Assessment comparison report

123 Sample St S, Lethbridge · roll / account 0000000000000

Prepared 2026-11-07 16:32 CST from City of Lethbridge open data. Not an appraisal. Not legal advice. You are responsible for your complaint.

Home type	Detached house (Single Family House)
Neighbourhood	Fleetwood
Lot area (as published)	566 m²
Assessed value 2026	$344,000
Assessed value 2025	$325,000
Change	+5.8%

What the comparison shows

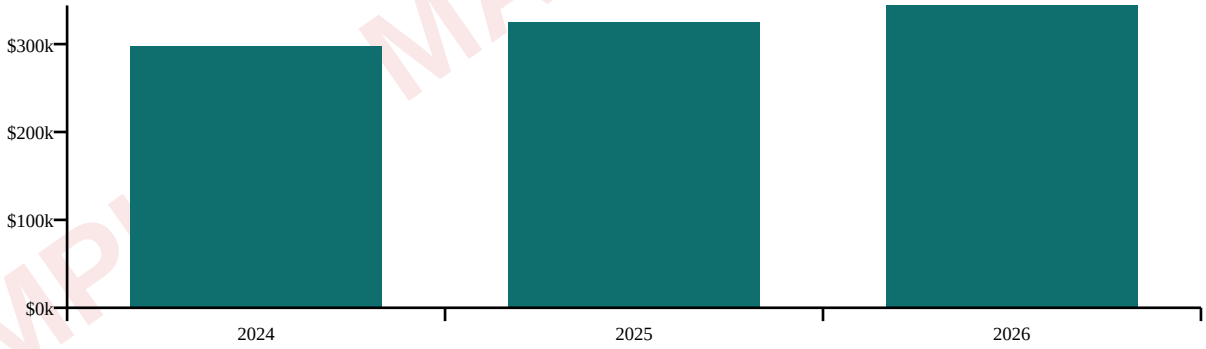
25 similar homes were found within 1,500 m: same city and home type, the same building description, similar age and size where the city publishes them, nearest first.

This home's assessment changed **+5.8%** from 2025 to 2026. The median change of the similar homes was **+5.0%**; 19 of 25 changed by less than this home.

This home is assessed at **$344,000**. The median assessed value of the similar homes is **$349,000**; 11 of 25 are assessed lower.

These are statements of the city's published figures. Whether they support a request for review or a complaint is your decision; homes differ in condition, location and features this data does not show.

Assessed value of this home by year



Property tax at published rates (estimate, not a tax bill)

At Lethbridge's 2026 residential rates (City of Lethbridge property tax estimator, 2026 rates (lodge requisition not included)), $344,000 works out to about **$3,564** a year. With the province's announced 2027 standard education rate of $2.65 per $1,000 and the 2026 municipal rate standing in until Lethbridge sets its 2027 rate, the same value works out to about **$3,577**. The one-time 2027 transition credit is not included (its formula is not yet published). Rates checked 2026-11-07. Your municipality's tax notice is the only official figure. A complaint is about the assessed value, not the tax rate.

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Similar homes: the city's own assessed values

Each row can be checked against City of Lethbridge's published assessment data using the roll or account number.

Address	Roll / account	Type	Built	Lot m²	2025	2026	Change	Dist. m
726 10 Ave S	1210007260001	Single Family House	–	562	$335,000	$349,000	+4.2%	22
730 10 Ave S	1210007300001	Single Family House	–	562	$340,000	$359,000	+5.6%	36
1009 Scenic Dr S	1048010090001	Single Family House	–	780	$345,000	$363,000	+5.2%	44
1013 Scenic Dr S	1048010130001	Single Family House	–	735	$333,000	$347,000	+4.2%	61
1017 Scenic Dr S	1048010170001	Single Family House	–	696	$351,000	$369,000	+5.1%	76
1002 8 St S	1108010020001	Single Family House	–	692	$312,000	$326,000	+4.5%	80
964 8 St S	1108009640001	Single Family House	–	556	$242,000	$256,000	+5.8%	85
1006 8 St S	1108010060001	Single Family House	–	644	$308,000	$323,000	+4.9%	85
1021 Scenic Dr S	1048010210001	Single Family House	–	665	$364,000	$382,000	+5.0%	92
1010 8 St S	1108010100001	Single Family House	–	656	$312,000	$324,000	+3.9%	93
960 8 St S	1108009600001	Single Family House	–	556	$288,000	$312,000	+8.3%	94
1014 8 St S	1108010140001	Single Family House	–	631	$318,000	$362,000	+13.8%	100
951 7A St S	1107109510001	Single Family House	–	417	$184,000	$193,000	+4.9%	101
956 8 St S	1108009560001	Single Family House	–	695	$348,000	$361,000	+3.7%	107
1018 8 St S	1108010180001	Single Family House	–	639	$348,000	$362,000	+4.0%	107
948 7A St S	1107109480001	Single Family House	–	565	$194,000	$199,000	+2.6%	108
1025 Scenic Dr S	1048010250001	Single Family House	–	640	$357,000	$379,000	+6.2%	108
965 8 St S	1108009650001	Single Family House	–	418	$458,000	$471,000	+2.8%	113
947 7A St S	1107109470001	Single Family House	–	556	$258,000	$275,000	+6.6%	114
1022 8 St S	1108010220001	Single Family House	–	639	$366,000	$386,000	+5.5%	116
963 8 St S	1108009630001	Single Family House	–	417	$269,000	$280,000	+4.1%	118
954 8 St S	1108009540001	Single Family House	–	417	$185,000	$189,000	+2.2%	119
701 11 Ave S	1211007010001	Single Family House	–	711	$388,000	$408,000	+5.2%	125
959 8 St S	1108009590001	Single Family House	–	556	$238,000	$252,000	+5.9%	125
1026 8 St S	1108010260001	Single Family House	–	639	$406,000	$435,000	+7.1%	128

Fleetwood at a glance

607 homes on the 2026 roll. Median assessed value $312,000; median change +5.5%; 581 rose, 8 fell, 14 about the same (within 0.5%).

How to use this report in Lethbridge

Assessment notices were mailed on 2 January in 2026 (tax notices follow in late May). The complaint deadline is printed on your notice; in 2026 it was about 60 days after the notice date (early March). The Assessment Review Board complaint fee is $50 for a single-family property.

Usually the first step is to call or write to the municipality's assessment office during the review period and ask how your assessment was prepared; many questions are settled there. A formal complaint goes to the Assessment Review Board on the form the municipality provides, by the deadline printed on your notice, with the fee. Bring evidence such as the comparisons in this report, and check each figure against the city's own data first.

City of Lethbridge: the assessment complaint process: https://www.lethbridge.ca/news/posts/the-assessment-complaint-process/

Sources, licence and limits

Assessed values: City of Lethbridge open data (property assessment and assessment history), copied 2026-11-07. Contains information licensed under the City of Lethbridge Open Data License. Licence: https://opendata.lethbridge.ca/pages/open-data-license

Comparable homes are chosen by a fixed rule (same home type, similar age and size where published, nearest first). Data can contain errors; check each figure with the municipality before relying on it.

Not an appraisal. Not legal advice. You are responsible for your complaint. assessmentcheck.ca is not affiliated with, endorsed by or acting for any municipality or any Assessment Review Board. This report presents published data only; it does not say what your home is worth or whether you should file a complaint.

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