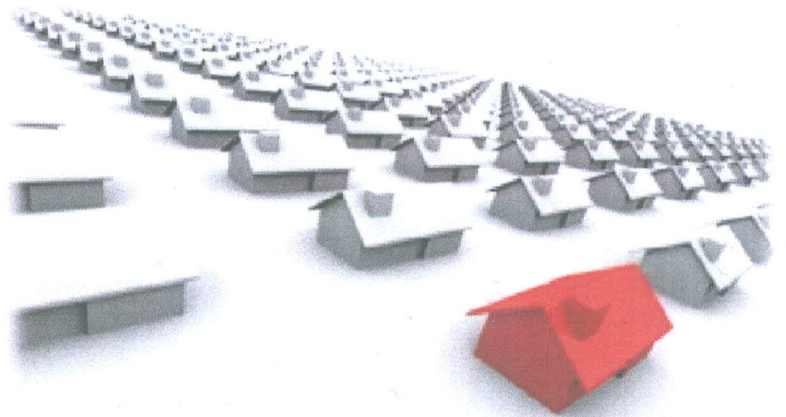


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2011

**TAXABLE PROPERTY
ASSESSMENT STATISTICS**



PREPARED BY

ASSESSMENT & TAXATION SERVICES

MAY 2011



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2011 Taxable Property Assessment Summary

Assessment - Taxable vs Grant				School Support Declaration			
Type	Residential	Non-Residential	Total	Separate	Public	Undeclared	Total
Taxable Property	8,430,911,990	965,641,600	9,396,553,590	2,891,223,900	2,495,185,030	4,009,797,660	9,396,206,590
Grant-in-Lieu (Muni & School)							
Federal	0	849,000	849,000	0	0	849,000	849,000
Provincial	216,000	60,422,000	60,638,000	30,319,000	30,319,000	0	60,638,000
Municipal Grant Only							
Provincial	4,421,000	0	4,421,000	0	0 ^{Note 2}	0	0
TOTAL	8,435,548,990	1,026,912,600	9,462,461,590	2,921,542,900	2,525,504,030	4,010,646,660	9,457,693,590

Notes:

¹ St Albert has a portion of taxable M&E (within the annexation area). It is exempt from school tax, therefore no school support figure is notated.

² St Albert has one "Municipal Grant Only" property - Chateau Mission Court. It is exempt from school tax, therefore no school support figure is notated.





2011 TAXABLE ASSESSMENT

	# of Properties	Land	Imp	Consolidated	Total	% of Total	Separate	Public	Undeclared	Vacant	# of Vacant Properties
Single Family											
Annexation Lands	22	6,105,000	3,107,190	0	9,212,190	0.10%	1,253,600	3,829,330	4,129,260	769,000	1
Reserve Land	22	33,012,000	0	0	33,012,000	0.35%	4,304,000	4,304,000	24,404,000	33,012,000	22
Downtown	1	199,000	116,000	0	315,000	0.00%	315,000	0	0	0	0
Akinsdale	1,286	199,779,000	240,871,000	0	440,650,000	4.66%	163,246,500	109,118,500	168,285,000	0	0
Braeside	842	162,923,000	141,958,000	0	304,881,000	3.22%	107,645,400	82,230,600	115,005,000	790,000	6
Deer Ridge Park	2,001	311,259,000	459,541,000	0	770,800,000	8.15%	268,916,500	198,877,500	303,006,000	0	0
Erin Ridge	1,761	308,796,000	450,557,000	0	759,353,000	8.02%	208,861,500	195,557,500	354,934,000	36,135,000	262
Forest Lawn	829	144,439,000	136,479,000	0	280,918,000	2.97%	122,316,500	64,237,500	94,364,000	0	0
Grandin Park	1,637	311,525,000	260,380,000	227,000	572,132,000	6.05%	222,144,000	141,269,000	208,719,000	0	0
Heritage Lakes	1,130	182,833,000	287,488,000	0	470,321,000	4.97%	158,093,000	130,733,000	181,495,000	0	0
Inglewood Park	97	20,350,000	31,597,000	0	51,947,000	0.55%	14,129,500	19,600,500	18,217,000	0	0
Kingswood	835	191,731,000	321,801,000	0	513,532,000	5.43%	155,552,000	164,786,000	193,194,000	11,870,000	44
Lacombe Park	2,291	430,526,000	507,158,000	250,000	937,934,000	9.91%	339,153,500	269,217,500	329,563,000	6,696,000	29
Mission Park	532	92,799,000	77,835,000	0	170,634,000	1.80%	47,451,500	58,549,500	64,633,000	24,000	2
North Ridge	1,055	169,911,000	277,230,000	0	447,141,000	4.73%	88,619,500	100,669,500	257,852,000	16,352,000	106
Oakmont	997	196,061,000	310,332,000	0	506,393,000	5.35%	140,016,500	136,807,500	229,569,000	1,682,000	8
Pineview	543	97,452,000	143,477,000	0	240,929,000	2.55%	79,774,000	88,338,000	72,817,000	0	0
Sturgeon Heights	664	123,838,000	84,096,000	0	207,934,000	2.20%	69,835,500	55,936,500	82,162,000	0	0
Woodlands	668	122,386,000	150,600,000	0	272,986,000	2.88%	112,152,500	82,785,500	78,048,000	0	0
TYPE TOTAL	17,213	3,105,924,000	3,884,623,190	477,000	6,991,024,190	73.88%	2,303,780,500	1,906,847,430	2,780,396,260	107,330,000	480
Multiple Family											
Duplex	648	71,385,000	122,453,000	0	193,838,000	2.05%	56,796,000	50,609,000	86,433,000	0	0
Condo Rowhouse	2,417	281,961,000	365,788,000	234,000	647,983,000	6.85%	191,241,600	180,006,400	276,735,000	2,728,000	7
Co-op Housing	2	4,865,000	9,465,000	0	14,330,000	0.15%	7,165,000	0	0	0	0
Condo Apartment	1,930	9,892,000	10,884,000	426,634,000	447,410,000	4.73%	134,190,500	109,357,500	203,862,000	8,447,000	4
Condo Parking	1,142	18,000	14,000	8,827,000	8,859,000	0.09%	2,716,000	2,248,000	3,895,000	0	0
Apartment	20	0	0	68,973,000	68,973,000	0.73%	16,064,500	12,806,500	40,102,000	0	0
Seniors Housing	3	2,104,000	16,389,000	34,132,000	52,625,000	0.56%	17,066,000	17,066,000	18,493,000	0	0
Municipal Grant Only	1	855,000	3,566,000	0	4,421,000	0.05%	0	0	0	0	0
TYPE TOTAL	6,163	371,080,000	528,559,000	538,800,000	1,438,439,000	15.20%	425,239,600	379,258,400	629,520,000	11,175,000	11
Agricultural											
Farm	86	884,400	5,201,400	0	6,085,800	0.06%	4,075,050	288,950	1,721,800	209,200	17
TYPE TOTAL	86	884,400	5,201,400	0	6,085,800	0.06%	4,075,050	288,950	1,721,800	209,200	17
TOTAL RESIDENTIAL	23,462	3,477,888,400	4,418,383,590	539,277,000	8,435,548,990	89.15%	2,733,095,150	2,286,394,780	3,411,638,060	118,714,200	508
Non Residential											
Commercial	288	40,347,000	25,207,000	553,202,000	618,756,000	6.54%	68,951,500	154,421,500	395,383,000	8,361,000	16
Industrial	317	60,987,000	59,753,000	206,582,000	327,322,000	3.46%	116,938,850	79,260,150	131,123,000	24,107,000	35
Institutional	4	1,423,000	3,429,000	0	4,852,000	0.05%	2,438,900	2,413,100	0	1,018,000	2
Royal Canadian Legion	1	0	237,000	0	237,000	0.00%	118,500	118,500	0	0	0
Religious Taxable	3	2,896,000	0	0	2,896,000	0.03%	0	2,896,000	0	2,896,000	3
Linear Assessment	24	0	0	72,367,700	72,367,700	0.76%	0	0	72,367,700	0	0
Machinery & Equipment	3	0	347,000	0	347,000	0.00%	0	0	0	0	0
Railway	14	11,200	123,700	0	134,900	0.00%	0	0	134,900	0	0
TOTAL NON-RESIDENTIAL	654	105,664,200	89,096,700	832,151,700	1,026,912,600	10.85%	188,447,750	239,109,250	599,008,600	36,382,000	56
GRAND TOTAL	24,116	3,583,552,600	4,507,480,290	1,371,428,700	9,462,461,590	100.00%	2,921,542,900	2,525,504,030	4,010,646,660	155,096,200	564

2010 PHYSICAL AND MARKET CHANGE FOR 2011 TAXATION YR

Property Type	2010 Assessment Roll (Beginning of Year)	2010 Net Assessment Growth	New Growth Roll	% Growth	Finalized 2010 Roll	% Market
Single Family Residential	6,470,722,390	143,520,000	6,614,242,390	2.22%	6,991,024,190	5.70%
Multiple Family Residential	1,378,297,100	23,399,900	1,401,697,000	1.70%	1,433,802,000	2.29%
Grant in Place Residential	221,000	-1,000	220,000	-0.45%	216,000	-1.82%
Grant in Place Municipal Only	4,319,000	-37,000	4,282,000	-0.86%	4,421,000	3.25%
Agricultural	3,862,760	2,098,940	5,961,700	54.34%	6,085,800	2.08%
Total Residential	7,857,422,250	168,980,840	8,026,403,090	2.15%	8,435,548,990	5.10%
Commercial	583,169,100	20,007,200	603,176,300	3.43%	610,101,900	1.15%
Industrial	248,456,000	23,991,000	272,447,000	9.66%	279,800,000	2.70%
Institutional	125,000	0	125,000	0.00%	129,000	3.20%
Schools	840,000	-840,000	0	-100.00%	0	0.00%
Religious	2,946,000	0	2,946,000	0.00%	2,896,000	-1.70%
Machinery & Equipment	356,300	-9,300	347,000	-2.61%	347,000	0.00%
Linear	72,292,350	179,480	72,471,830	0.25%	72,367,700	-0.14%
Grant in Place Non-Residential	53,487,000	7,073,000	60,560,000	13.22%	61,271,000	1.17%
Total Non-Residential	961,671,750	50,401,380	1,012,073,130	5.24%	1,026,912,600	1.47%
Grand Total Taxable Assessment	8,819,094,000	219,382,220	9,038,476,220	2.49%	9,462,461,590	4.69%

Taxable Assessment Base Split			
	<u>Beginning of Year</u>	<u>After New Growth</u>	<u>After Market Change</u>
Residential	89.10%	88.80%	89.15%
Non Residential	10.90%	11.20%	10.85%

Version: FINAL

Author: Assess Dept, April 11, 2011



Historical Yearly Summary of Taxable Property Assessment

Tax Year	Population	Number of Properties	Residential			Commercial			Industrial			Special & Other		Total Taxable Assessment	Grant - in -Lieu	%	Incl. Grant in-Lieu	Grand Total Assessment Growth
			Residential	%	Commercial	%	Industrial	%	Special & Other	%	Total Taxable Assessment	Grant - in -Lieu	%	Incl. Grant in-Lieu				
1980	29,512	9,783	341,329,380	86.93%	35,242,830	8.98%	8,595,870	2.19%	3,149,900	0.80%	388,317,980	4,346,720	1.11%	392,664,700	n/a			
1981	31,180	10,012	356,597,110	84.14%	40,731,260	9.61%	13,328,440	3.14%	5,088,220	1.20%	415,745,030	8,055,220	1.90%	423,800,250	7.90%			
1982	32,982	10,322	378,262,430	81.41%	48,120,060	10.36%	16,477,670	3.55%	5,481,970	1.18%	448,342,130	16,320,380	3.51%	464,662,510	9.60%			
1983	35,032	10,953	389,963,570	79.48%	50,551,440	10.30%	18,288,370	3.73%	5,963,670	1.22%	464,767,050	25,867,920	5.27%	490,634,970	5.60%			
1984	35,529	11,460	408,788,520	80.00%	50,411,940	9.87%	18,032,480	3.53%	6,091,260	1.19%	483,324,200	27,638,640	5.41%	510,962,840	4.10%			
1985	35,897	11,665	418,501,660	79.99%	50,796,050	9.71%	17,849,010	3.41%	6,669,697	1.27%	493,816,417	29,391,420	5.62%	523,207,837	2.40%			
1986*	36,453	11,830	565,813,040	79.75%	68,075,290	9.60%	18,293,650	2.58%	12,118,970	1.71%	664,300,950	45,140,110	6.36%	709,441,060	2.20%			
1987	37,008	12,010	584,069,540	80.06%	68,519,340	9.39%	18,460,710	2.53%	12,765,460	1.75%	683,815,050	45,714,360	6.27%	729,529,410	2.80%			
1988	38,318	12,296	611,052,030	79.85%	74,817,800	9.78%	19,610,980	2.56%	12,659,830	1.65%	718,140,640	47,104,440	6.16%	765,245,080	4.90%			
1989	39,388	12,723	648,387,000	80.36%	76,914,880	9.53%	19,101,010	2.37%	14,840,190	1.84%	759,243,080	47,602,070	5.90%	806,845,150	5.40%			
1990*	40,707	13,453	782,109,400	80.95%	90,921,580	9.41%	20,918,840	2.17%	17,259,120	1.79%	911,208,940	54,944,750	5.69%	966,153,690	5.70%			
1991	41,745	13,998	837,205,490	81.53%	95,213,590	9.27%	21,133,350	2.06%	28,450,850	2.77%	982,003,280	44,802,630	4.36%	1,026,809,910	6.30%			
1992	42,852	14,713	877,106,190	81.80%	98,781,740	9.21%	21,767,040	2.03%	27,967,220	2.61%	1,025,622,190	46,583,500	4.34%	1,072,205,690	4.40%			
1993*	44,195	15,275	1,659,666,090	83.03%	172,026,050	8.61%	38,588,400	1.93%	48,767,840	2.44%	1,919,048,380	79,720,070	3.99%	1,998,768,450	4.50%			
1994	45,000 Est	16,034	1,753,382,520	83.41%	175,170,460	8.33%	44,240,430	2.10%	49,622,060	2.36%	2,022,415,470	79,716,920	3.79%	2,102,132,390	5.20%			
1995	45,895	16,550	1,809,557,400	84.54%	175,629,790	8.21%	44,722,530	2.09%	49,348,610	2.31%	2,079,258,330	61,221,270	2.86%	2,140,479,600	1.80%			
1996*	47,000 Est	16,730	1,785,913,830	85.06%	171,626,400	8.17%	43,909,260	2.09%	50,073,070	2.39%	2,051,522,560	47,961,170	2.28%	2,099,483,730	1.70%			
1997*	48,000 Est	17,038	1,874,395,350	86.15%	162,268,420	7.46%	39,342,420	1.81%	51,715,370	2.38%	2,127,721,560	48,075,200	2.21%	2,175,796,760	2.77%			
1998*	49,243	17,734	2,008,143,100	87.24%	161,208,350	7.00%	53,603,800	2.33%	53,383,160	2.32%	2,276,338,410	25,522,740	1.11%	2,301,861,150	3.80%			
1999*	50,000 Est	18,202	2,201,308,970	87.76%	174,094,190	6.94%	44,760,950	1.78%	49,767,800	1.98%	2,469,931,910	38,330,860	1.53%	2,508,262,770	4.63%			
2000*	51,716	18,901	2,401,957,200	87.92%	194,516,660	7.12%	50,748,140	1.86%	49,108,090	1.80%	2,696,330,090	35,609,350	1.30%	2,731,939,440	4.60%			
2001*	52,500 Est	19,341	2,570,356,590	87.66%	219,958,260	7.50%	55,045,790	1.88%	48,431,990	1.65%	2,893,792,630	38,229,060	1.30%	2,932,021,690	4.67%			
2002*	53,500 Est	19,919	2,850,756,290	87.94%	243,065,600	7.50%	59,551,340	1.84%	50,041,970	1.54%	3,203,415,200	38,131,070	1.18%	3,241,546,270	3.53%			
2003*	54,588	20,247	3,338,265,100	88.77%	259,535,500	6.90%	66,893,300	1.78%	57,293,180	1.52%	3,721,987,080	38,477,500	1.02%	3,760,464,580	4.51%			
2004*	55,500 Est	21,128	3,769,533,600	89.14%	291,776,500	6.90%	77,021,000	1.82%	51,857,330	1.23%	4,190,188,430	38,388,700	0.91%	4,228,577,130	4.74%			
2005*	56,310	21,507	3,999,997,200	88.94%	314,065,000	6.98%	87,018,000	1.93%	61,520,100	1.37%	4,462,600,300	34,619,400	0.77%	4,497,219,700	2.87%			
2006*	57,000 Est	21,907	4,501,490,800	89.01%	349,444,000	6.91%	98,832,000	1.95%	69,400,060	1.37%	5,019,166,860	38,078,700	0.75%	5,057,245,560	3.69%			
2007*	58,000 Est	22,444	5,601,989,700	89.32%	415,105,000	6.62%	134,085,000	2.14%	74,456,060	1.19%	6,225,635,760	46,534,300	0.74%	6,272,170,060	4.05%			
2008*	58,501	23,284	9,181,594,960	91.10%	560,517,200	5.56%	193,040,900	1.92%	87,802,580	0.87%	10,022,955,640	55,538,600	0.55%	10,078,494,240	3.98%			
2009*	59,500 Est	23,516	8,313,412,950	88.95%	631,404,000	6.76%	248,782,000	2.66%	91,402,920	0.98%	9,285,001,870	60,809,000	0.65%	9,345,810,870	1.48%			
2010*	60,138	23,615	7,852,882,250	89.04%	578,046,000	6.55%	248,456,000	2.82%	81,682,750	0.93%	8,761,067,000	58,027,000	0.66%	8,819,094,000	1.09%			
2011*	60,500 Est	24,116	8,430,911,990	89.10%	605,007,000	6.39%	279,800,000	2.96%	80,834,600	0.85%	9,396,553,590	65,908,000	0.70%	9,462,461,590	2.49%			

*Year of General Assessment

Note: Assessment growth indicated is based on an analysis to reflect previous years assessment dollars. It does not reflect any adjustments resulting from shifts in values.

Assessment Methodology - % of Value

1979 to 1993 65% Improvements, 65% Land
 1994 to 1995 100% Improvements, 100% Land
 1996 to present 100% Market Value



Summary of Relationships of Different Assessment

Year	Taxable	% Change	Non-Res.	% of Taxable	Grant-In-Lieu	% of Taxable	Equalized	% of Live	Prov. School Foundation	% of Live	Business Assess.	% of Non-Res	Supp. Business	% of Bus. Assess
1978	314,183,230	-	28,770,100	9.16%	2,637,750	0.83%	88,262,050	27.86%	12,222,550	3.86%	5,496,560	19.11%		
1979	346,509,250	10.30	35,196,760	10.16%	2,701,460	0.77%	100,529,230	28.79%	14,468,360	4.14%	6,460,990	18.36%		
1980	388,317,980	12.06	46,988,600	12.10%	4,346,720	1.11%	131,819,440	33.57%	21,769,680	5.54%	7,409,040	15.77%	1,601,101	21.61%
1981	415,745,030	7.06	59,147,920	14.23%	8,055,220	1.90%	174,126,830	41.09%	39,271,870	9.27%	10,264,547	17.35%	948,889	9.24%
1982	448,342,130	7.84	70,079,700	15.63%	16,320,380	3.51%	198,944,700	42.81%	49,040,720	10.55%	20,159,481	28.77%	1,436,788	7.13%
1983	464,767,050	3.66	74,803,480	16.09%	25,867,920	5.27%	230,183,230	46.92%	61,100,460	12.45%	21,590,574	28.86%	1,401,483	6.49%
1984	483,324,200	3.99	74,535,680	15.42%	27,638,640	5.41%	245,387,170	48.02%	55,829,870	10.93%	23,499,061	31.53%	607,992	2.59%
1985	493,816,417	2.16	75,314,757	15.25%	29,391,420	5.62%	232,312,770	44.40%	48,632,660	9.30%	23,527,535	31.24%	604,423	2.57%
*1986	664,300,950	2.00	98,487,910	14.83%	45,140,110	6.36%	212,843,087	30.00%	44,895,058	6.33%	23,656,987	24.02%	649,219	2.74%
1987	683,815,050	2.90	99,745,510	14.59%	45,714,360	6.27%	221,916,554	30.42%	44,827,002	6.14%	24,146,555	24.21%	614,852	2.55%
1988	718,140,640	5.02	107,088,610	14.91%	47,104,440	6.16%	240,260,683	31.40%	47,127,721	6.16%	26,324,734	24.58%	619,559	2.35%
1989	759,243,080	5.72	110,856,080	14.60%	47,602,070	5.90%	259,103,670	32.11%	50,424,252	6.25%	27,666,326	24.96%	646,180	2.34%
*1990	911,208,940	5.70	129,099,540	14.17%	54,944,750	5.69%	925,669,080	95.81%	178,591,880	18.48%	28,993,790	22.46%	394,398	1.36%
1991	982,003,280	7.70	144,797,790	14.75%	44,802,630	4.36%	1,041,469,250	101.43%	192,554,917	18.75%	29,137,963	20.12%	882,347	3.03%
1992	1,025,622,190	4.40	148,516,000	14.48%	46,583,500	4.34%	1,153,940,030	107.62%	207,160,452	19.32%	30,533,927	20.56%	1,107,661	3.63%
*1993	1,919,048,380	4.50	259,382,290	13.52%	79,720,070	3.99%	1,209,855,441	60.53%	214,653,568	10.74%	62,560,745	24.12%	2,566,968	4.10%
1994	2,022,415,470	5.40	269,032,950	13.30%	79,716,920	3.79%	2,075,004,549	98.71%	340,434,048	16.19%	65,251,396	24.25%	1,612,553	2.47%
1995	2,079,258,330	2.80	269,700,930	12.97%	61,221,270	2.86%	2,202,523,000	102.90%	350,822,522	16.39%	65,422,152	24.26%	2,618,129	4.00%
*1996	2,051,522,560	1.70	263,973,980	12.87%	47,961,170	2.28%	2,290,742,808	109.11%	311,868,870	14.85%	68,480,002	25.94%	1,815,771	2.65%
*1997	2,127,721,560	2.77	251,856,610	11.84%	48,075,200	2.21%	2,184,356,878	100.39%	255,883,523	11.76%	68,897,830	27.36%	1,584,944	2.30%
*1998	2,276,338,410	6.98	267,048,300	11.73%	25,522,740	1.11%	2,296,925,278	99.79%	292,504,890	12.71%	69,917,422	26.18%	1,594,087	2.28%
*1999	2,469,931,910	8.50	267,448,170	10.83%	38,330,860	1.53%	2,437,121,343	97.16%	264,264,493	10.54%	77,785,299	29.08%	1,713,920	2.20%
*2000	2,696,330,090	9.17	293,099,610	10.87%	35,609,350	1.30%	2,668,931,537	97.69%	265,210,926	9.71%	76,500,996	26.10%	1,673,271	2.19%
*2001	2,893,792,630	7.32	327,187,970	11.31%	34,883,190	1.19%	2,906,203,423	99.23%	287,853,532	9.83%	0	0.00%	0	0.00%
*2002	3,241,546,270	12.02	352,658,910	10.88%	38,131,070	1.16%	3,124,572,006	95.27%	0	0.00%	0	0.00%	0	0.00%
*2003	3,760,464,580	16.01	383,721,980	10.20%	38,477,500	1.01%	3,385,254,981	89.11%	0	0.00%	0	0.00%	0	0.00%
*2004	4,228,577,130	12.45	420,654,830	9.95%	38,388,700	0.90%	3,914,167,841	91.73%	0	0.00%	0	0.00%	0	0.00%
*2005	4,501,004,700	6.44	462,603,100	10.28%	38,404,400	0.85%	4,368,397,474	96.23%	0	0.00%	0	0.00%	0	0.00%
*2006	5,057,437,260	12.36	513,919,060	10.16%	42,027,700	0.82%	4,605,682,342	90.32%	0	0.00%	0	0.00%	0	0.00%
*2007	6,272,170,060	24.01	623,646,060	9.94%	46,534,300	0.74%	5,203,015,580	82.34%	0	0.00%	0	0.00%	0	0.00%
*2008	10,078,494,240	60.69	841,360,680	8.35%	55,538,600	0.55%	6,439,700,644	63.55%	0	0.00%	0	0.00%	0	0.00%
*2009	9,345,810,870	-7.27	971,588,920	10.40%	60,809,000	0.65%	10,415,266,969	110.72%	0	0.00%	0	0.00%	0	0.00%
*2010	8,819,094,000	-5.64	908,184,750	10.30%	58,027,000	0.66%	9,667,369,342	108.90%	0	0.00%	0	0.00%	0	0.00%
*2011	9,462,461,590	7.30	965,641,600	10.20%	65,908,000	0.70%	9,024,596,228	94.71%	0	0.00%	0	0.00%	0	0.00%

* Year of General Assessment



Tax Rate History

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Municipal - Residential	10.402	10.252	9.615	9.354	9.567	9.117	8.069	5.5135	6.4366	7.0754	6.9685
Municipal - Non-Residential	13.129	13.605	13.839	14.095	14.262	13.869	12.882	10.4136	10.6083	11.6907	11.9483
Servus Place (Capital) - All	Did Not Exist	Did Not Exist	Did Not Exist	Did Not Exist	0.740	0.660	0.523	0.3260	0.3516	0.3726	0.3473
Sturgeon Foundation - Residential	Included in	Included in	Included in	Included in	Included in	Included in	Included in	Included in	Included in	0.0557	0.0819
Sturgeon Foundation - Non-Residential	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	0.0921	0.1415
School - Residential	5.119	4.770	4.400	4.202	4.227	3.857	3.242	2.0168	2.4430	2.6573	2.5523
School - Non Residential	7.339	6.977	6.968	6.855	6.338	5.810	4.894	3.6450	3.2102	3.5604	3.4820
Total Residential/Farm	15.521	15.022	14.015	13.556	14.534	13.634	11.834	7.8563	9.2312	10.1610	9.9500
Total Non-Residential	20.468	20.582	20.807	20.950	21.340	20.339	18.299	14.3846	14.1701	15.7158	15.9191
Tax Rate By-law Passed	22-May-01	15-Apr-02	05-May-03	03-May-04	16-May-05	18-Apr-06	7-May-07	5-May-08	4-May-09	3-May-10	2-May-11



Average 2010 Assessment and 2011 Tax Per Unit

Property Type	No. of Units	Total Assessment	Average Assessment Per Unit	Average Tax Per Unit
Single Family Detached	16,733	6,883,694,190	411,400	\$4,093
Single Family Attached	648	193,838,000	299,100	\$2,976
Condominium Townhouses	2,410	645,255,000	267,700	\$2,664
Condominium Apartment	1,926	447,822,000	232,500	\$2,313

2010 Roll Year - Sales Statistics by Neighbourhood Single-Family Detached

Neighbourhood	Number of Sales Within Valuation Period ¹	% of Homes In Neighbourhood That Sold	Average 2010 ¹ Sale Price ²	Median 2010 ¹ Sale Price ²
Akinsdale	62	5%	\$339,700	\$330,000
Braeside	41	5%	\$372,200	\$365,000
Deer Ridge	146	7%	\$383,700	\$377,500
Erin Ridge	91	6%	\$474,300	\$458,000
Forest Lawn	37	4%	\$330,300	\$322,000
Grandin Park	96	6%	\$349,100	\$330,000
Heritage Lakes	59	5%	\$410,100	\$407,500
Inglewood	9	9%	\$570,400	\$560,000
Kingswood	49	6%	\$671,600	\$615,000
Lacombe Park	108	5%	\$449,200	\$383,000
Mission Park	27	5%	\$312,300	\$309,000
North Ridge	136	14%	\$455,100	\$439,500
Oakmont	86	9%	\$521,000	\$497,000
Pineview	26	5%	\$479,400	\$438,000
Sturgeon Heights	34	5%	\$307,900	\$302,000
Woodlands	25	4%	\$412,900	\$399,000

¹ Arms-length sales as per LTO records. As per provincial audit, sales period is July 1, 2009 to June 30, 2010

² Sale prices are time adjusted to a valuation date July 1, 2010.

³ Average taxes determined by total assessment in neighbourhood divided by number of recorded homes x total tax rate.

2011 Impact on Property Taxes
Municipal, Servus Place, Sturgeon Foundation, and Education

Comparison of the impact of the 2011 Tax Rates and market value assessment changes have on residential and non-residential properties.

Residential	
Change in Market Value Assessment	% Impact on Property Taxes
-2%	-4.0%
0%	-2.1%
2%	-0.1%
4%	1.8%
6%	3.8%
8%	5.8%

Non-Residential	
Change in Market Value Assessment	% Impact on Property Taxes
-2%	-0.7%
0%	1.3%
2%	3.3%
4%	5.3%
6%	7.4%
8%	9.4%

Residential Total Tax Scenarios				
Assessment Last Year	% Change in Assessment This Year	Assessment This Year	% Change in Property Tax	\$ Change in Property Tax
\$250,000	-2% Decrease	\$245,000	-4.0%	-\$102.50
\$400,000	-2% Decrease	\$392,000	-4.0%	-\$164.00
\$600,000	-2% Decrease	\$588,000	-4.0%	-\$246.00
\$250,000	0% Increase	\$250,000	-2.1%	-\$52.75
\$400,000	0% Increase	\$400,000	-2.1%	-\$84.40
\$600,000	0% Increase	\$600,000	-2.1%	-\$126.60
\$250,000	2% Increase	\$255,000	-0.1%	-\$3.00
\$400,000	2% Increase	\$408,000	-0.1%	-\$4.80
\$600,000	2% Increase	\$612,000	-0.1%	-\$7.20
\$250,000	4% Increase	\$260,000	1.8%	\$46.75
\$400,000	4% Increase	\$416,000	1.8%	\$74.80
\$600,000	4% Increase	\$624,000	1.8%	\$112.20
\$250,000	6% Increase	\$265,000	3.8%	\$96.50
\$400,000	6% Increase	\$424,000	3.8%	\$154.40
\$600,000	6% Increase	\$636,000	3.8%	\$231.60
\$250,000	8% Increase	\$270,000	5.8%	\$146.25
\$400,000	8% Increase	\$432,000	5.8%	\$234.00
\$600,000	8% Increase	\$648,000	5.8%	\$351.00



2011 Property Tax and Home Value Summary

Assessed Value Range*	Muni & Servus Tax Levy Range	Education Tax Levy Range	Total Tax Levy Range	Single Family Residences		Townhouse & Duplex Residences		Apartment Condos Residences		Total Residences	
				Residences	%	Residences	%	Residences	%	Residences	%
Under \$200,000	Under \$1,480	Under \$510	Under \$1,990	3	0.0%	157	5.2%	685	38.6%	845	4.0%
200,000 - 300,000	\$1,480 - \$2,220	\$510 - \$770	\$1,990 - \$2,990	1,101	6.7%	2,077	68.3%	983	55.3%	4,161	19.6%
300,000 - 400,000	\$2,220 - \$2,960	\$770 - \$1,020	\$2,990 - \$3,980	8,465	51.6%	607	20.0%	98	5.5%	9,170	43.2%
400,000 - 500,000	\$2,960 - \$3,700	\$1,020 - \$1,280	\$3,980 - \$4,980	4,349	26.5%	165	5.4%	9	0.5%	4,523	21.3%
500,000 - 600,000	\$3,700 - \$4,440	\$1,280 - \$1,530	\$4,980 - \$5,970	1,507	9.2%	21	0.7%	1	0.1%	1,529	7.2%
600,000 - 700,000	\$4,440 - \$5,180	\$1,530 - \$1,790	\$5,970 - \$6,970	558	3.4%	3	0.1%	0	0.0%	561	2.6%
700,000 - 800,000	\$5,180 - \$5,920	\$1,790 - \$2,040	\$6,970 - \$7,960	253	1.5%	10	0.3%	0	0.0%	263	1.2%
Over 800,000	Over \$5,920	Over \$2,040	Over \$7,960	166	1.0%	1	0.0%	0	0.0%	167	0.8%
Total				16,402	100%	3,041	100%	1,776	100%	21,219	100%

Statistics are based on completed residences only.
 *Assessed value range based on July 1, 2010 valuation date.

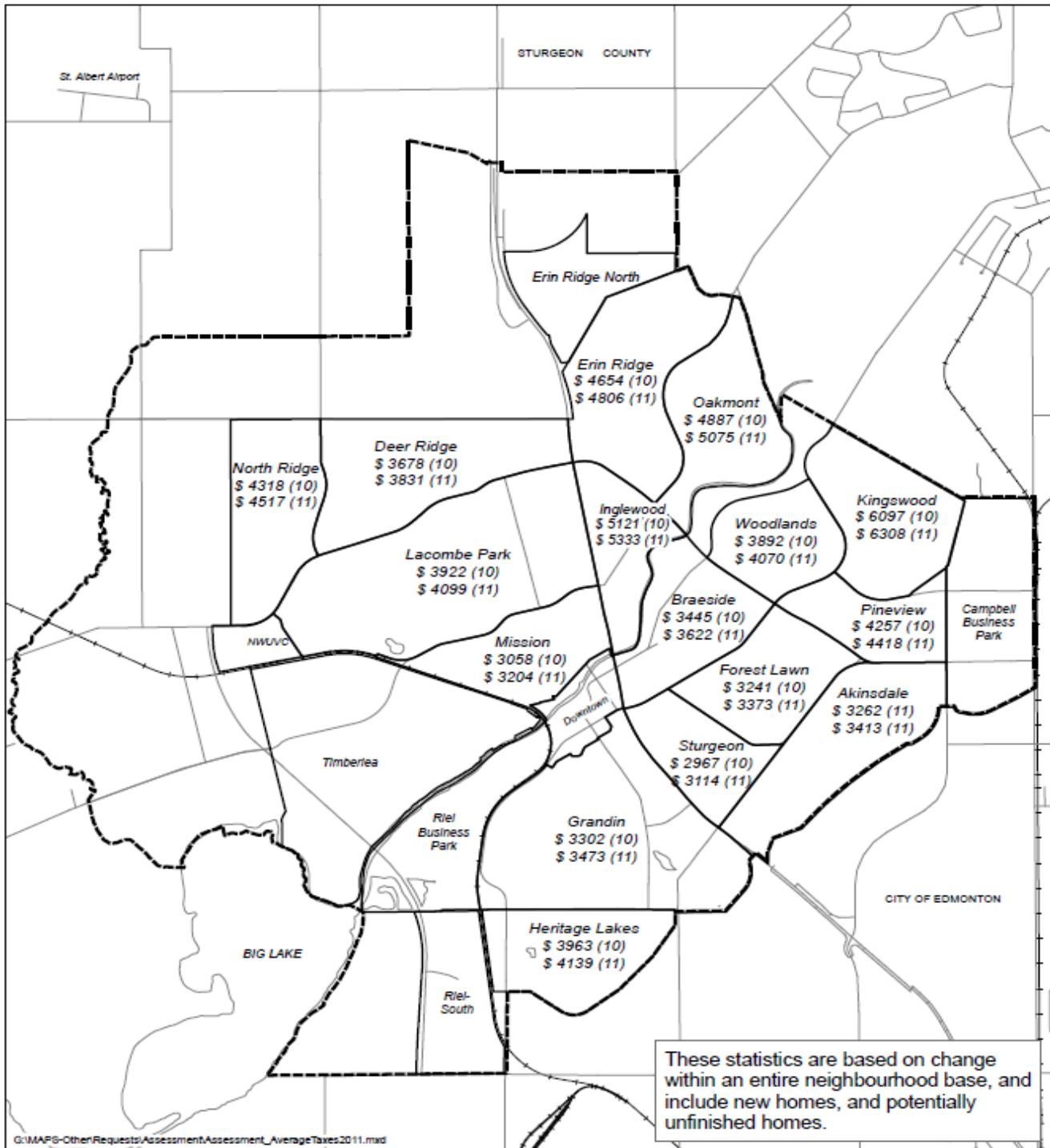


2011 Residential Assessment & Tax Change

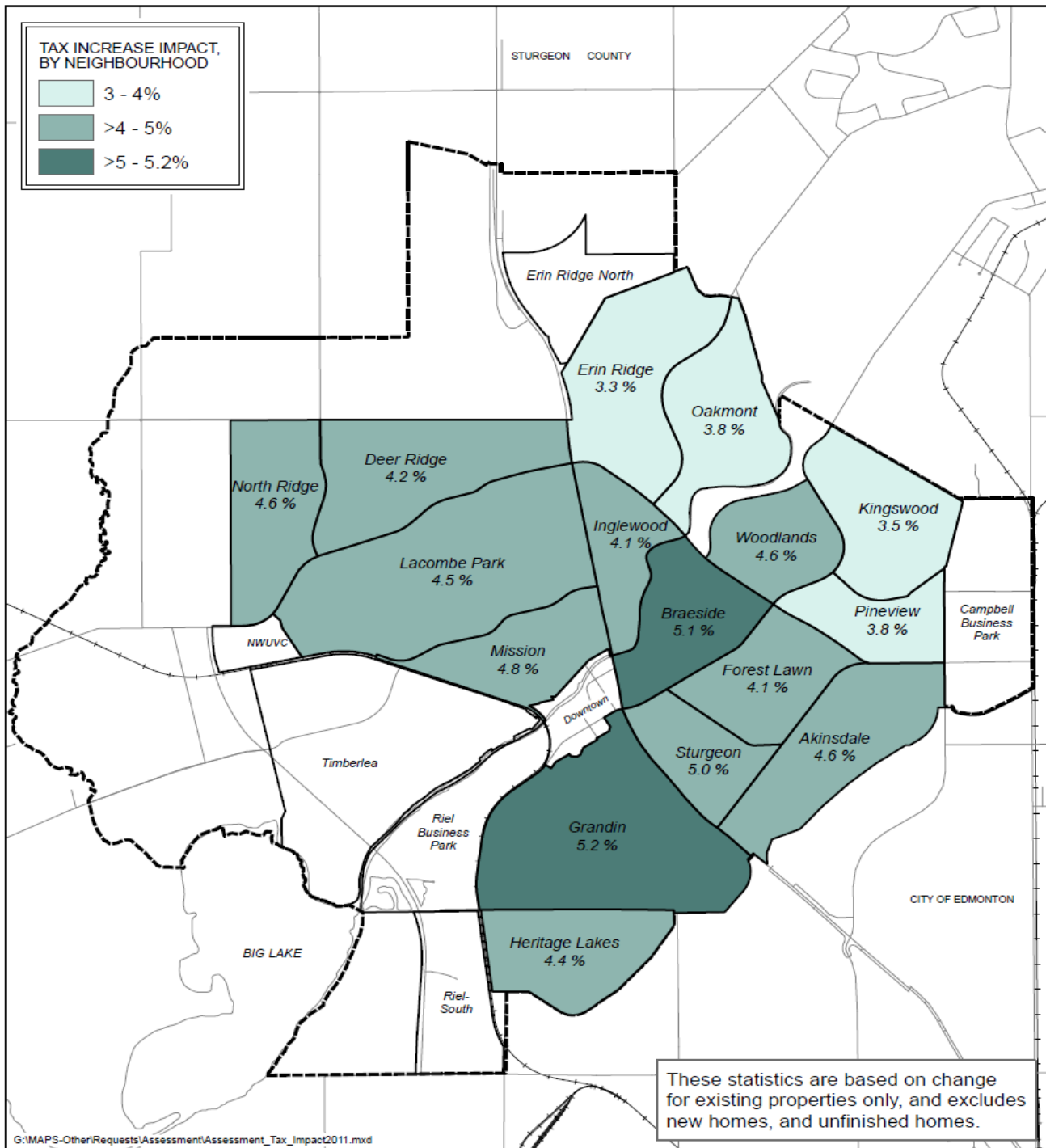
	Average Assessment 2009 Roll (July 1, 2009)	Average Assessment 2010 Roll (July 1, 2010)	Typical Assessment Change ¹ 2009 vs 2010	Average 2010 Taxes	Average 2011 Taxes	Tax Change \$	Tax Change %
SINGLE FAMILY							
AKINSDALE	\$ 321,000	\$ 343,000	6.9%	\$3,262	\$3,413	\$ 151	4.6%
BRAESIDE	\$ 339,000	\$ 364,000	7.4%	\$3,445	\$3,622	\$ 177	5.1%
DEER RIDGE	\$ 362,000	\$ 385,000	6.4%	\$3,678	\$3,831	\$ 152	4.1%
ERIN RIDGE	\$ 458,000	\$ 483,000	5.5%	\$4,654	\$4,806	\$ 152	3.3%
FOREST LAWN	\$ 319,000	\$ 339,000	6.3%	\$3,241	\$3,373	\$ 132	4.1%
GRANDIN PARK	\$ 325,000	\$ 349,000	7.4%	\$3,302	\$3,473	\$ 170	5.2%
HERITAGE LAKES	\$ 390,000	\$ 416,000	6.7%	\$3,963	\$4,139	\$ 176	4.5%
INGLEWOOD	\$ 504,000	\$ 536,000	6.3%	\$5,121	\$5,333	\$ 212	4.1%
KINGSWOOD	\$ 600,000	\$ 634,000	5.7%	\$6,097	\$6,308	\$ 212	3.5%
LACOMBE PARK	\$ 386,000	\$ 412,000	6.7%	\$3,922	\$4,099	\$ 177	4.5%
MISSION PARK	\$ 301,000	\$ 322,000	7.0%	\$3,058	\$3,204	\$ 145	4.8%
NORTHRIDGE	\$ 425,000	\$ 454,000	6.8%	\$4,318	\$4,517	\$ 199	4.6%
OAKMONT	\$ 481,000	\$ 510,000	6.0%	\$4,887	\$5,075	\$ 187	3.8%
PINEVIEW	\$ 419,000	\$ 444,000	6.0%	\$4,257	\$4,418	\$ 160	3.8%
STURGEON HEIGHTS	\$ 292,000	\$ 313,000	7.2%	\$2,967	\$3,114	\$ 147	5.0%
WOODLANDS	\$ 383,000	\$ 409,000	6.8%	\$3,892	\$4,070	\$ 178	4.6%
TOWNHOUSE COMPLEXES							
AKINSDALE GARDEN	\$ 206,000	\$ 191,000	-7.3%	\$2,093	\$1,900	\$ (193)	-9.2%
EASTGATE POINT	\$ 305,000	\$ 315,000	3.3%	\$3,099	\$3,134	\$ 35	1.1%
ERIN RIDGE LANE	\$ 288,000	\$ 300,000	4.2%	\$2,926	\$2,985	\$ 59	2.0%
FOREST GROVE	\$ 218,000	\$ 227,000	4.1%	\$2,215	\$2,259	\$ 44	2.0%
FOXBOROUGH GARDENS	\$ 238,000	\$ 236,000	-0.8%	\$2,418	\$2,348	\$ (70)	-2.9%
GOVERNORS HILL I/II/III/GABLES	\$ 329,000	\$ 332,000	0.9%	\$3,343	\$3,303	\$ (40)	-1.2%
GRANDIN VILLAGE	\$ 203,000	\$ 209,000	3.0%	\$2,063	\$2,080	\$ 17	0.8%
GRANDIN WOODS I	\$ 216,000	\$ 220,000	1.9%	\$2,195	\$2,189	\$ (6)	-0.3%
GRANDIN WOODS II AND III	\$ 253,000	\$ 267,000	5.5%	\$2,571	\$2,657	\$ 86	3.3%
GRANDVIEW RIDGE	\$ 215,000	\$ 224,000	4.2%	\$2,185	\$2,229	\$ 44	2.0%
GREENFIELD ESTATES	\$ 217,000	\$ 219,000	0.9%	\$2,205	\$2,179	\$ (26)	-1.2%
HERITAGE GATES	\$ 289,000	\$ 297,000	2.8%	\$2,937	\$2,955	\$ 19	0.6%
HERITAGE LANES I AND II	\$ 281,000	\$ 287,000	2.1%	\$2,855	\$2,856	\$ 0	0.0%
LACOMBE POINT	\$ 221,000	\$ 227,000	2.7%	\$2,246	\$2,259	\$ 13	0.6%
LAKESIDE GREEN	\$ 252,000	\$ 261,000	3.6%	\$2,561	\$2,597	\$ 36	1.4%
LAKEVIEW ESTATES	\$ 421,000	\$ 430,000	2.1%	\$4,278	\$4,279	\$ 1	0.0%
NORISSA HEIGHTS	\$ 311,000	\$ 321,000	3.2%	\$3,160	\$3,194	\$ 34	1.1%
PHANTOM RIDGE	\$ 291,000	\$ 301,000	3.4%	\$2,957	\$2,995	\$ 38	1.3%
PINEVIEW HORIZEN	\$ 207,000	\$ 216,000	4.3%	\$2,103	\$2,149	\$ 46	2.2%
RIDGEWOOD TERRACE	\$ 202,000	\$ 209,000	3.5%	\$2,053	\$2,080	\$ 27	1.3%
THE WILLOWS	\$ 390,000	\$ 399,000	2.3%	\$3,963	\$3,970	\$ 7	0.2%
VINTAGE OAKMONT	\$ 456,000	\$ 466,000	2.2%	\$4,633	\$4,637	\$ 3	0.1%
WALDEN PARK	\$ 209,000	\$ 206,000	-1.4%	\$2,124	\$2,050	\$ (74)	-3.5%
APARTMENT CONDOMINIUMS							
ACADIA TERRACE	\$ 150,000	\$ 146,000	-2.7%	\$1,524	\$1,453	\$ (71)	-4.7%
ALPINE ESTATES	\$ 156,000	\$ 156,000	0.0%	\$1,585	\$1,552	\$ (33)	-2.1%
APPLEYARD SQUARE	\$ 175,000	\$ 171,000	-2.3%	\$1,778	\$1,701	\$ (77)	-4.3%
MISSION HILL GRANDE(PHASE 1)	\$ 248,000	\$ 256,000	3.2%	\$2,520	\$2,547	\$ 27	1.1%
EAGLEWOOD VILLAGE	\$ 268,000	\$ 273,000	1.9%	\$2,723	\$2,716	\$ (7)	-0.2%
GREENBRIER	\$ 259,000	\$ 272,000	5.0%	\$2,632	\$2,706	\$ 75	2.8%
THE VERSAILLES	\$ 363,000	\$ 375,000	3.3%	\$3,688	\$3,731	\$ 43	1.2%
MISSION HILL VILLAGE	\$ 214,000	\$ 222,000	3.7%	\$2,174	\$2,209	\$ 34	1.6%
RAVINE PARK ON GATE	\$ 315,000	\$ 313,000	-0.6%	\$3,201	\$3,114	\$ (86)	-2.7%
THE GARDENS	\$ 213,000	\$ 219,000	2.8%	\$2,164	\$2,179	\$ 15	0.7%
TUDOR GLEN	\$ 152,000	\$ 151,000	-0.7%	\$1,544	\$1,502	\$ (42)	-2.7%
SIERRAS OF INGLEWOOD	\$ 238,000	\$ 241,000	1.3%	\$2,418	\$2,398	\$ (20)	-0.8%
PERRON PLACE	\$ 214,000	\$ 212,000	-0.9%	\$2,174	\$2,109	\$ (65)	-3.0%

¹ Percentage change for single-family dwellings are based on entire neighbourhood assessment base, and includes new homes and unfinished homes.

2010/2011 Average Taxes on Single Family Residential Housing by Neighbourhood

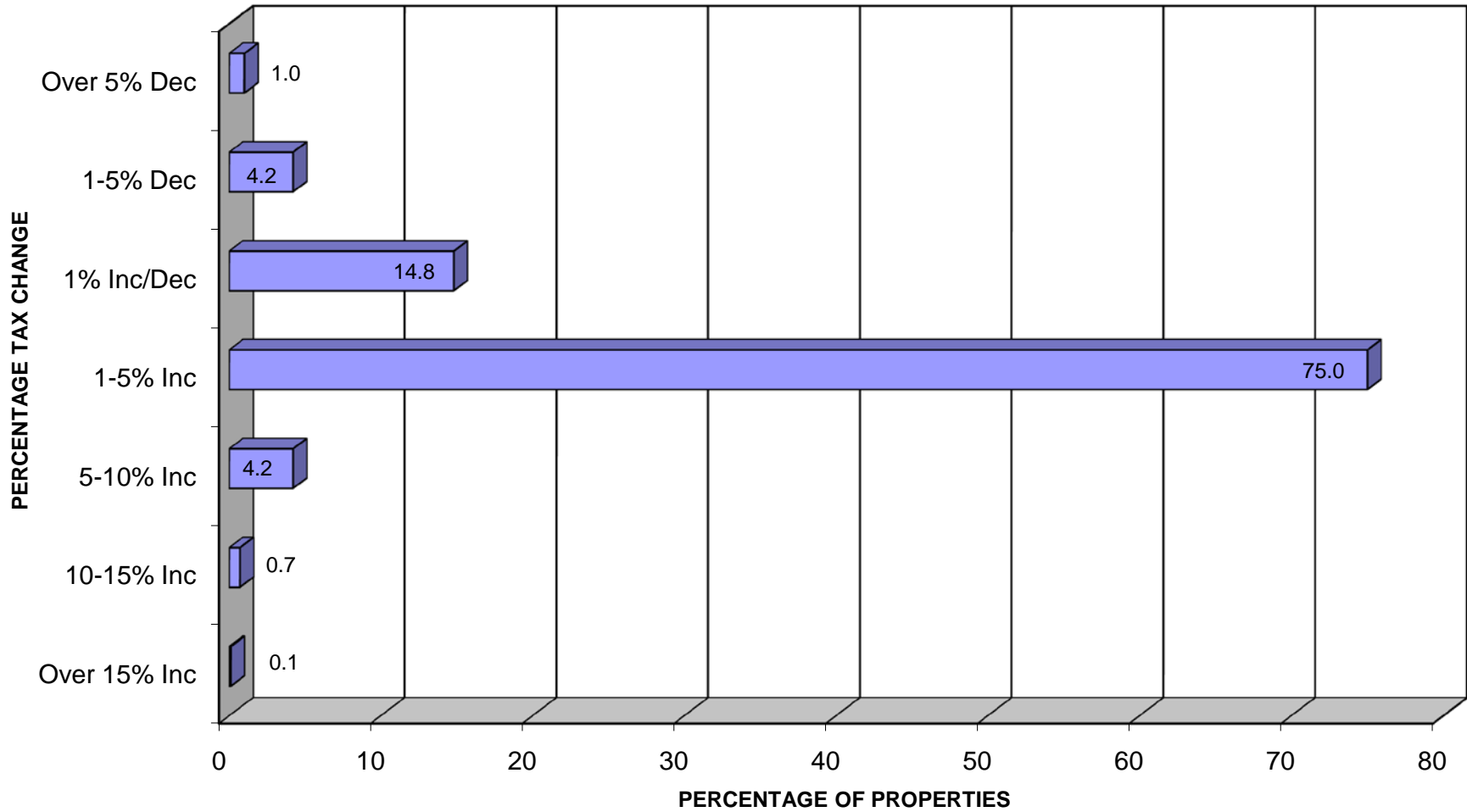


2010/2011 Tax Impact Change on Single Family Residential Housing by Neighbourhood



TAXATION IMPACT ON ALL PROPERTIES - 2011

Municipal, Education, Sturgeon Foundation & Servus Place

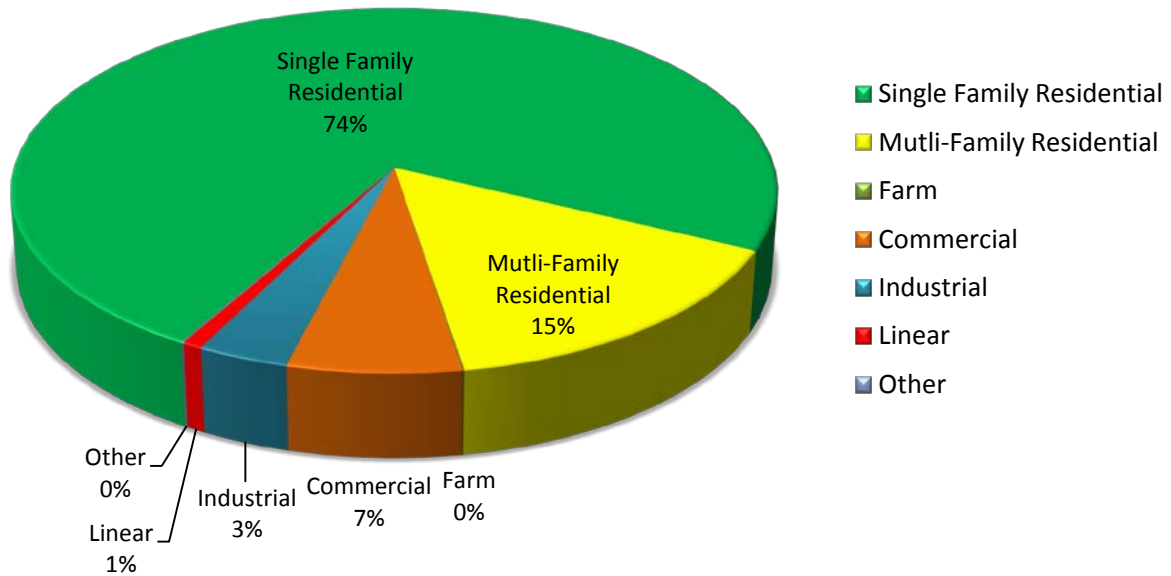


DETAIL OF RESIDENTIAL IMPROVED PROPERTIES AND "HOUSEHOLDS"
2010 ASSESSMENT YEAR - CITY OF ST ALBERT
Figures as of Dec 31, 2010 Source: Assessment Dept.

Neighbourhood	SFD	Duplex	Row/Townhouse	Apt Condo	Co-op Housing	Rental Apt Suites	Seniors Housing	Neigh Totals
Annexation Area	21	-	-	-	-	-	-	21
Downtown	2	-	-	265	-	-	-	267
Akinsdale	1,298	38	104	293	-	-	145	1,878
Braeside	836	4	158	12	-	36	-	1,046
Deer Ridge Park	2,004	4	52	-	-	-	-	2,060
Erin Ridge	1,500	36	237	215	-	-	120	2,108
Forest Lawn	832	72	169	-	-	-	-	1,073
Grandin Park	1,642	100	976	348	-	165	-	3,231
Heritage Lakes	1,130	-	182	-	50	-	-	1,362
Inglewood Park	97	-	52	223	-	-	109	481
Kingswood	791	-	54	16	-	-	-	861
Lacombe Park	2,266	54	127	67	43	36	114	2,707
Mission Park	533	28	-	298	-	391	342	1,592
North Ridge	949	104	54	-	-	-	-	1,107
Oakmont	989	56	69	33	-	-	-	1,147
Pineview	543	14	90	46	-	-	-	693
Sturgeon Heights	666	22	-	1	-	16	-	705
Woodlands	669	120	88	111	-	-	-	988
Totals	16,747	652	2,412	1,928	93	644	830	23,306



2011 Taxable Assessment Base



2010 Taxable New Growth

