

**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**

<b>Header Details</b>	
<b>Header Name</b>	<b>Description</b>
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.

<b>Terms Used</b>	
<b>Term</b>	<b>Definition</b>
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.

<b>Notes from Charts</b>	
<b>Notes</b>	<b>Description</b>
◇	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.	

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**SORTED BY: Ward, then Neighbourhood**

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
ALDERGROVE	1	1,056	377,695	359,332	-4.9%	10.0%	38.1%
BELMEAD	1	776	384,673	380,765	-1.0%	8.1%	41.0%
BRECKENRIDGE GREENS	1	456	415,613	406,431	-2.2%	9.2%	39.8%
BRITANNIA YOUNGSTOWN	1	791	287,846	268,958	-6.6%	12.6%	42.6%
CANORA	1	251	277,510	248,817	-10.3%	7.1%	34.9%
CRESTWOOD	1	746	634,928	601,044	-5.3%	17.9%	40.8%
GLENWOOD	1	876	301,100	288,820	-4.1%	12.8%	42.9%
HIGH PARK	1	193	315,526	301,013	-4.6%	14.0%	46.9%
JASPER PARK	1	413	297,706	282,195	-5.2%	10.5%	39.3%
LA PERLE	1	896	353,568	343,921	-2.7%	10.5%	42.8%
MAYFIELD	1	715	279,836	275,369	-1.6%	8.4%	42.2%
MEADOWLARK PARK	1	865	336,286	320,250	-4.8%	11.3%	39.5%
PARKVIEW	1	1,199	586,821	566,208	-3.5%	10.7%	45.8%
POTTER GREENS	1	446	514,016	489,397	-4.8%	11.6%	36.5%
SECORD	1	135	425,270	468,652	10.2%	-3.9%	39.1%
SHERWOOD	1	333	281,742	263,892	-6.3%	13.2%	38.5%
SUDER GREENS	1	748	434,876	418,614	-3.7%	13.2%	44.5%
SUMMERLEA	1	254	379,565	375,657	-1.0%	6.7%	41.7%
WEBBER GREENS	1	69	416,957	450,420	8.0%	Δ	◇
WEST JASPER PLACE	1	489	311,319	298,262	-4.2%	5.5%	36.7%
WEST MEADOWLARK PARK	1	494	340,749	319,727	-6.2%	12.4%	43.8%
ATHLONE	2	952	313,720	291,269	-7.2%	12.8%	35.9%
CAERNARVON	2	904	323,106	311,373	-3.6%	8.0%	43.2%
CALDER	2	1,025	250,455	243,029	-3.0%	9.3%	40.7%
CARLISLE	2	740	328,209	316,995	-3.4%	8.6%	48.0%
CARLTON	2	590	436,662	423,442	-3.0%	7.8%	42.8%
CUMBERLAND	2	1,679	383,348	377,389	-1.6%	5.2%	40.1%
DOVERCOURT	2	707	300,588	288,351	-4.1%	9.8%	41.5%
GRIESBACH	2	193	545,705	546,611	0.2%	6.1%	48.1%
HUDSON	2	384	453,900	445,898	-1.8%	6.5%	42.3%
INGLEWOOD	2	759	284,253	284,132	0.0%	1.6%	39.1%
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%
OXFORD	2	828	414,522	403,586	-2.6%	7.4%	43.2%
PRINCE CHARLES	2	401	251,045	253,641	1.0%	3.7%	46.0%
PRINCE RUPERT	2	316	314,782	311,318	-1.1%	5.7%	38.0%
ROSSLYN	2	799	289,818	271,681	-6.3%	12.4%	39.3%
SHERBROOKE	2	678	283,215	291,625	3.0%	2.3%	42.7%
SPRUCE AVENUE	2	447	265,334	255,004	-3.9%	6.8%	39.4%
WELLINGTON	2	See Exceptions (Last Page)				See Exceptions (Last Page)	
WESTWOOD	2	374	265,916	269,654	1.4%	2.7%	41.1%
WOODCROFT	2	487	332,020	313,090	-5.7%	14.3%	45.2%
YORK	2	789	315,909	300,139	-5.0%	9.1%	46.1%

Notes:	◇	Sufficient data does not exist to generate the 5 year statistic.
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**SORTED BY: Ward, then Neighbourhood**

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
BATURYN	3	1,152	331,049	316,482	-4.4%	9.6%	45.2%
BEAUMARIS	3	826	423,734	407,719	-3.8%	5.2%	42.2%
BELLE RIVE	3	1,052	432,904	422,057	-2.5%	3.1%	38.4%
CANOSSA	3	908	395,557	384,540	-2.8%	8.4%	43.4%
CHAMBERY	3	533	471,411	462,145	-2.0%	4.7%	43.6%
DUNLUCE	3	1,163	333,143	319,977	-4.0%	9.1%	46.5%
EAUX CLAIRES	3	556	434,196	417,765	-3.8%	5.4%	38.9%
ELSINORE	3	575	434,737	429,994	-1.1%	6.9%	44.2%
EVANSDALE	3	1,101	325,487	313,972	-3.5%	9.6%	43.0%
KILKENNY	3	1,261	328,706	316,142	-3.8%	9.4%	46.1%
KLARVATTEN	3	1,278	393,910	382,594	-2.9%	9.2%	45.4%
LAGO LINDO	3	1,226	337,895	325,384	-3.7%	8.1%	44.3%
LORELET	3	810	344,154	332,801	-3.3%	8.0%	44.9%
MAYLIEWAN	3	1,154	435,244	417,555	-4.1%	6.1%	40.5%
OZERNA	3	1,089	433,095	419,967	-3.0%	5.3%	39.9%
SCHONSEE	3	397	514,227	497,151	-3.3%	8.0%	38.2%
BANNERMAN	4	533	309,226	308,501	-0.2%	8.5%	52.9%
BELMONT	4	752	342,373	334,709	-2.2%	7.8%	45.2%
BELVEDERE	4	796	261,953	252,809	-3.5%	7.4%	37.7%
BRINTNELL	4	1,463	398,570	388,503	-2.5%	9.5%	43.0%
CANON RIDGE	4	165	336,167	337,282	0.3%	6.5%	49.6%
CASSELMAN	4	334	371,204	371,927	0.2%	2.1%	36.5%
CLAREVIEW TOWN CENTRE	4	91	375,319	360,022	-4.1%	6.2%	38.0%
FRASER	4	688	339,878	347,675	2.3%	5.6%	48.1%
HAIRSINE	4	242	319,242	309,310	-3.1%	7.3%	44.6%
HOLLICK-KENYON	4	1,272	402,141	390,760	-2.8%	8.1%	40.1%
HOMESTEADER	4	446	305,762	299,747	-2.0%	5.4%	46.6%
KERNOHAN	4	713	328,556	322,372	-1.9%	10.8%	51.4%
KIRKNESS	4	687	315,032	306,777	-2.6%	5.3%	44.3%
MATT BERRY	4	1,045	428,081	418,562	-2.2%	7.9%	42.9%
MCCONACHIE AREA	4	166	394,877	410,325	3.9%	Δ	◇
MCLEOD	4	862	326,003	313,582	-3.8%	7.9%	42.7%
MILLER	4	635	373,629	358,905	-3.9%	6.5%	41.5%
OVERLANDERS	4	304	335,684	323,854	-3.5%	8.5%	43.1%
RURAL NORTH EAST SOUTH STURGEON	4	150	676,000	695,643	2.9%	22.3%	◇
SIFTON PARK	4	251	311,751	312,940	0.4%	7.5%	50.0%
CALLINGWOOD NORTH	5	101	346,129	343,629	-0.7%	8.5%	46.1%
CAMERON HEIGHTS	5	271	620,531	628,590	1.3%	9.3%	32.9%
DECHENE	5	524	445,312	429,601	-3.5%	11.5%	44.2%
DONSDALE	5	315	762,267	761,313	-0.1%	4.9%	28.1%
ELMWOOD	5	708	324,749	311,037	-4.2%	12.6%	45.3%
GARIEPY	5	475	512,169	529,418	3.4%	12.8%	54.3%
GLASTONBURY	5	1,253	443,583	424,546	-4.3%	10.6%	40.8%
JAMIESON PLACE	5	1,227	397,568	379,992	-4.4%	10.8%	41.5%
LAURIER HEIGHTS	5	See Exceptions (Last Page)				See Exceptions (Last Page)	
LYMBURN	5	1,488	347,151	336,040	-3.2%	9.6%	43.1%
LYNNWOOD	5	629	365,684	346,701	-5.2%	16.7%	39.5%
OLESKIW	5	869	732,540	733,838	0.2%	12.8%	41.2%

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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
ORMSBY PLACE	5	1,030	428,924	411,922	-4.0%	10.0%	41.4%
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)	
RURAL WEST	5	110	815,477	810,014	-0.7%	16.4%	◇
THE HAMPTONS	5	1,701	450,972	438,657	-2.7%	12.9%	41.5%
THORNCLIFF	5	387	356,528	342,301	-4.0%	13.0%	46.6%
WEDGEWOOD HEIGHTS	5	476	660,468	615,251	-6.8%	15.9%	27.8%
WESTRIDGE	5	426	601,378	594,087	-1.2%	8.1%	42.5%
BOYLE STREET	6	62	273,839	248,419	-9.3%	18.1%	38.3%
CENTRAL MCDOUGALL	6	109	262,679	248,523	-5.4%	5.5%	37.1%
GLENORA	6	990	690,200	671,028	-2.8%	13.9%	46.3%
GROVENOR	6	761	341,984	335,526	-1.9%	10.7%	43.6%
MCCAULEY	6	588	222,001	220,315	-0.8%	7.4%	50.6%
MCQUEEN	6	392	337,666	330,134	-2.2%	11.0%	43.4%
NORTH GLENORA	6	674	361,277	353,755	-2.1%	7.1%	40.5%
OLIVER	6	See Exceptions (Last Page)				See Exceptions (Last Page)	
QUEEN MARY PARK	6	373	296,792	293,555	-1.1%	3.0%	41.7%
RIVERDALE	6	326	483,531	483,106	-0.1%	-0.4%	38.5%
ROSSDALE	6	156	555,651	589,776	6.1%	0.4%	55.7%
WESTMOUNT	6	1,145	389,663	423,062	8.6%	-4.4%	49.2%
ALBERTA AVENUE	7	1,977	215,376	210,506	-2.3%	3.9%	38.9%
BALWIN	7	949	270,993	253,807	-6.3%	11.6%	38.7%
BEACON HEIGHTS	7	958	248,081	237,362	-4.3%	8.5%	47.5%
BELLEVUE	7	See Exceptions (Last Page)				See Exceptions (Last Page)	
BERGMAN	7	488	312,808	304,225	-2.7%	11.7%	51.4%
BEVERLY HEIGHTS	7	1,124	279,234	283,560	1.5%	9.5%	55.6%
CROMDALE	7	139	429,187	409,259	-4.6%	7.3%	34.6%
DELTON	7	608	231,654	232,376	0.3%	0.9%	37.2%
DELWOOD	7	1,181	299,149	283,161	-5.3%	10.1%	38.0%
EASTWOOD	7	589	226,201	221,414	-2.1%	4.8%	35.1%
ELMWOOD PARK	7	277	259,269	251,215	-3.1%	3.3%	35.9%
GLENGARRY	7	691	297,562	273,286	-8.2%	12.5%	36.4%
HIGHLANDS	7	See Exceptions (Last Page)				See Exceptions (Last Page)	
KILDARE	7	535	303,559	303,594	0.0%	4.4%	42.9%
KILLARNEY	7	586	287,817	270,242	-6.1%	11.8%	39.4%
MONTROSE	7	943	228,496	224,447	-1.8%	7.4%	48.3%
NEWTON	7	See Exceptions (Last Page)				See Exceptions (Last Page)	
NORTHMOUNT	7	814	322,031	311,531	-3.3%	8.7%	45.4%
PARKDALE	7	936	206,736	206,311	-0.2%	2.4%	40.6%
RUNDLE HEIGHTS	7	486	305,243	308,002	0.9%	6.6%	53.6%
VIRGINIA PARK	7	165	362,294	376,052	3.8%	10.0%	40.2%
BELGRAVIA	8	668	640,386	648,402	1.3%	10.7%	39.1%
BONNIE DOON	8	880	422,521	418,768	-0.9%	9.8%	43.5%
CAPILANO	8	1,034	408,735	400,321	-2.1%	9.0%	35.7%
CLOVERDALE	8	164	547,610	548,372	0.1%	0.6%	41.8%
FOREST HEIGHTS	8	1,061	401,477	394,859	-1.6%	10.4%	44.9%
FULTON PLACE	8	747	354,641	353,106	-0.4%	9.5%	43.6%
GARNEAU	8	449	489,811	484,369	-1.1%	10.3%	33.6%

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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
GOLD BAR	8	839	348,095	338,734	-2.7%	8.6%	40.5%
HOLYROOD	8	626	387,157	378,061	-2.3%	14.3%	43.9%
IDYLWYLDE	8	456	336,798	319,148	-5.2%	14.2%	38.5%
KENILWORTH	8	845	355,779	345,533	-2.9%	12.2%	39.9%
MCKERNAN	8	669	426,380	421,350	-1.2%	11.2%	34.2%
OTTEWELL	8	2,030	363,706	351,885	-3.2%	12.5%	40.9%
QUEEN ALEXANDRA	8	622	361,776	351,743	-2.8%	14.1%	37.1%
STRATHCONA	8	1,013	468,350	449,484	-4.0%	7.8%	40.8%
STRATHEARN	8	574	409,158	407,733	-0.3%	8.8%	43.0%
TERRACE HEIGHTS	8	478	370,491	357,703	-3.5%	15.0%	46.7%
WINDSOR PARK	8	433	740,758	812,729	9.7%	-0.4%	35.6%
AMBLESIDE	9	354	489,850	491,698	0.4%	4.8%	44.0%
BLACKBURNE	9	382	458,721	458,332	-0.1%	5.8%	33.0%
BLACKMUD CREEK	9	666	522,453	511,030	-2.2%	5.1%	32.3%
BRANDER GARDENS	9	295	547,424	592,963	8.3%	8.2%	50.1%
BROOKSIDE	9	568	518,154	568,322	9.7%	2.0%	46.5%
BULYEA HEIGHTS	9	1,058	560,642	561,311	0.1%	5.9%	34.2%
CALLAGHAN	9	103	678,820	649,015	-4.4%	9.0%	◇
CARTER CREST	9	405	582,000	573,869	-1.4%	10.9%	35.3%
FALCONER HEIGHTS	9	450	531,808	532,093	0.1%	3.9%	30.3%
HADDOW	9	1,071	557,951	565,819	1.4%	7.4%	35.1%
HENDERSON ESTATES	9	573	651,244	683,217	4.9%	6.0%	33.5%
HODGSON	9	581	637,752	642,557	0.8%	9.5%	42.7%
LEGER	9	623	514,520	519,546	1.0%	11.5%	40.9%
MACEWAN	9	922	424,594	416,755	-1.8%	13.7%	42.8%
MACTAGGART & MACTAGGART AREA	9	268	741,243	732,437	-1.2%	10.9%	21.1%
MAGRATH HEIGHTS & MAGRATH HEIGHTS AREA	9	596	717,207	728,890	1.6%	12.8%	38.1%
OGILVIE RIDGE	9	285	708,416	657,507	-7.2%	15.2%	28.5%
RAMSAY HEIGHTS	9	711	527,487	531,255	0.7%	9.5%	37.6%
RHATIGAN RIDGE	9	1,001	570,836	575,272	0.8%	4.4%	35.1%
RICHFORD	9	125	649,316	635,268	-2.2%	9.0%	33.4%
RUTHERFORD	9	1,559	464,985	459,211	-1.2%	12.6%	39.0%
TERWILLEGAR SOUTH	9	1,413	445,635	451,241	1.3%	11.1%	37.6%
TERWILLEGAR TOWNE	9	1,468	500,073	500,996	0.2%	9.4%	34.1%
TWIN BROOKS	9	1,874	530,002	527,348	-0.5%	5.2%	33.1%
WINDERMERE	9	274	752,088	786,117	4.5%	17.6%	◇
ALLENDALE	10	720	365,116	349,561	-4.3%	17.7%	38.0%
ASPEN GARDENS	10	497	511,241	490,778	-4.0%	9.3%	37.4%
BEARSPAW	10	578	440,794	438,615	-0.5%	9.1%	37.4%
BLUE QUILL	10	508	454,919	439,498	-3.4%	8.7%	32.9%
BLUE QUILL ESTATES	10	240	577,188	567,356	-1.7%	13.9%	32.4%
DUGGAN	10	1,059	389,525	379,243	-2.6%	12.5%	44.5%

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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
EMPIRE PARK	10	62	354,315	347,484	-1.9%	16.2%	41.6%
ERMINESKIN	10	338	379,265	369,658	-2.5%	11.9%	45.0%
GRANDVIEW HEIGHTS	10	336	665,274	678,975	2.1%	1.6%	32.8%
GREENFIELD	10	1,288	399,036	390,979	-2.0%	9.1%	37.4%
KEHEEWIN	10	589	400,868	399,983	-0.2%	9.6%	44.5%
LANSDOWNE	10	336	542,943	538,409	-0.8%	6.6%	29.8%
LENDRUM PLACE	10	579	409,448	392,832	-4.1%	15.4%	41.0%
MALMO PLAINS	10	632	399,622	379,384	-5.1%	12.6%	35.8%
PARKALLEN	10	717	392,049	379,209	-3.3%	13.0%	29.1%
PLEASANTVIEW	10	753	396,427	411,131	3.7%	8.4%	37.2%
RIDEAU PARK	10	265	418,025	414,789	-0.8%	13.8%	46.5%
ROYAL GARDENS	10	589	385,076	369,646	-4.0%	13.1%	39.1%
SKYRATTLER	10	181	433,000	436,624	0.8%	5.2%	38.9%
STEINHAUER	10	570	405,824	403,704	-0.5%	10.0%	45.4%
SWEET GRASS	10	444	431,369	426,716	-1.1%	8.5%	38.4%
WESTBROOK ESTATE	10	269	1,010,431	967,879	-4.2%	9.0%	46.4%
ARGYLL	11	302	339,419	330,224	-2.7%	7.6%	36.7%
AVONMORE	11	718	362,797	349,949	-3.5%	12.8%	41.0%
EKOTA	11	521	339,078	328,417	-3.1%	8.8%	44.2%
GREENVIEW	11	689	376,209	365,561	-2.8%	8.0%	40.4%
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%
KAMEYOSEK	11	276	318,815	310,554	-2.6%	6.9%	43.7%
KING EDWARD PARK	11	1,069	324,620	318,693	-1.8%	12.8%	43.4%
LEE RIDGE	11	354	331,065	324,198	-2.1%	7.8%	43.4%
MENISA	11	730	335,386	332,527	-0.9%	9.2%	45.4%
MEYOKUMIN	11	573	321,048	313,420	-2.4%	10.5%	45.0%
MEYONOHK	11	497	321,627	316,852	-1.5%	9.4%	46.0%
MICHAELS PARK	11	421	323,321	326,810	1.1%	5.5%	45.9%
RICHFIELD	11	458	312,717	315,819	1.0%	7.5%	48.0%
RITCHIE	11	852	320,938	309,677	-3.5%	10.3%	43.5%
SAKAW	11	918	320,787	323,581	0.9%	9.7%	48.7%
SATOO	11	872	328,340	317,994	-3.2%	9.1%	43.6%
TIPASKAN	11	407	326,265	319,423	-2.1%	9.2%	47.8%
TWEDDLE PLACE	11	535	340,480	329,542	-3.2%	10.8%	43.6%
BISSET	12	722	335,856	324,616	-3.3%	10.2%	43.5%
CHARLESWORTH	12	587	400,605	406,116	1.4%	5.5%	48.1%
CRAWFORD PLAINS	12	1,052	324,137	319,156	-1.5%	8.0%	41.8%
DALY GROVE	12	761	321,535	319,891	-0.5%	8.7%	45.6%
ELLERSLIE	12	1,016	403,110	399,722	-0.8%	9.6%	46.8%
JACKSON HEIGHTS	12	1,036	384,152	379,379	-1.2%	7.1%	38.8%
KINISKI GARDENS	12	1,940	340,055	335,948	-1.2%	8.1%	42.2%
LARKSPUR	12	1,108	384,884	380,912	-1.0%	5.1%	36.7%
LAUREL	12	123	398,313	405,703	1.9%	Δ	◇
MINCHAU	12	780	321,404	320,740	-0.2%	10.4%	47.4%
POLLARD MEADOWS	12	669	323,090	317,993	-1.6%	9.8%	48.6%
SILVER BERRY	12	1,498	385,069	384,836	-0.1%	7.2%	43.2%

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)

**SORTED BY: Ward, then Neighbourhood**

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
SUMMERSIDE	12	1,516	495,157	497,996	0.6%	5.3%	36.2%
TAMARACK	12	417	376,207	383,070	1.8%	4.2%	◇
WALKER	12	174	377,675	414,296	9.7%	-2.4%	◇
WEINLOS	12	807	311,849	310,312	-0.5%	8.6%	46.4%
WILD ROSE	12	1,727	401,285	399,932	-0.3%	6.1%	42.0%

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.		