

City of Edmonton
Average Assessment Change for RESIDENTIAL PROPERTY
 (Includes only single family homes. **Does not** include condominiums, townhomes, manufactured homes, etc)
GLOSSARY OF TERMS

Header Details	
Header Name	Description
Neighbourhood	Name of Neighbourhood
Ward	Assigned Ward Number
Total # of Unchanged Properties	Total number of properties that did not experience physical changes during the past year.
2011 Average Assessment	The average assessment value for 2011, calculated using unchanged properties.
2012 Average Assessment	The average assessment value for 2012, calculated using unchanged properties.
2011-2012 % Change in Average Assessment	The percent change in average assessment from 2011 to 2012 values, using unchanged properties.
2010-2011 % Change in Average Assessment	The percent change in average assessment from 2010 to 2011 values, using unchanged properties.
5 Year % Change in Average Assessment	The change in average assessment for properties that were unchanged over the past 5 years.

Terms Used	
Term	Definition
Exceptions/Reinspected	Neighbourhoods where a full physical review of the inventory was conducted and data changes were recorded.
Physical Change Properties	Properties that experienced physical changes during the period. These could include changes in property size (additions/demolitions) or changes in other attributes, such as finished basement, fireplace, etc.
Unchanged Properties	Properties that experienced no physical changes during the period.

Notes from Charts	
Notes	Description
◇	Sufficient data does not exist to generate the 5 year statistic.
△	Sufficient data does not exist to generate the 2010-2011 statistic.
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SORTED BY: Percent Change

Neighbourhood	Ward	Total # of Unchanged Properties	2011 Average Assessment	2012 Average Assessment	11-12 % Change in Average Assessment	10-11 % Change in Average Assessment	5 Year % Change in Average Assessment
CANORA	1	251	277,510	248,817	-10.3%	7.1%	34.9%
BOYLE STREET	6	62	273,839	248,419	-9.3%	18.1%	38.3%
GLENGARRY	7	691	297,562	273,286	-8.2%	12.5%	36.4%
OGILVIE RIDGE	9	285	708,416	657,507	-7.2%	15.2%	28.5%
ATHLONE	2	952	313,720	291,269	-7.2%	12.8%	35.9%
WEDGEWOOD HEIGHTS	5	476	660,468	615,251	-6.8%	15.9%	27.8%
BRITANNIA YOUNGSTOWN	1	791	287,846	268,958	-6.6%	12.6%	42.6%
BALWIN	7	949	270,993	253,807	-6.3%	11.6%	38.7%
SHERWOOD	1	333	281,742	263,892	-6.3%	13.2%	38.5%
ROSSLYN	2	799	289,818	271,681	-6.3%	12.4%	39.3%
WEST MEADOWLARK PARK	1	494	340,749	319,727	-6.2%	12.4%	43.8%
KILLARNEY	7	586	287,817	270,242	-6.1%	11.8%	39.4%
WOODCROFT	2	487	332,020	313,090	-5.7%	14.3%	45.2%
KENSINGTON	2	958	294,596	278,031	-5.6%	11.4%	41.5%
LAUDERDALE	2	550	282,755	267,019	-5.6%	15.0%	40.8%
CENTRAL MCDougall	6	109	262,679	248,523	-5.4%	5.5%	37.1%
DELWOOD	7	1,181	299,149	283,161	-5.3%	10.1%	38.0%
CRESTWOOD	1	746	634,928	601,044	-5.3%	17.9%	40.8%
IDYLLWYLDE	8	456	336,798	319,148	-5.2%	14.2%	38.5%
JASPER PARK	1	413	297,706	282,195	-5.2%	10.5%	39.3%
LYNNWOOD	5	629	365,684	346,701	-5.2%	16.7%	39.5%
MALMO PLAINS	10	632	399,622	379,384	-5.1%	12.6%	35.8%
YORK	2	789	315,909	300,139	-5.0%	9.1%	46.1%
ALDERGROVE	1	1,056	377,695	359,332	-4.9%	10.0%	38.1%
POTTER GREENS	1	446	514,016	489,397	-4.8%	11.6%	36.5%
MEADOWLARK PARK	1	865	336,286	320,250	-4.8%	11.3%	39.5%
CROMDALE	7	139	429,187	409,259	-4.6%	7.3%	34.6%
HIGH PARK	1	193	315,526	301,013	-4.6%	14.0%	46.9%
JAMIESON PLACE	5	1,227	397,568	379,992	-4.4%	10.8%	41.5%
BATURYN	3	1,152	331,049	316,482	-4.4%	9.6%	45.2%
CALLAGHAN	9	103	678,820	649,015	-4.4%	9.0%	◇
BEACON HEIGHTS	7	958	248,081	237,362	-4.3%	8.5%	47.5%
GLASTONBURY	5	1,253	443,583	424,546	-4.3%	10.6%	40.8%
ALLENDALE	10	720	365,116	349,561	-4.3%	17.7%	38.0%
ELMWOOD	5	708	324,749	311,037	-4.2%	12.6%	45.3%
WESTBROOK ESTATE	10	269	1,010,431	967,879	-4.2%	9.0%	46.4%
WEST JASPER PLACE	1	489	311,319	298,262	-4.2%	5.5%	36.7%
GLENWOOD	1	876	301,100	288,820	-4.1%	12.8%	42.9%
CLAREVIEW TOWN CENTRE	4	91	375,319	360,022	-4.1%	6.2%	38.0%
DOVERCOURT	2	707	300,588	288,351	-4.1%	9.8%	41.5%
MAYLIEWAN	3	1,154	435,244	417,555	-4.1%	6.1%	40.5%
LENDRUM PLACE	10	579	409,448	392,832	-4.1%	15.4%	41.0%
STRATHCONA	8	1,013	468,350	449,484	-4.0%	7.8%	40.8%
ROYAL GARDENS	10	589	385,076	369,646	-4.0%	13.1%	39.1%
ASPEN GARDENS	10	497	511,241	490,778	-4.0%	9.3%	37.4%
THORNCLIFF	5	387	356,528	342,301	-4.0%	13.0%	46.6%
ORMSBY PLACE	5	1,030	428,924	411,922	-4.0%	10.0%	41.4%

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DUNLUCE	3	1,163	333,143	319,977	-4.0%	9.1%	46.5%
MILLER	4	635	373,629	358,905	-3.9%	6.5%	41.5%
SPRUCE AVENUE	2	447	265,334	255,004	-3.9%	6.8%	39.4%
KILKENNY	3	1,261	328,706	316,142	-3.8%	9.4%	46.1%
MCLEOD	4	862	326,003	313,582	-3.8%	7.9%	42.7%
EAUX CLAIRES	3	556	434,196	417,765	-3.8%	5.4%	38.9%
BEAUMARIS	3	826	423,734	407,719	-3.8%	5.2%	42.2%
SUDER GREENS	1	748	434,876	418,614	-3.7%	13.2%	44.5%
LAGO LINDO	3	1,226	337,895	325,384	-3.7%	8.1%	44.3%
CAERNARVON	2	904	323,106	311,373	-3.6%	8.0%	43.2%
AVONMORE	11	718	362,797	349,949	-3.5%	12.8%	41.0%
EVANSDALE	3	1,101	325,487	313,972	-3.5%	9.6%	43.0%
DECHENE	5	524	445,312	429,601	-3.5%	11.5%	44.2%
OVERLANDERS	4	304	335,684	323,854	-3.5%	8.5%	43.1%
PARKVIEW	1	1,199	586,821	566,208	-3.5%	10.7%	45.8%
RITCHIE	11	852	320,938	309,677	-3.5%	10.3%	43.5%
BELVEDERE	4	796	261,953	252,809	-3.5%	7.4%	37.7%
TERRACE HEIGHTS	8	478	370,491	357,703	-3.5%	15.0%	46.7%
CARLISLE	2	740	328,209	316,995	-3.4%	8.6%	48.0%
BLUE QUILL	10	508	454,919	439,498	-3.4%	8.7%	32.9%
BISSET	12	722	335,856	324,616	-3.3%	10.2%	43.5%
SCHONSEE	3	397	514,227	497,151	-3.3%	8.0%	38.2%
LORELEI	3	810	344,154	332,801	-3.3%	8.0%	44.9%
PARKALLEN	10	717	392,049	379,209	-3.3%	13.0%	29.1%
NORTHMOUNT	7	814	322,031	311,531	-3.3%	8.7%	45.4%
OTTEWELL	8	2,030	363,706	351,885	-3.2%	12.5%	40.9%
TWEDDLE PLACE	11	535	340,480	329,542	-3.2%	10.8%	43.6%
LYMBURN	5	1,488	347,151	336,040	-3.2%	9.6%	43.1%
SATOO	11	872	328,340	317,994	-3.2%	9.1%	43.6%
EKOTA	11	521	339,078	328,417	-3.1%	8.8%	44.2%
HAIRSINE	4	242	319,242	309,310	-3.1%	7.3%	44.6%
ELMWOOD PARK	7	277	259,269	251,215	-3.1%	3.3%	35.9%
OZERNA	3	1,089	433,095	419,967	-3.0%	5.3%	39.9%
CARLTON	2	590	436,662	423,442	-3.0%	7.8%	42.8%
CALDER	2	1,025	250,455	243,029	-3.0%	9.3%	40.7%
KENILWORTH	8	845	355,779	345,533	-2.9%	12.2%	39.9%
KLARVATTEN	3	1,278	393,910	382,594	-2.9%	9.2%	45.4%
GREENVIEW	11	689	376,209	365,561	-2.8%	8.0%	40.4%
HOLLICK-KENYON	4	1,272	402,141	390,760	-2.8%	8.1%	40.1%
CANOSSA	3	908	395,557	384,540	-2.8%	8.4%	43.4%
GLENORA	6	990	690,200	671,028	-2.8%	13.9%	46.3%
QUEEN ALEXANDRA	8	622	361,776	351,743	-2.8%	14.1%	37.1%
BERGMAN	7	488	312,808	304,225	-2.7%	11.7%	51.4%
THE HAMPTONS	5	1,701	450,972	438,657	-2.7%	12.9%	41.5%
LA PERLE	1	896	353,568	343,921	-2.7%	10.5%	42.8%
ARGYLL	11	302	339,419	330,224	-2.7%	7.6%	36.7%
GOLD BAR	8	839	348,095	338,734	-2.7%	8.6%	40.5%

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DUGGAN	10	1,059	389,525	379,243	-2.6%	12.5%	44.5%
OXFORD	2	828	414,522	403,586	-2.6%	7.4%	43.2%
KIRKNESS	4	687	315,032	306,777	-2.6%	5.3%	44.3%
KAMEYOSEK	11	276	318,815	310,554	-2.6%	6.9%	43.7%
ERMINESKIN	10	338	379,265	369,658	-2.5%	11.9%	45.0%
BRINTNELL	4	1,463	398,570	388,503	-2.5%	9.5%	43.0%
BELLE RIVE	3	1,052	432,904	422,057	-2.5%	3.1%	38.4%
HAZELDEAN	11	824	339,919	331,644	-2.4%	10.6%	38.8%
HILLVIEW	11	702	347,834	339,528	-2.4%	9.3%	45.0%
MEYOKUMIN	11	573	321,048	313,420	-2.4%	10.5%	45.0%
HOLYROOD	8	626	387,157	378,061	-2.3%	14.3%	43.9%
ALBERTA AVENUE	7	1,977	215,376	210,506	-2.3%	3.9%	38.9%
BELMONT	4	752	342,373	334,709	-2.2%	7.8%	45.2%
MCQUEEN	6	392	337,666	330,134	-2.2%	11.0%	43.4%
MATT BERRY	4	1,045	428,081	418,562	-2.2%	7.9%	42.9%
BRECKENRIDGE GREENS	1	456	415,613	406,431	-2.2%	9.2%	39.8%
BLACKMUD CREEK	9	666	522,453	511,030	-2.2%	5.1%	32.3%
RICHFORD	9	125	649,316	635,268	-2.2%	9.0%	33.4%
EASTWOOD	7	589	226,201	221,414	-2.1%	4.8%	35.1%
TIPASKAN	11	407	326,265	319,423	-2.1%	9.2%	47.8%
NORTH GLENORA	6	674	361,277	353,755	-2.1%	7.1%	40.5%
LEE RIDGE	11	354	331,065	324,198	-2.1%	7.8%	43.4%
CAPILANO	8	1,034	408,735	400,321	-2.1%	9.0%	35.7%
GREENFIELD	10	1,288	399,036	390,979	-2.0%	9.1%	37.4%
HOMESTEADER	4	446	305,762	299,747	-2.0%	5.4%	46.6%
CHAMBERY	3	533	471,411	462,145	-2.0%	4.7%	43.6%
EMPIRE PARK	10	62	354,315	347,484	-1.9%	16.2%	41.6%
GROVENOR	6	761	341,984	335,526	-1.9%	10.7%	43.6%
KERNOHAN	4	713	328,556	322,372	-1.9%	10.8%	51.4%
MACEWAN	9	922	424,594	416,755	-1.8%	13.7%	42.8%
KING EDWARD PARK	11	1,069	324,620	318,693	-1.8%	12.8%	43.4%
MONTROSE	7	943	228,496	224,447	-1.8%	7.4%	48.3%
HUDSON	2	384	453,900	445,898	-1.8%	6.5%	42.3%
BLUE QUILL ESTATES	10	240	577,188	567,356	-1.7%	13.9%	32.4%
FOREST HEIGHTS	8	1,061	401,477	394,859	-1.6%	10.4%	44.9%
MAYFIELD	1	715	279,836	275,369	-1.6%	8.4%	42.2%
POLLARD MEADOWS	12	669	323,090	317,993	-1.6%	9.8%	48.6%
CUMBERLAND	2	1,679	383,348	377,389	-1.6%	5.2%	40.1%
CRAWFORD PLAINS	12	1,052	324,137	319,156	-1.5%	8.0%	41.8%
MEYONOHK	11	497	321,627	316,852	-1.5%	9.4%	46.0%
CARTER CREST	9	405	582,000	573,869	-1.4%	10.9%	35.3%
JACKSON HEIGHTS	12	1,036	384,152	379,379	-1.2%	7.1%	38.8%
RUTHERFORD	9	1,559	464,985	459,211	-1.2%	12.6%	39.0%
WESTRIDGE	5	426	601,378	594,087	-1.2%	8.1%	42.5%
KINISKI GARDENS	12	1,940	340,055	335,948	-1.2%	8.1%	42.2%
MACTAGGART & MACTAGGART AREA	9	268	741,243	732,437	-1.2%	10.9%	21.1%

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MCKERNAN	8	669	426,380	421,350	-1.2%	11.2%	34.2%
GARNEAU	8	449	489,811	484,369	-1.1%	10.3%	33.6%
PRINCE RUPERT	2	316	314,782	311,318	-1.1%	5.7%	38.0%
ELSINORE	3	575	434,737	429,994	-1.1%	6.9%	44.2%
QUEEN MARY PARK	6	373	296,792	293,555	-1.1%	3.0%	41.7%
SWEET GRASS	10	444	431,369	426,716	-1.1%	8.5%	38.4%
LARKSPUR	12	1,108	384,884	380,912	-1.0%	5.1%	36.7%
SUMMERLEA	1	254	379,565	375,657	-1.0%	6.7%	41.7%
BELMEAD	1	776	384,673	380,765	-1.0%	8.1%	41.0%
BONNIE DOON	8	880	422,521	418,768	-0.9%	9.8%	43.5%
MENISA	11	730	335,386	332,527	-0.9%	9.2%	45.4%
ELLERSLIE	12	1,016	403,110	399,722	-0.8%	9.6%	46.8%
LANSDOWNE	10	336	542,943	538,409	-0.8%	6.6%	29.8%
RIDEAU PARK	10	265	418,025	414,789	-0.8%	13.8%	46.5%
MCCAULEY	6	588	222,001	220,315	-0.8%	7.4%	50.6%
CALLINGWOOD NORTH	5	101	346,129	343,629	-0.7%	8.5%	46.1%
RURAL WEST	5	110	815,477	810,014	-0.7%	16.4%	◇
STEINHAUER	10	570	405,824	403,704	-0.5%	10.0%	45.4%
DALY GROVE	12	761	321,535	319,891	-0.5%	8.7%	45.6%
TWIN BROOKS	9	1,874	530,002	527,348	-0.5%	5.2%	33.1%
BEARSPAW	10	578	440,794	438,615	-0.5%	9.1%	37.4%
WEINLOS	12	807	311,849	310,312	-0.5%	8.6%	46.4%
FULTON PLACE	8	747	354,641	353,106	-0.4%	9.5%	43.6%
STRATHEARN	8	574	409,158	407,733	-0.3%	8.8%	43.0%
WILD ROSE	12	1,727	401,285	399,932	-0.3%	6.1%	42.0%
BANNERMAN	4	533	309,226	308,501	-0.2%	8.5%	52.9%
KEHEEWIN	10	589	400,868	399,983	-0.2%	9.6%	44.5%
MINCHAU	12	780	321,404	320,740	-0.2%	10.4%	47.4%
PARKDALE	7	936	206,736	206,311	-0.2%	2.4%	40.6%
DONSDALE	5	315	762,267	761,313	-0.1%	4.9%	28.1%
RIVERDALE	6	326	483,531	483,106	-0.1%	-0.4%	38.5%
BLACKBURNE	9	382	458,721	458,332	-0.1%	5.8%	33.0%
SILVER BERRY	12	1,498	385,069	384,836	-0.1%	7.2%	43.2%
INGLEWOOD	2	759	284,253	284,132	0.0%	1.6%	39.1%
KILDARE	7	535	303,559	303,594	0.0%	4.4%	42.9%
FALCONER HEIGHTS	9	450	531,808	532,093	0.1%	3.9%	30.3%
BULYEA HEIGHTS	9	1,058	560,642	561,311	0.1%	5.9%	34.2%
CLOVERDALE	8	164	547,610	548,372	0.1%	0.6%	41.8%
GRIESBACH	2	193	545,705	546,611	0.2%	6.1%	48.1%
OLESKIW	5	869	732,540	733,838	0.2%	12.8%	41.2%
TERWILLEGAR TOWNE	9	1,468	500,073	500,996	0.2%	9.4%	34.1%
CASSELMAN	4	334	371,204	371,927	0.2%	2.1%	36.5%
DELTON	7	608	231,654	232,376	0.3%	0.9%	37.2%
CANON RIDGE	4	165	336,167	337,282	0.3%	6.5%	49.6%
AMBLESIDE	9	354	489,850	491,698	0.4%	4.8%	44.0%
SIFTON PARK	4	251	311,751	312,940	0.4%	7.5%	50.0%
SUMMERSIDE	12	1,516	495,157	497,996	0.6%	5.3%	36.2%

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RAMSAY HEIGHTS	9	711	527,487	531,255	0.7%	9.5%	37.6%
HODGSON	9	581	637,752	642,557	0.8%	9.5%	42.7%
RHATIGAN RIDGE	9	1,001	570,836	575,272	0.8%	4.4%	35.1%
SKYRATTLER	10	181	433,000	436,624	0.8%	5.2%	38.9%
SAKAW	11	918	320,787	323,581	0.9%	9.7%	48.7%
RUNDLE HEIGHTS	7	486	305,243	308,002	0.9%	6.6%	53.6%
LEGER	9	623	514,520	519,546	1.0%	11.5%	40.9%
RICHFIELD	11	458	312,717	315,819	1.0%	7.5%	48.0%
PRINCE CHARLES	2	401	251,045	253,641	1.0%	3.7%	46.0%
MICHAELS PARK	11	421	323,321	326,810	1.1%	5.5%	45.9%
BELGRAVIA	8	668	640,386	648,402	1.3%	10.7%	39.1%
TERWILLEGAR SOUTH	9	1,413	445,635	451,241	1.3%	11.1%	37.6%
CAMERON HEIGHTS	5	271	620,531	628,590	1.3%	9.3%	32.9%
CHARLESWORTH	12	587	400,605	406,116	1.4%	5.5%	48.1%
WESTWOOD	2	374	265,916	269,654	1.4%	2.7%	41.1%
HADDOW	9	1,071	557,951	565,819	1.4%	7.4%	35.1%
BEVERLY HEIGHTS	7	1,124	279,234	283,560	1.5%	9.5%	55.6%
MAGRATH HEIGHTS & MAGRATH HEIGHTS AREA	9	596	717,207	728,890	1.6%	12.8%	38.1%
TAMARACK	12	417	376,207	383,070	1.8%	4.2%	◇
LAUREL	12	123	398,313	405,703	1.9%	Δ	◇
GRANDVIEW HEIGHTS	10	336	665,274	678,975	2.1%	1.6%	32.8%
FRASER	4	688	339,878	347,675	2.3%	5.6%	48.1%
RURAL NORTH EAST SOUTH STURGEON	4	150	676,000	695,643	2.9%	22.3%	◇
SHERBROOKE	2	678	283,215	291,625	3.0%	2.3%	42.7%
GARIEPY	5	475	512,169	529,418	3.4%	12.8%	54.3%
PLEASANTVIEW	10	753	396,427	411,131	3.7%	8.4%	37.2%
VIRGINIA PARK	7	165	362,294	376,052	3.8%	10.0%	40.2%
MCCONACHIE AREA	4	166	394,877	410,325	3.9%	Δ	◇
WINDERMERE	9	274	752,088	786,117	4.5%	17.6%	◇
HENDERSON ESTATES	9	573	651,244	683,217	4.9%	6.0%	33.5%
ROSSDALE	6	156	555,651	589,776	6.1%	0.4%	55.7%
WEBBER GREENS	1	69	416,957	450,420	8.0%	Δ	◇
BRANDER GARDENS	9	295	547,424	592,963	8.3%	8.2%	50.1%
WESTMOUNT	6	1,145	389,663	423,062	8.6%	-4.4%	49.2%
BROOKSIDE	9	568	518,154	568,322	9.7%	2.0%	46.5%
WALKER	12	174	377,675	414,296	9.7%	-2.4%	◇
WINDSOR PARK	8	433	740,758	812,729	9.7%	-0.4%	35.6%
SECORD	1	135	425,270	468,652	10.2%	-3.9%	39.1%
BELLEVUE	7		See Exceptions (Last Page)			See Exceptions (Last Page)	
HIGHLANDS	7		See Exceptions (Last Page)			See Exceptions (Last Page)	
LAURIER HEIGHTS	5		See Exceptions (Last Page)			See Exceptions (Last Page)	
NEWTON	7		See Exceptions (Last Page)			See Exceptions (Last Page)	
OLIVER	6		See Exceptions (Last Page)			See Exceptions (Last Page)	
PATRICIA HEIGHTS	5		See Exceptions (Last Page)			See Exceptions (Last Page)	
QUESNELL HEIGHTS	5		See Exceptions (Last Page)			See Exceptions (Last Page)	
RIO TERRACE	5		See Exceptions (Last Page)			See Exceptions (Last Page)	
WELLINGTON	2		See Exceptions (Last Page)			See Exceptions (Last Page)	

Notes: ◇ Sufficient data does not exist to generate the 5 year statistic.
 Δ Sufficient data does not exist to generate the 2010-2011 statistic.
 Neighbourhoods with fewer than 50 total properties were omitted from data analysis.

City of Edmonton

Average Assessment Change for RESIDENTIAL PROPERTY

(includes only single family homes. Does not include condominiums, townhomes, manufactured homes, etc)

2012 EXCEPTION NEIGHBOURHOODS

SORTED BY: Neighbourhood

REINSPECTED							
Neighbourhood	Ward	Total # of Properties	2011 Average Assessment	2012 Average Assessment	11-12 % Change in Average Assessment	10-11 % Change in Average Assessment	5 Year % Change in Average Assessment
BELLEVUE	7	446	287,901	290,557	0.9%	8.8%	54.9%
HIGHLANDS	7	1,055	345,074	353,486	2.4%	6.5%	52.5%
LAURIER HEIGHTS	5	932	561,251	567,824	1.2%	11.7%	46.2%
NEWTON	7	1,026	266,445	264,887	-0.6%	5.6%	44.7%
OLIVER	6	84	323,764	366,265	13.1%	-5.9%	36.4%
PATRICIA HEIGHTS	5	314	471,177	485,741	3.1%	6.2%	44.8%
QUESNELL HEIGHTS	5	123	774,360	748,715	-3.3%	18.2%	46.6%
RIO TERRACE	5	508	478,669	480,469	0.4%	12.3%	39.0%
WELLINGTON	2	906	285,926	274,566	-4.0%	13.2%	35.4%

Notes:	◇	Sufficient data does not exist to generate the 5 year statistic.
	△	Sufficient data does not exist to generate the 2010-2011 statistic.
Neighbourhoods with fewer than 50 total properties were omitted from data analysis.		