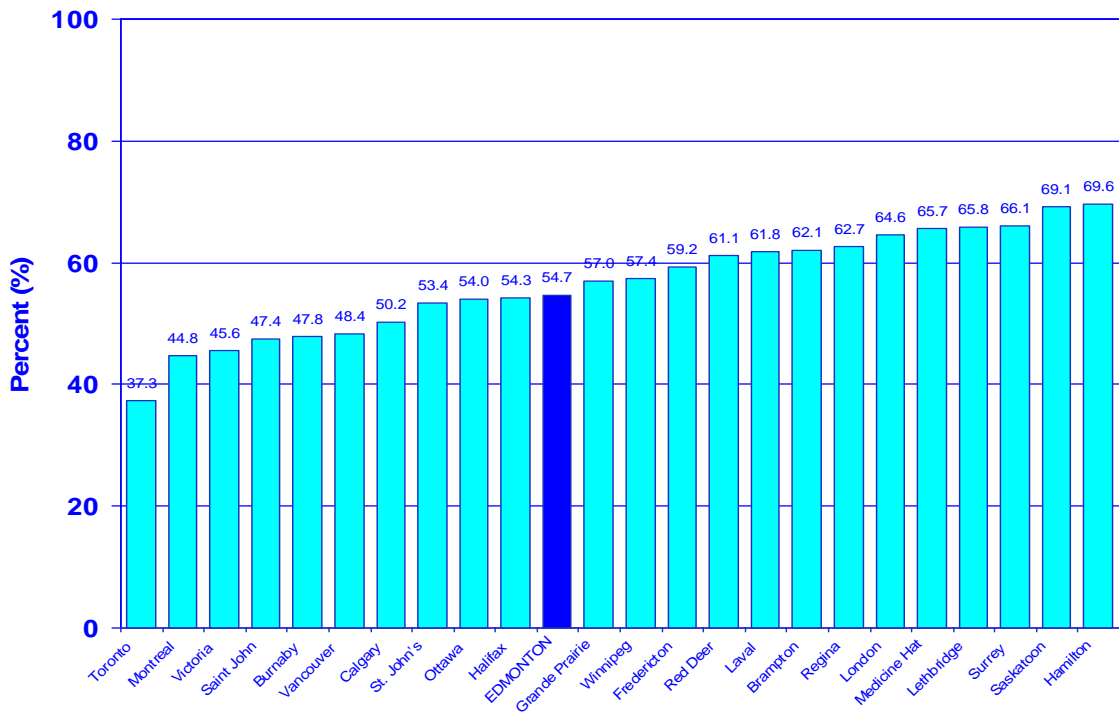
Prepared by: City of Edmonton, Planning and Development Department. December 2006
 Note: Total property tax levy includes municipal, regional, and school taxes.

Chart 3A: Total Property and Business Tax Levy Per Person in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006
 Note: Total property tax levy includes municipal, regional, and school taxes.

Chart 3B: Residential Property Tax as Percent of Total Tax Levy in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006
 Note: Total tax levy includes property taxes for all properties, and business tax, machinery and equipment tax and others.

2006 Residential Property Taxes and Utility Charges Survey

Table 3
Total Property and Business Tax Levy Per Person in 2006
(Selected Canadian Cities)

City	Population [1]	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		(thousands of dollars)			(dollars)		(dollars)	
EDMONTON	728,187	704,896	96,544	801,440	968	5	1,101	7
Calgary	992,000	1,193,700	169,900	1,363,600	1,203	9	1,375	16
Red Deer	82,971	85,601	0	85,601	1,032	6	1,032	5
Medicine Hat	57,449	53,025	0	53,025	923	3	923	3
Lethbridge	78,713	84,783	0	84,783	1,077	8	1,077	6
Grande Prairie	44,631	59,169	0	59,169	1,326	13	1,326	11
Burnaby	217,000	291,197	2,664	293,861	1,342	14	1,354	15
Surrey	411,700	350,233	0	350,233	851	2	851	1
Vancouver	583,000	936,913	0	936,913	1,607	21	1,607	21
Victoria	80,380	142,458	0	142,458	1,772	23	1,772	23
Regina	192,800	236,935	0	236,935	1,229	11	1,229	10
Saskatoon	206,900	252,019	0	252,019	1,218	10	1,218	9
Winnipeg	654,500	823,500	61,617	885,117	1,258	12	1,352	14
Montreal [2]	1,637,563	2,197,800	0	2,197,800	1,342	15	1,342	12
Laval [2]	375,900	362,815	0	362,815	965	4	965	4
Toronto	2,724,748	5,009,997	0	5,009,997	1,839	24	1,839	24
Ottawa	882,871	1,398,280	0	1,398,280	1,584	20	1,584	20
Brampton	434,000	586,374	0	586,374	1,351	16	1,351	13
Hamilton	522,300	746,591	0	746,591	1,429	17	1,429	17
London	366,000	534,560	0	534,560	1,461	18	1,461	18
Halifax	383,000	412,215	38,625	450,840	1,076	7	1,177	8
Saint John [2]	75,000	115,852	237	116,089	1,545	19	1,548	19
Fredericton [2]	51,000	86,766	464	87,230	1,701	22	1,710	22
St. John's	100,000	69,730	19,673	89,403	697	1	894	2
Average	495,109	697,309	16,239	713,547	1,283	--	1,313	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
December 2006.

Notes: (1) Actual or estimated population for 2006.

(2) Municipal levy only.

2006 Residential Property Taxes and Utility Charges Survey

Table 3A
Total Property and Business Tax Levy in 2006
(Selected Canadian Cities)
(thousands of dollars)

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-Residential	Total				
EDMONTON	438,566	266,330	704,896	96,544	801,440	54.7	11
Calgary	684,900	508,800	1,193,700	169,900	1,363,600	50.2	7
Red Deer	52,261	33,340	85,601	0	85,601	61.1	15
Medicine Hat	34,844	18,181	53,025	0	53,025	65.7	20
Lethbridge	55,791	28,992	84,783	0	84,783	65.8	21
Grande Prairie	33,713	25,456	59,169	0	59,169	57.0	12
Burnaby	140,456	150,741	291,197	2,664	293,861	47.8	5
Surrey	231,399	118,834	350,233	0	350,233	66.1	22
Vancouver	453,709	483,204	936,913	0	936,913	48.4	6
Victoria	64,984	77,474	142,458	0	142,458	45.6	3
Regina	148,482	88,453	236,935	0	236,935	62.7	18
Saskatoon	174,162	77,857	252,019	0	252,019	69.1	23
Winnipeg	508,322	315,178	823,500	61,617	885,117	57.4	13
Montreal [1]	984,400	1,213,400	2,197,800	0	2,197,800	44.8	2
Laval [1]	224,111	138,704	362,815	0	362,815	61.8	16
Toronto [2]	1,867,301	3,142,696	5,009,997	0	5,009,997	37.3	1
Ottawa	754,884	643,396	1,398,280	0	1,398,280	54.0	9
Brampton	363,854	222,520	586,374	0	586,374	62.1	17
Hamilton	519,641	226,950	746,591	0	746,591	69.6	24
London	345,563	188,997	534,560	0	534,560	64.6	19
Halifax	244,660	167,555	412,215	38,625	450,840	54.3	10
Saint John [1]	55,025	60,827	115,852	237	116,089	47.4	4
Fredericton [1]	51,606	35,160	86,766	464	87,230	59.2	14
St. John's	47,726	22,004	69,730	19,673	89,403	53.4	8
Average	353,348	343,960	697,309	16,239	713,547	49.5	

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
December 2006.

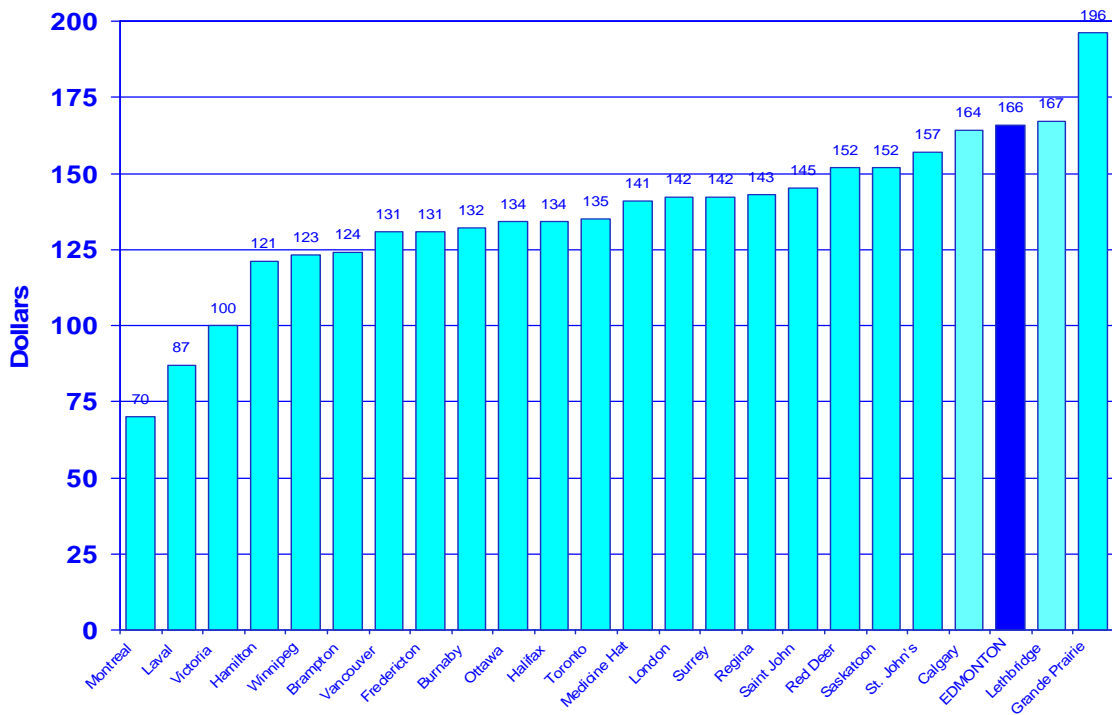
Notes: (1) Municipal levy only.

(2) Multi-residential tax levy for Toronto is included in non-residential, not in residential.

2006 Residential Property Taxes and Utility Charges Survey

Table 3B Total Property Tax Levy By Purposes in 2006 (Selected Canadian Cities) (thousands of dollars)						
City	Residential Property			Non-residential Property		
	Municipal Tax (1)	School Tax	Total	Municipal Tax (1)	School Tax	Total
EDMONTON	267,854	170,712	438,566	186,637	79,693	266,330
Calgary	357,300	327,600	684,900	364,700	144,100	508,800
Red Deer	33,859	18,402	52,261	23,698	9,642	33,340
Medicine Hat	20,622	14,222	34,844	13,293	4,888	18,181
Lethbridge	38,956	16,835	55,791	22,476	6,516	28,992
Grande Prairie	24,266	9,447	33,713	20,027	5,429	25,456
Burnaby	85,583	54,873	140,456	93,579	57,162	150,741
Surrey	133,385	98,014	231,399	58,229	60,605	118,834
Vancouver	271,214	182,495	453,709	289,922	193,282	483,204
Victoria	43,861	21,123	64,984	50,312	27,162	77,474
Regina	79,274	69,208	148,482	46,309	42,144	88,453
Saskatoon	76,838	97,324	174,162	34,349	43,508	77,857
Winnipeg	260,512	247,810	508,322	125,671	189,507	315,178
Montreal	984,400	0	984,400	1,213,400	0	1,213,400
Laval	224,111	0	224,111	138,704	0	138,704
Toronto [2]	1,273,978	593,323	1,867,301	1,860,745	1,281,951	3,142,696
Ottawa	583,773	171,111	754,884	376,838	266,558	643,396
Brampton	279,173	84,681	363,854	102,168	120,352	222,520
Hamilton	432,813	86,828	519,641	141,558	85,392	226,950
London	288,902	56,661	345,563	95,898	93,099	188,997
Halifax	184,850	59,810	244,660	133,060	34,495	167,555
Saint John	55,025	0	55,025	60,827	0	60,827
Fredericton	51,606	0	51,606	35,160	0	35,160
St. John's	47,726	0	47,726	22,004	0	22,004
Average	254,162	99,187	353,348	229,565	114,395	343,960
Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services, December 2006. Note: (1) Includes municipal, regional and other levies. (2) Multi-residential tax levy for Toronto is included in non-residential, not in residential.						

Chart 4: Total Monthly Utility Charges for Single Detached Houses in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006
Note: Figures include charges for telephone, power, water, sewer, land drainage, and garbage collection.

2006 Residential Property Taxes and Utility Charges Survey

Table 4
Average Monthly Utility Charges for a Single-Family House
(Selected Canadian Cities)
(as of September 2006)
(dollars)

City	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Land Drainage	Total	Rank
EDMONTON	23.34 [6]	77.15	26.73	21.26	13.25	3.93	165.66	22
Calgary	23.34 [6]	87.22	29.95	18.73	0	5.11	164.35	21
Red Deer	24.62 [6]	78.06	20.26	21.46	7.29	0	151.69	18
Medicine Hat	24.62 [6]	59.36	23.12	21.00	13.18	0	141.28	13
Lethbridge	24.62 [6]	84.92	26.01	21.18	10.50	0	167.23	23
Grande Prairie	24.62 [6]	118.08 [9]	24.84	20.73	7.25	0	195.52	24
Burnaby	27.06 [7]	41.78	35.76	27.09	0	0	131.69	9
Surrey	28.78 [7]	41.78	13.74	29.36	15.42	12.83	141.91	15
Vancouver	25.20 [7]	41.78	27.42	25.05	11.58	0	131.03	7
Victoria	23.44 [7]	41.78	16.94	5.10	12.50	0	99.76	3
Regina	21.54	68.35	26.90	19.63	0	7.00	143.42	16
Saskatoon	21.54	75.19	27.05	24.86	0	3.40	152.04	19
Winnipeg	23.85	40.40	33.66 [5]	25.28	0	0	123.19	5
Montreal	19.15	43.25	7.83	0 [4]	0	0	70.23	1
Laval	19.15	43.25	18.25	6.59	0	0	87.24	2
Toronto	19.15	74.56 [8]	26.99	14.68	0	0	135.38	12
Ottawa	18.35	69.92 [8]	17.37	21.68	6.58	0	133.90	10
Brampton	22.60	71.09 [8]	15.61	15.11	0	0	124.41	6
Hamilton	18.35	72.04 [8]	18.02	12.49	0	0	120.90	4
London	18.35	73.29 [8]	22.39	19.52	0	7.95	141.50	14
Halifax	25.00	71.61	18.79	19.04	0	0	134.44	11
Saint John	22.00	66.43	26.91	29.91	0	0	145.25	17
Fredericton	22.00	73.40	18.40	17.47	0	0	131.27	8
St. John's	21.95	69.20	36.11	29.91	0	0	157.17	20
Average	22.61	66.00	23.29	19.46	4.06	1.68	137.10	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, December 2006.

Sources: EPCOR, TELUS and City of Edmonton Asset Management & Public Works Department.

Notes: (1) For a touch-tone phone.

(2) Based on 600 KWH/month power consumption. Rates shown exclude GST and/or PST.

(3) Based on 19 cubic meter per month water consumption and 18.5 cubic meter per month for sewer charge.

(4) Financed through property tax.

(5) Includes surcharges; for Winnipeg it includes water and sewer main charges of \$128 a year in tax levy.

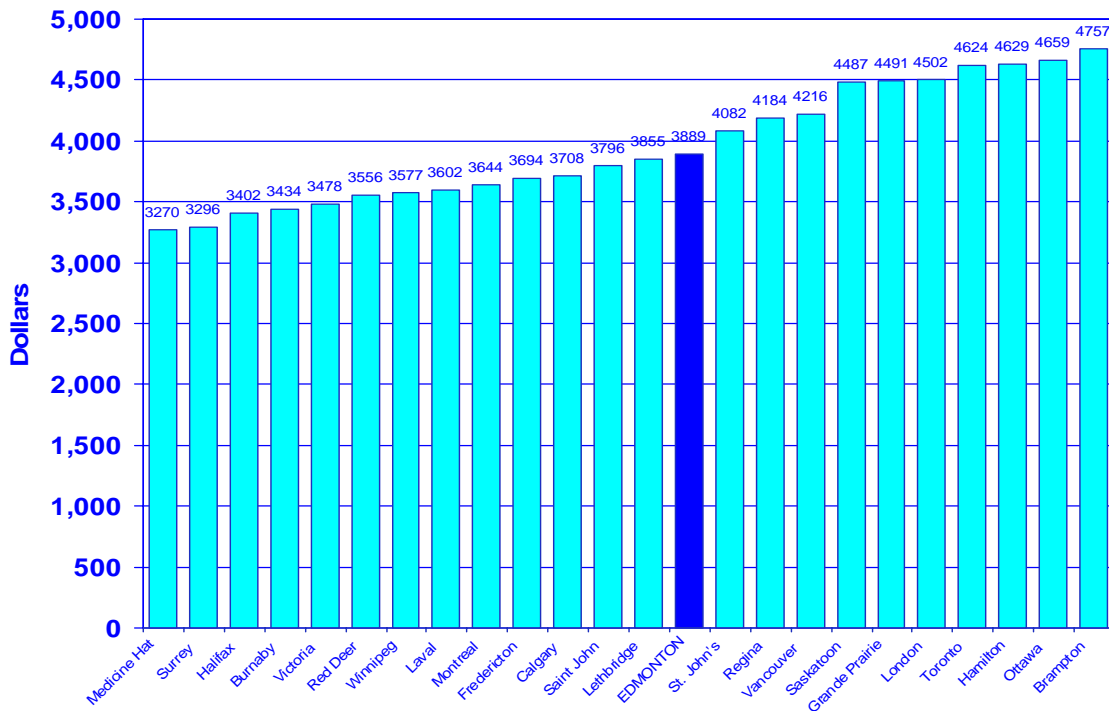
(6) Includes an \$0.11 surcharge for Message Relay Service and toll-free calling to adjacent communities.

(7) Includes an \$0.16 surcharge for Message Relay Service and toll-free calling to adjacent communities.

(8) Effective May 1, 2006 in Ontario, two-tier pricing is in place to reflect the true cost of electricity. Approved by the OEB.

(9) Some customers will automatically receive electricity at regulated rates effective July 1, 2004.

**Chart 5: Total Property Tax and Utility Charges for a Single Detached House in 2006
- Canadian Cities**



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

(1) Total property tax includes municipal, regional and school taxes, but is net of homeowner grants or credits if applicable.

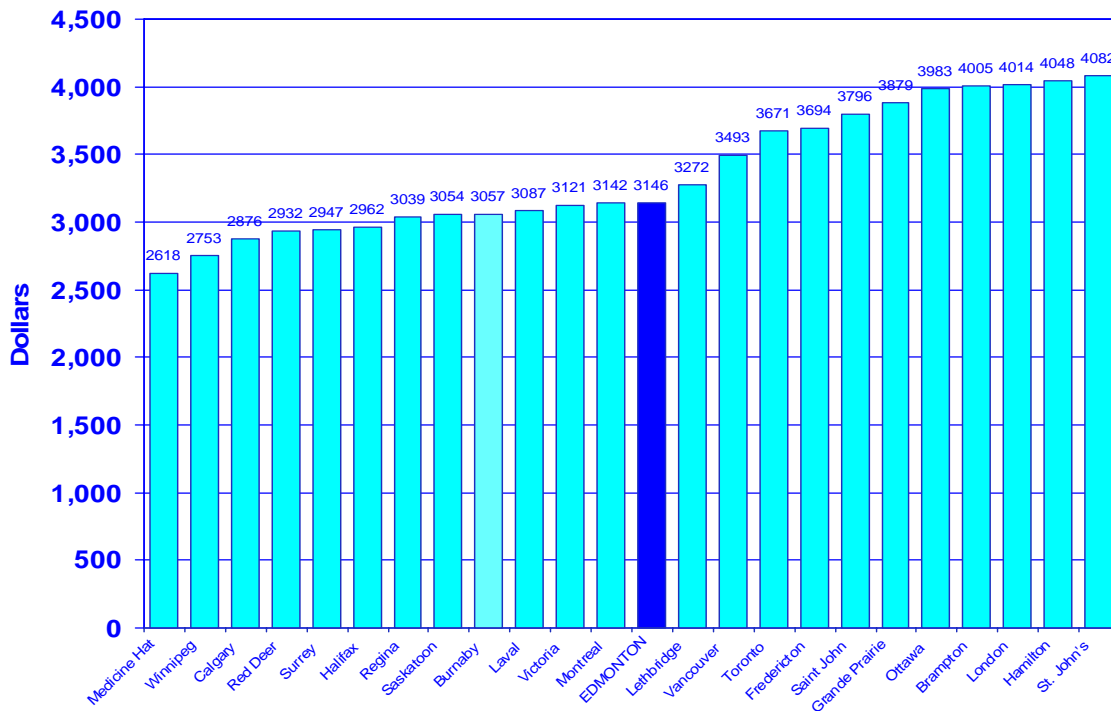
(2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2006 Residential Property Taxes and Utility Charges Survey

Table 5
Total Property Tax and Utility Charges
for a Single-Family House in 2006
(Selected Canadian Cities)
(dollars)

City	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	1,901	1,988	3,889	14
Calgary	1,736	1,972	3,708	11
Red Deer	1,736	1,820	3,556	6
Medicine Hat	1,575	1,695	3,270	1
Lethbridge	1,848	2,007	3,855	13
Grande Prairie	2,145	2,346	4,491	19
Burnaby	1,854	1,580	3,434	4
Surrey	1,593	1,703	3,296	2
Vancouver	2,644	1,572	4,216	17
Victoria	2,281	1,197	3,478	5
Regina	2,463	1,721	4,184	16
Saskatoon	2,663	1,824	4,487	18
Winnipeg	2,099	1,478	3,577	7
Montreal	2,801	843	3,644	9
Laval	2,555	1,047	3,602	8
Toronto	2,999	1,625	4,624	21
Ottawa	3,052	1,607	4,659	23
Brampton	3,264	1,493	4,757	24
Hamilton	3,178	1,451	4,629	22
London	2,804	1,698	4,502	20
Halifax	1,789	1,613	3,402	3
Saint John	2,053	1,743	3,796	12
Fredericton	2,119	1,575	3,694	10
St. John's	2,196	1,886	4,082	15
Average	2,306	1,645	3,951	--
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, December 2006.				
Notes: (1) Property tax shown includes municipal, regional and school taxes, but is net of homeowner grants or credits.				
(2) Utility charges include telephones, power, water, sewers, land drainage and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.				

Chart 6: Combined Municipal Property Tax and Utility Charges for a Single Detached House in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

(1) Property taxes include both municipal and regional taxes, but exclude school taxes and is net of part of homeowner grants if applicable.

(2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2006 Residential Property Taxes and Utility Charges Survey

Table 6
Municipal Property Tax and Utility Charges
for a Single-Family House in 2006
(Selected Canadian Cities)
(dollars)

City	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank	
				Total	Municipal Tax
EDMONTON	1,158	1,988	3,146	13	4
Calgary	904	1,972	2,876	3	1
Red Deer	1,112	1,820	2,932	4	3
Medicine Hat	923	1,695	2,618	1	2
Lethbridge	1,265	2,007	3,272	14	7
Grande Prairie	1,533	2,346	3,879	19	12
Burnaby	1,477	1,580	3,057	9	11
Surrey	1,244	1,703	2,947	5	6
Vancouver	1,921	1,572	3,493	15	13
Victoria	1,924	1,197	3,121	11	14
Regina	1,318	1,721	3,039	7	9
Saskatoon	1,230	1,824	3,054	8	5
Winnipeg	1,275	1,478	2,753	2	8
Montreal	2,299	843	3,142	12	20
Laval	2,040	1,047	3,087	10	15
Toronto	2,046	1,625	3,671	16	16
Ottawa	2,376	1,607	3,983	20	22
Brampton	2,512	1,493	4,005	21	23
Hamilton	2,597	1,451	4,048	23	24
London	2,316	1,698	4,014	22	21
Halifax	1,349	1,613	2,962	6	10
Saint John	2,053	1,743	3,796	18	17
Fredericton	2,119	1,575	3,694	17	18
St. John's	2,196	1,886	4,082	24	19
Average	1,716	1,645	3,361	--	--

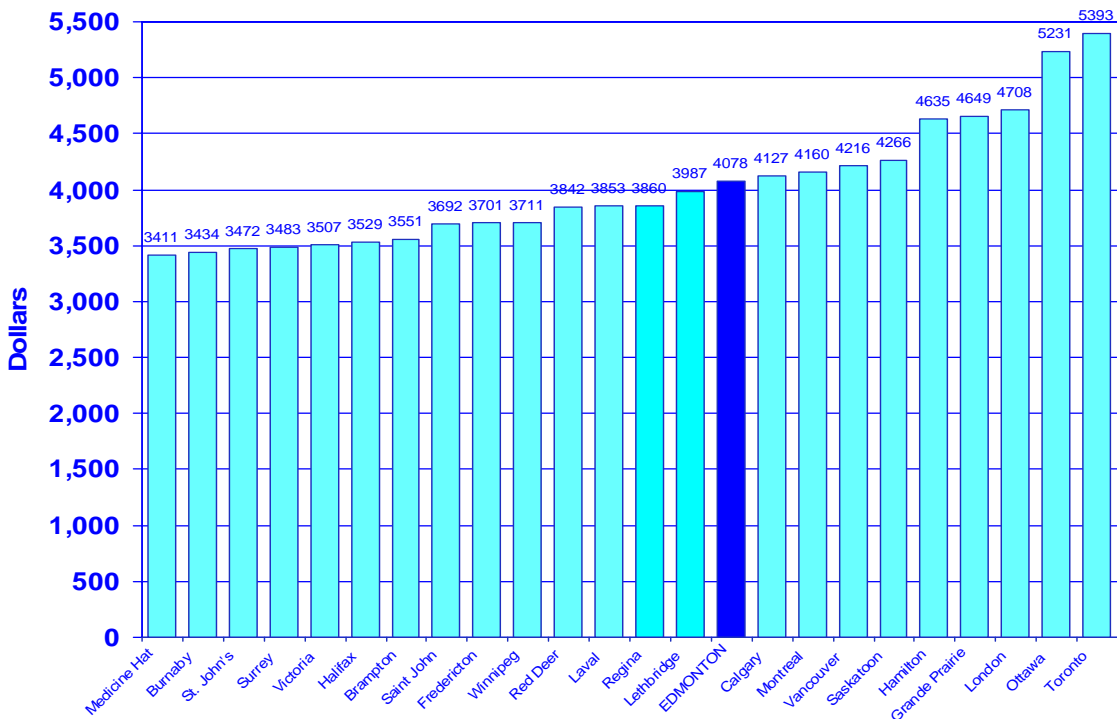
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch,
December 2006.

Notes: (1) Property tax shown excludes school taxes and is net of homeowner grants or credits.

(2) Utility charges include telephones, power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 7: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2006 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Average property tax is the average property tax levy for all single detached houses in the city.
- (2) Utility charges include telephones, power, water, sewer, land drainage, and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

2006 Residential Property Taxes and Utility Charges Survey

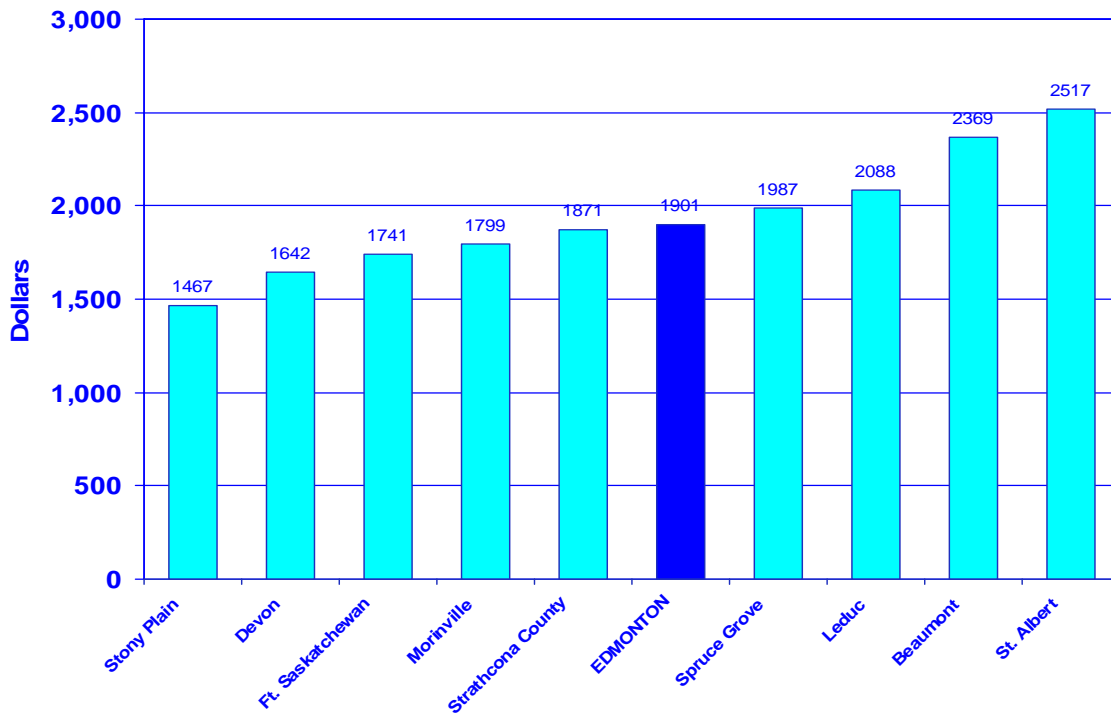
Table 7
Average Property Tax and Utility Charges
for Single-Detached Houses in 2006
(Selected Canadian Cities)
(dollars)

City	Average (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	2,090	1,988	4,078	15
Calgary	2,155	1,972	4,127	16
Red Deer	2,022	1,820	3,842	11
Medicine Hat	1,716	1,695	3,411	1
Lethbridge	1,980	2,007	3,987	14
Grande Prairie	2,303	2,346	4,649	21
Burnaby	1,854	1,580	3,434	2
Surrey	1,780	1,703	3,483	4
Vancouver	2,644	1,572	4,216	18
Victoria	2,310	1,197	3,507	5
Regina	2,139	1,721	3,860	13
Saskatoon	2,442	1,824	4,266	19
Winnipeg	2,233	1,478	3,711	10
Montreal	3,317	843	4,160	17
Laval	2,806	1,047	3,853	12
Toronto	3,768	1,625	5,393	24
Ottawa	3,624	1,607	5,231	23
Brampton	3,665	1,493	3,551	7
Hamilton	3,184	1,451	4,635	20
London	3,010	1,698	4,708	22
Halifax	1,916	1,613	3,529	6
Saint John	1,949	1,743	3,692	8
Fredericton	2,126	1,575	3,701	9
St. John's	1,586	1,886	3,472	3
Average	2,442	1,645	4,021	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, December 2006.

Notes: (1) Average property tax is the average property tax levy for all single detached houses in the city.
(2) Utility charges include telephones, power, water, sewer, land drainage and garbage collection.
Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 8: Total Property Tax for a Single Detached House in 2006 - Edmonton Region

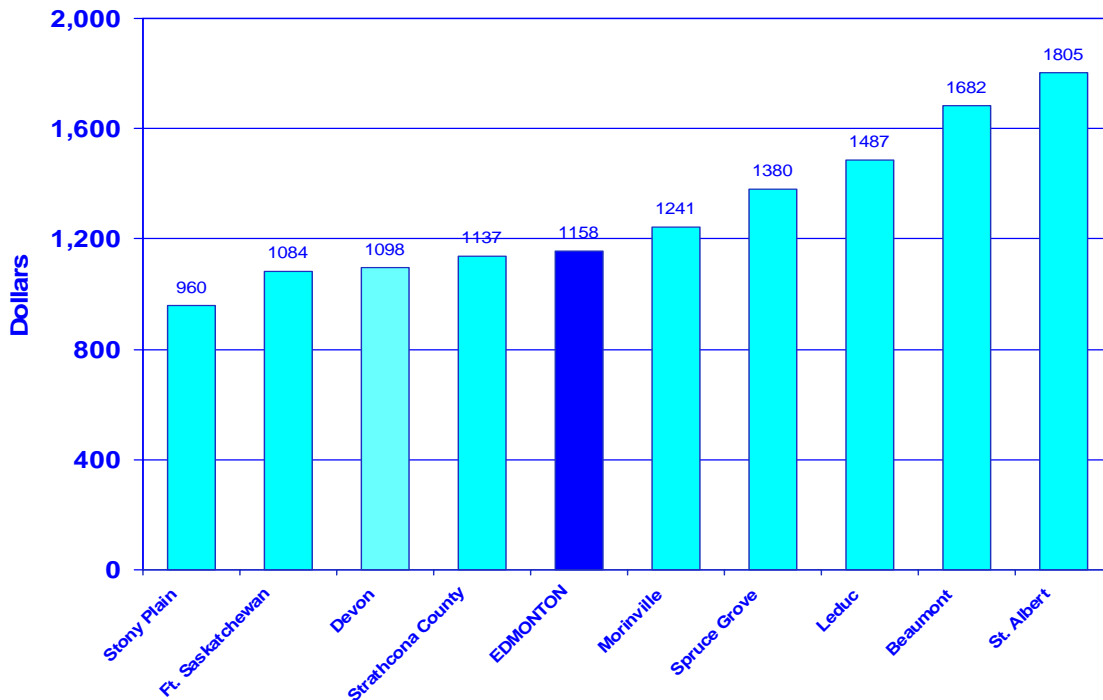


Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Figures include municipal and school taxes.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

Chart 8A: Municipal Property Tax for a Single Detached House in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

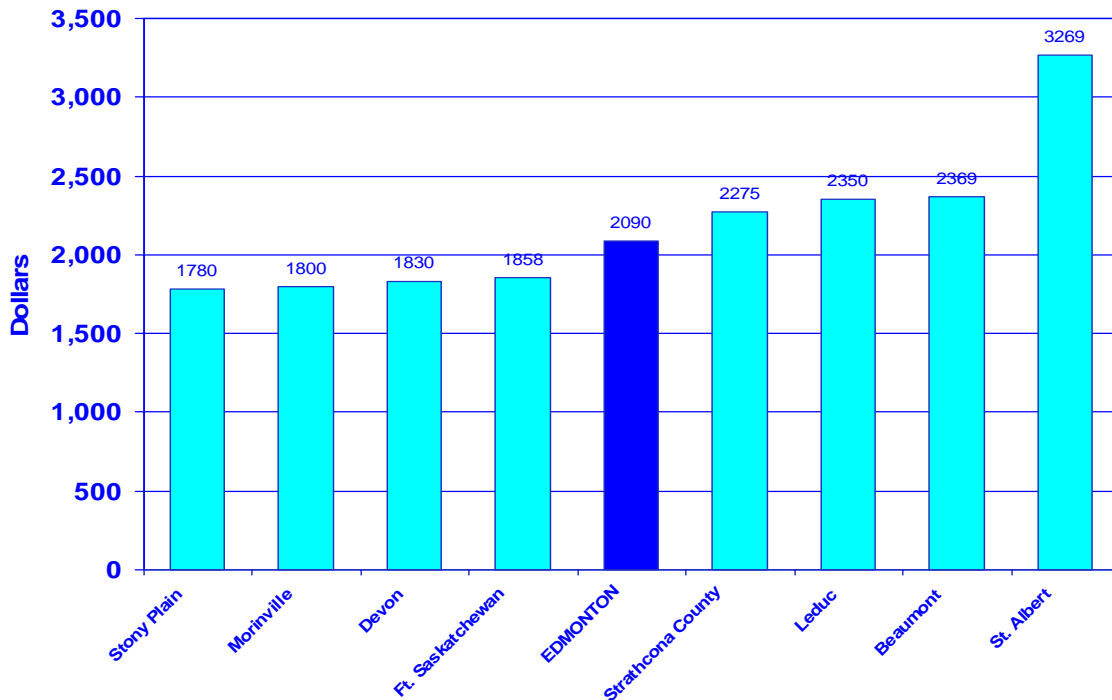
(1) Figures exclude school taxes.

(2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2006 Residential Property Taxes and Utility Charges Survey

Table 8					
Comparative Property Tax Levy on a Sample House in 2006					
(Edmonton Capital Region)					
(dollars)					
City	Municipal Tax	School Tax	Total	Rank	
				Municipal	Total
EDMONTON	1,158	743	1,901	5	6
St. Albert	1,805	712	2,517	10	10
Leduc	1,487	601	2,088	8	8
Fort Saskatchewan	1,084	657	1,741	2	3
Devon	1,098	544	1,642	3	2
Stony Plain	960	507	1,467	1	1
Spruce Grove	1,380	607	1,987	7	7
Morinville	1,241	558	1,799	6	4
Beaumont	1,682	687	2,369	9	9
Strathcona County	1,137	734	1,871	4	5
Average	1,303	635	1,938	-	-
<p>Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, December 2006.</p> <p>Notes: The sample house is defined as a 25 to 30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.</p>					

Chart 9: Average Property Tax for Single Detached Houses in 2006 - Edmonton Region

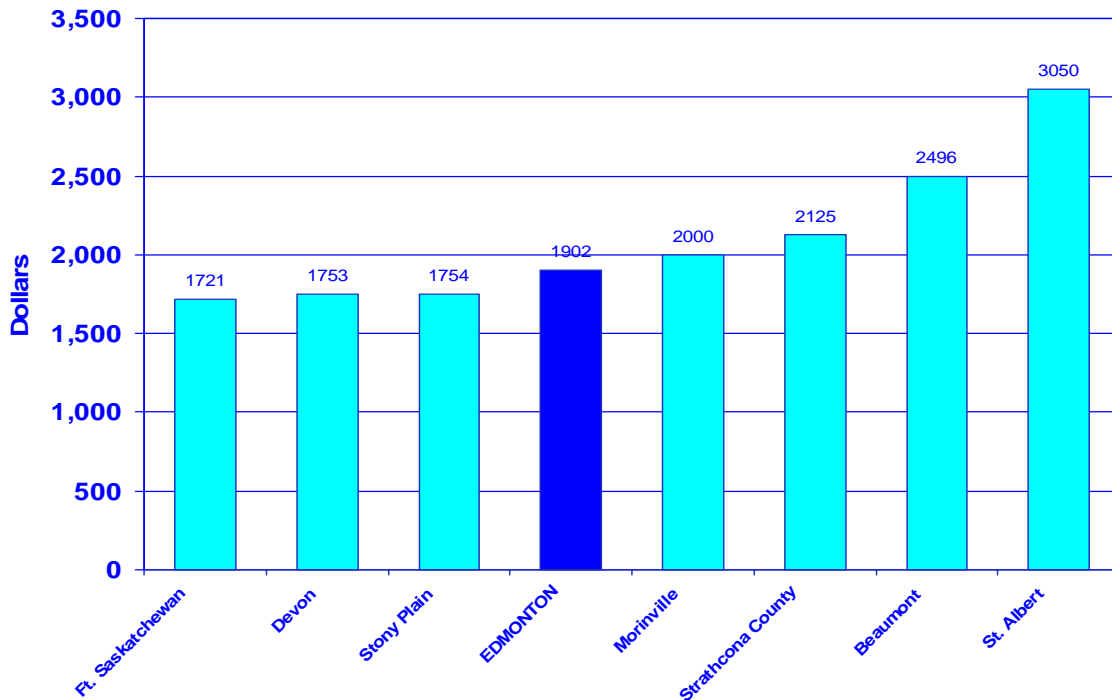


Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Property taxes include both municipal and school taxes.
- (2) The average property tax is the average property tax levy for all single detached houses in the city.

Chart 9A: Median Property Tax for Single Detached Houses in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006

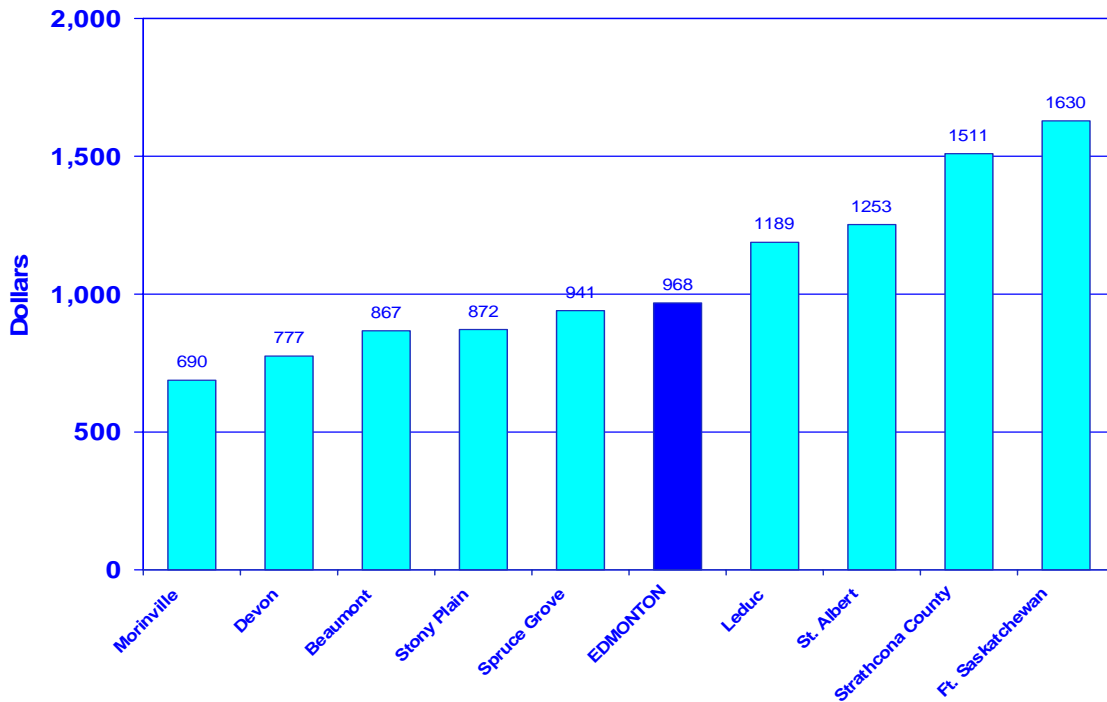
Notes:

- (1) Property taxes include both municipal and school taxes.
- (2) The median property tax is the median property tax levy for all single detached houses in the city.

2006 Residential Property Taxes and Utility Charges Survey

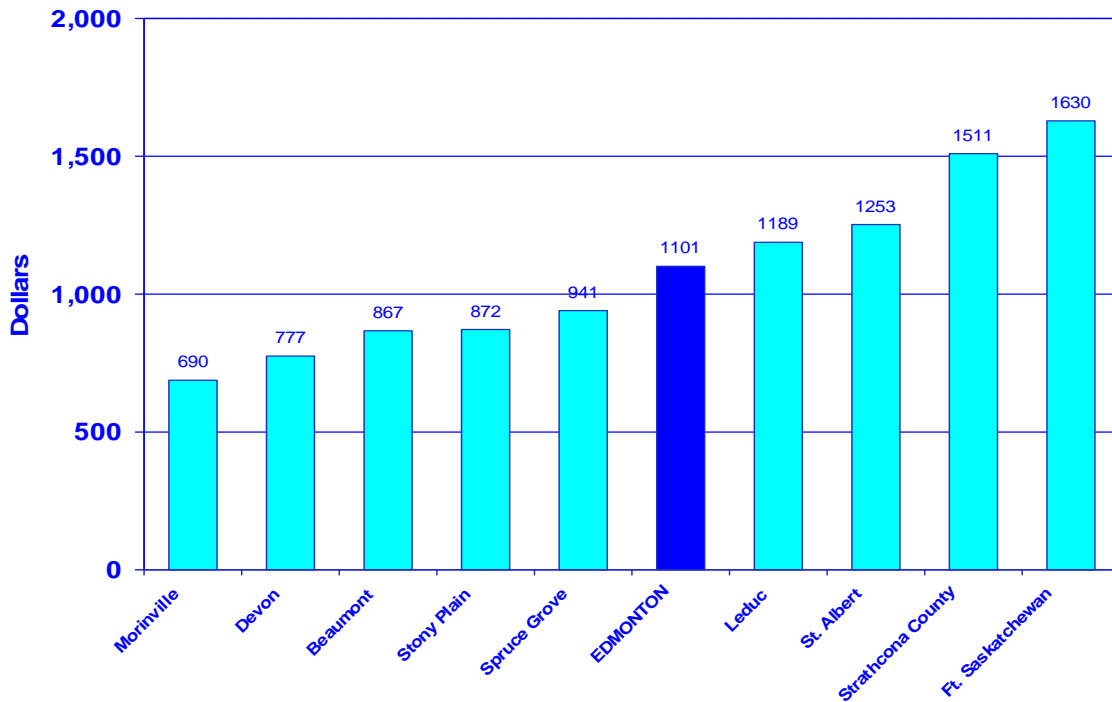
Table 9 Average Property Tax and Median Property Tax for all Single Detached Houses in 2006 (Edmonton Capital Region) (dollars)				
City	Average Tax (1)		Median Tax (1)	
	Tax Levy	Rank	Tax Levy	Rank
EDMONTON	2,090	5	1,902	4
St. Albert	3,269	9	3,050	8
Leduc	2,350	7	N/A	N/A
Ft. Saskatchewan	1,858	4	1,721	1
Devon	1,830	3	1,753	2
Stony Plain	1,780	1	1,754	3
Spruce Grove	N/A	N/A	N/A	N/A
Morinville	1,800	2	2,000	5
Beaumont	2,369	8	2,496	7
Strathcona County	2,275	6	2,125	6
Average	2,180	-	2,100	-
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, December 2006. Note: (1) Property taxes include both municipal and school taxes. The average property tax is the average property tax levy for all single detached houses in the city. The median property tax is the median property tax levy for all single detached houses in the city.				

Chart 10: Total Property Tax Levy Per Person in 2006 - Edmonton Region



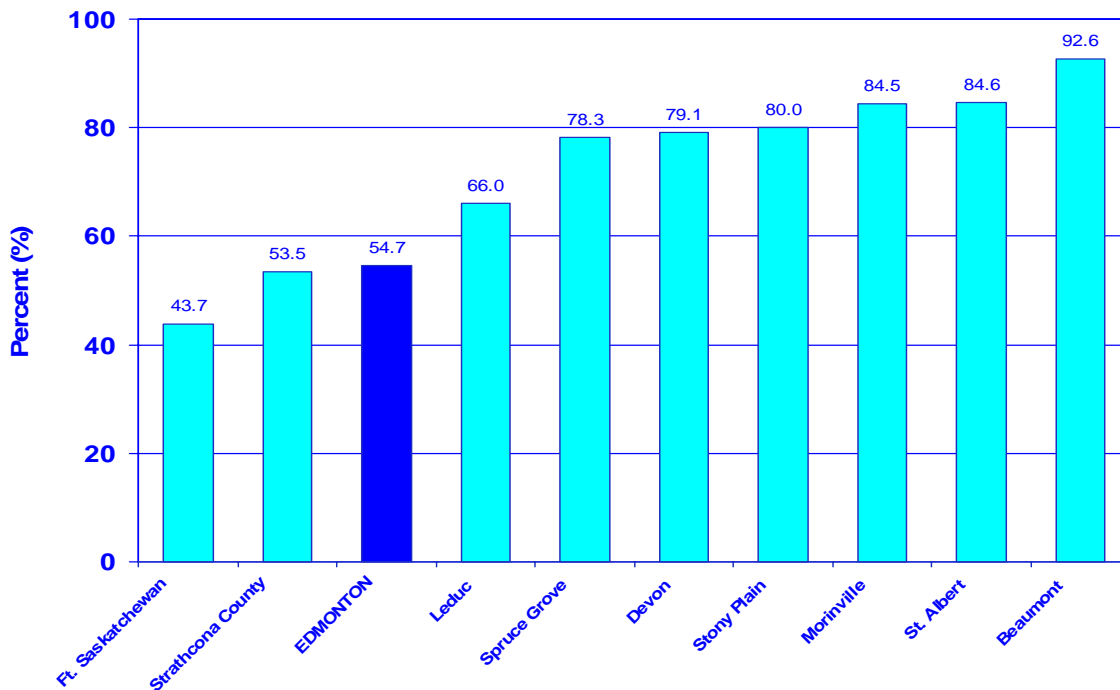
Prepared by: City of Edmonton, Planning and Development Department. December 2006
Note: Total property tax levy includes municipal and school taxes.

Chart 10A: Total Property and Business Tax Levy Per Person in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006
Note: Total property tax levy includes municipal and school taxes.

Chart 10B: Residential Property Tax as Percent of Total Tax Levy in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006
Note: Total tax levy includes property taxes for all properties, and business tax, machinery and equipment tax and others.

2006 Residential Property Taxes and Utility Charges Survey

Table 10
Total Property and Business Tax Levy Per Person in 2006
(Edmonton Capital Region)

City	Population [1]	Total Tax Levy			Total Tax Levy Per Person			
		Property	Business	Total Levy	Property	Rank	Total Levy	Rank
		(thousands of dollars)			(dollars)		(dollars)	
EDMONTON	728,187	704,896	96,544	801,440	968	6	1,101	6
St. Albert	58,000	72,653	0	72,653	1,253	8	1,253	8
Leduc	18,000	21,405	0	21,405	1,189	7	1,189	7
Ft. Saskatchewan(2)	14,685	23,933	0	23,933	1,630	10	1,630	10
Devon	6,361	4,945	0	4,945	777	2	777	2
Stony Plain	11,000	9,596	0	9,596	872	4	872	4
Spruce Grove	20,000	18,822	0	18,822	941	5	941	5
Morinville	7,000	4,831	0	4,831	690	1	690	1
Beaumont	8,951	7,761	0	7,761	867	3	867	3
Strathcona County(2)	82,600	124,815	0	124,815	1,511	9	1,511	9
Average	95,478	99,366	9,654	109,020	1,070	-	1,083	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
December 2006.

Notes:

(1) Actual or estimated population for 2006.

(2) Property tax levy includes machinery & equipment levy, and linear assessment.

2006 Residential Property Taxes and Utility Charges Survey

Table 10A
Total Property and Business Tax Levy in 2006
(Edmonton Capital Region)
(thousands of dollars)

City	Property Tax			Business Tax	Total Tax Levy	Residential as % of Total	Rank
	Residential	Non-Residential*	Total				
EDMONTON	438,566	266,330	704,896	96,544	801,440	54.7	3
St. Albert	61,429	11,224	72,653	-	72,653	84.6	9
Leduc	14,134	7,271	21,405	-	21,405	66.0	4
Ft. Saskatchewan	10,452	13,481	23,933	-	23,933	43.7	1
Devon	3,911	1,034	4,945	-	4,945	79.1	6
Stony Plain	7,678	1,918	9,596	-	9,596	80.0	7
Spruce Grove	14,736	4,086	18,822	-	18,822	78.3	5
Morinville	4,082	749	4,831	-	4,831	84.5	8
Beaumont	7,190	571	7,761	-	7,761	92.6	10
Strathcona County	66,828	57,987	124,815	-	124,815	53.5	2
Average	62,901	36,465	99,366	9,654	109,020	57.7	-

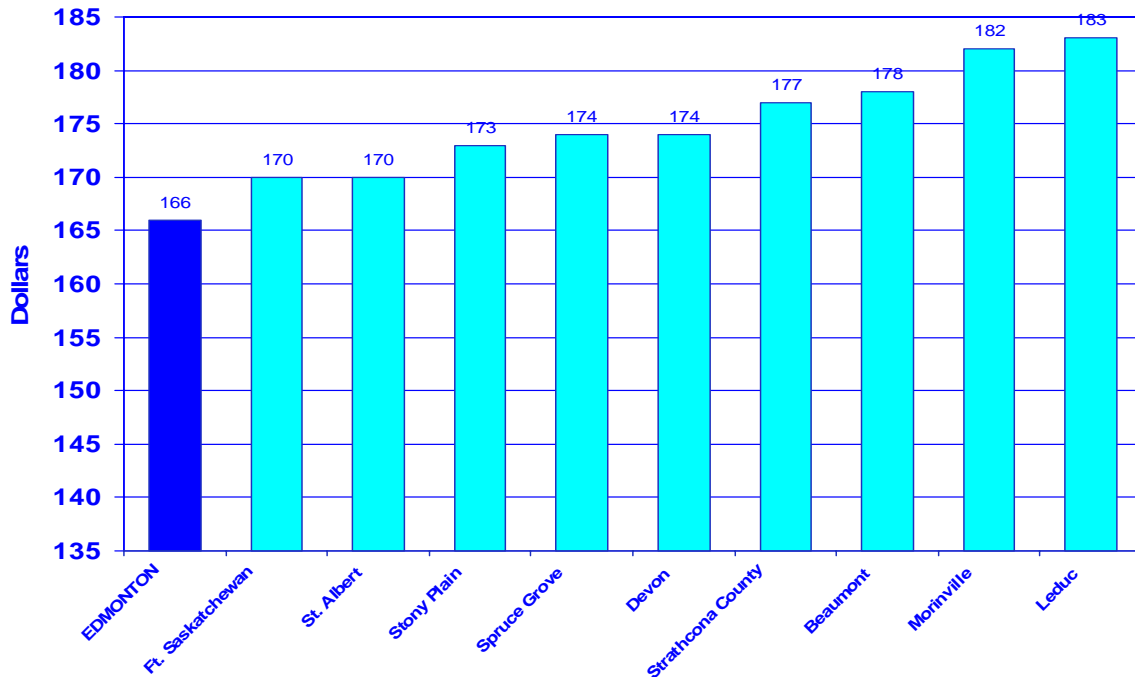
Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch,
December 2006.

Note: * Non-residential property tax levy includes machinery & equipment levy, and/or linear assessment, except Devon.

2006 Residential Property Taxes and Utility Charges Survey

Table 10B Total Property Tax Levy By Purposes in 2006 (Edmonton Capital Region) (thousands of dollars)						
City	Residential Property			Non-residential Property (2)		
	Municipal Tax (1)	School Tax	Total	Municipal Tax (1)	School Tax	Total
EDMONTON	267,854	170,712	438,566	186,637	79,693	266,330
St. Albert	44,051	17,378	61,429	8,018	3,206	11,224
Leduc	10,129	4,005	14,134	5,532	1,739	7,271
Fort Saskatchewan	7,005	3,447	10,452	11,076	2,405	13,481
Devon	2,617	1,294	3,911	638	396	1,034
Stony Plain	5,025	2,653	7,678	1,232	686	1,918
Spruce Grove	10,308	4,428	14,736	2,676	1,410	4,086
Morinville	2,820	1,262	4,082	450	299	749
Beaumont	5,106	2,084	7,190	398	173	571
Strathcona County	40,573	26,255	66,828	48,941	9,046	57,987
Average	39,549	23,352	62,901	26,560	9,905	36,465
Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch, December 2006.						
Note: (1) Includes municipal, regional and other levies. (2) Non-residential property tax levy includes machinery & equipment levy, and/or linear assessment.						

Chart 11: Total Monthly Utility Charges for Single Detached Houses in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006
Note: Figures include charges for telephone, power, water, sewer, land drainage, and garbage collection.

2006 Residential Property Taxes and Utility Charges Survey

Table 11
Average Monthly Utility Charges for a Single-Family House
(Edmonton Capital Region)
(as of September 2006)
(dollars)

	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Land Drainage	Total	Rank
EDMONTON	23.34	77.15	26.73	21.26	13.25	3.93	165.66	1
St. Albert	23.34	86.36	23.42	21.36	10.05	5.30	169.83	3
Leduc	29.36	90.58	24.85	21.41	12.00	5.00	183.20	10
Ft. Saskatchewan	29.36	86.14	24.19	16.74	13.18	0	169.61	2
Devon	29.36	86.10	25.05	25.05	8.50	0	174.06	6
Stony Plain	29.36	86.93	23.90	20.05	12.79	0	173.03	4
Spruce Grove	29.36	90.09	42.25 [4]	0	11.80	0	173.50	5
Morinville	29.91	91.39	19.30	29.95	11.47	0	182.02	9
Beaumont	26.67	86.23	22.26	26.87	16.01	0	178.04	8
Strathcona County	29.36	86.03	27.21	17.24	10.50	6.50	176.84	7
Average	27.94	86.70	25.92	19.99	11.96	2.07	174.58	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, Decemeber 2006.

Sources: EPCOR, TELUS and City of Edmonton Asset Management & Public Works Department.

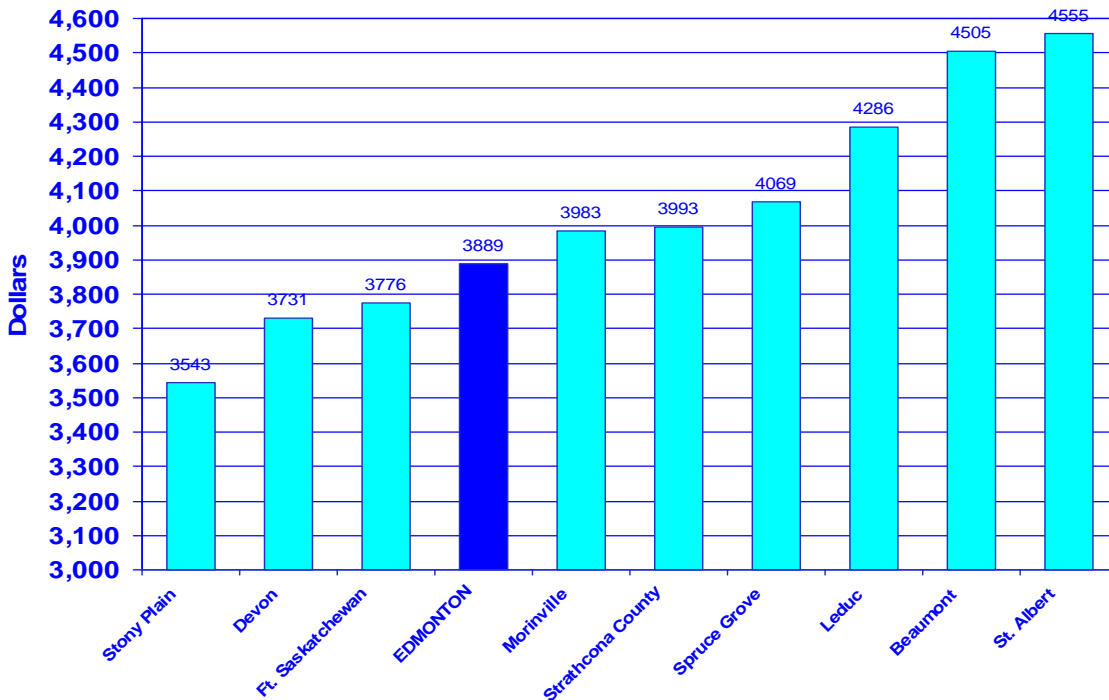
Notes: (1) For a touch-tone phone; includes an \$0.11 surcharge for Message Relay Service and toll-free calling to adjacent communities.

(2) Based on 600 KWH/month power consumption; Rates shown include Balancing Pool Credit, exclude GST.

(3) Based on 19 cubic meter/month water consumption for water charge and 18.5 cubic meter/month sewer charge.

(4) Includes water and sewer charges.

Chart 12: Total Property Tax and Utility Charges for a Single Detached House in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Total property tax includes municipal and school taxes.
- (2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2006 Residential Property Taxes and Utility Charges Survey

Table 12
Total Property Tax and Utility Charges
for a Single-Family House in 2006
(Edmonton Capital Region)
(dollars)

	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	1,901	1,988	3,889	4
St. Albert	2,517	2,038	4,555	10
Leduc	2,088	2,198	4,286	8
Ft. Saskatchewan	1,741	2,035	3,776	3
Devon	1,642	2,089	3,731	2
Stony Plain	1,467	2,076	3,543	1
Spruce Grove	1,987	2,082	4,069	7
Morinville	1,799	2,184	3,983	5
Beaumont	2,369	2,136	4,505	9
Strathcona County	1,871	2,122	3,993	6
Average	1,938	2,095	4,033	-

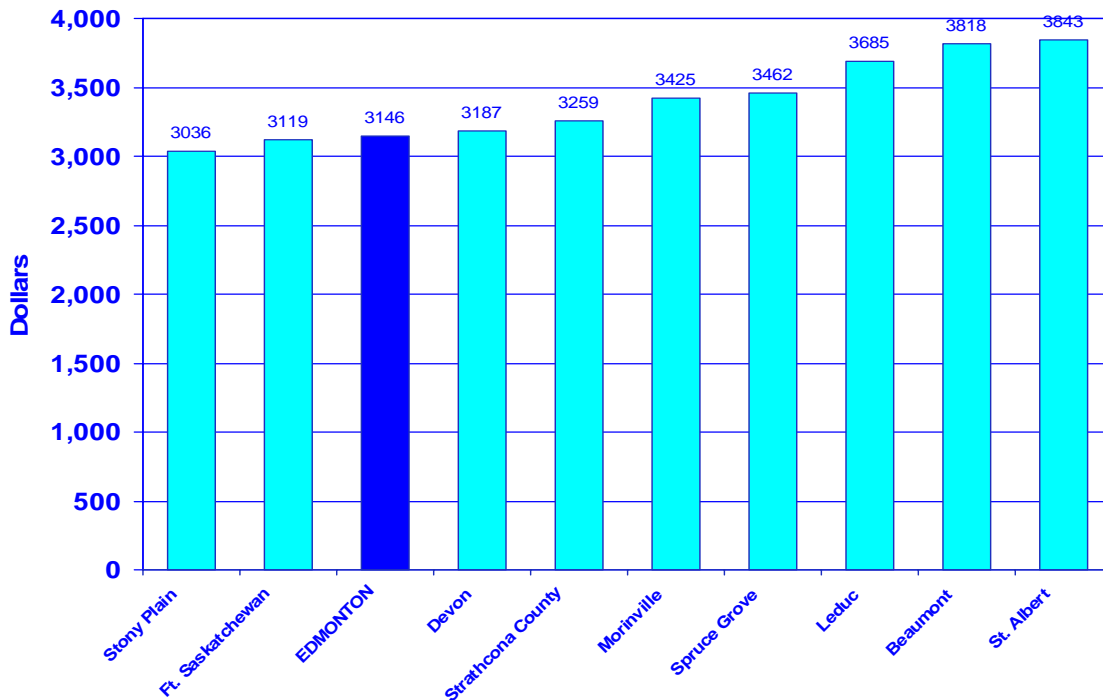
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, December 2006.

Notes: (1) Property tax shown includes municipal and school taxes.

(2) Utility charges include telephones, power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 13: Combined Municipal Property Tax and Utility Charges for a Single Detached House in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

(1) Property tax figures exclude school taxes.

(2) The sample house is defined as a 25-30 year-old detached 3-bedroom bungalow with a main floor area of 1,200 square feet, finished full basement and a double car garage, on a 6,000 square foot lot.

2006 Residential Property Taxes and Utility Charges Survey

Table 13
Municipal Property Tax and Utility Charges
for a Single-Family House in 2006
(Edmonton Capital Region)
(dollars)

	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	1,158	1,988	3,146	3
St. Albert	1,805	2,038	3,843	10
Leduc	1,487	2,198	3,685	8
Ft. Saskatchewan	1,084	2,035	3,119	2
Devon	1,098	2,089	3,187	4
Stony Plain	960	2,076	3,036	1
Spruce Grove	1,380	2,082	3,462	7
Morinville	1,241	2,184	3,425	6
Beaumont	1,682	2,136	3,818	9
Strathcona County	1,137	2,122	3,259	5
Average	1,303	2,095	3,398	-

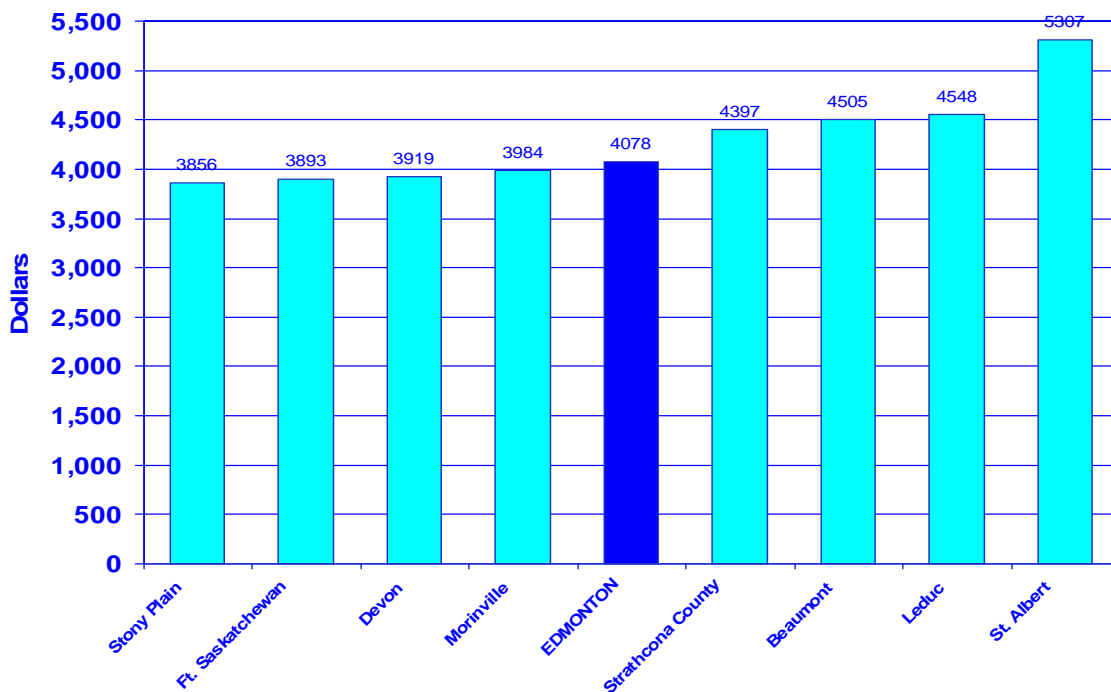
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services, Branch, December 2006.

Notes: (1) Property tax shown excludes school taxes.

(2) Utility charges include telephones, power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 14: Combined Average Property Tax and Utility Charges for Single Detached Houses in 2006 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. December 2006

Notes:

- (1) Average property tax is the average property tax levy for all single detached houses in the city.
- (2) Utility charges include telephones, power, water, sewer and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

2006 Residential Property Taxes and Utility Charges Survey

Table 14
Average Property Tax and Utility Charges
for Single-Detached Houses in 2006
(Edmonton Capital Region)
(dollars)

	Average (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	2,090	1,988	4,078	5
St. Albert	3,269	2,038	5,307	9
Leduc	2,350	2,198	4,548	8
Ft. Saskatchewan	1,858	2,035	3,893	2
Devon	1,830	2,089	3,919	3
Stony Plain	1,780	2,076	3,856	1
Spruce Grove	N/A	2,082	N/A	N/A
Morinville	1,800	2,184	3,984	4
Beaumont	2,369	2,136	4,505	7
Strathcona County	2,275	2,122	4,397	6
Average	2,180	2,095	4,275	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch, December 2006.

Notes: (1) Average property tax is the average property tax levy for all single detached houses in the city.

(2) Utility charges include telephones, power, water, sewer, land drainage and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.