

# UNDERSTANDING YOUR 2023 PROPERTY ASSESSMENT & TAXATION NOTICE



## PROPERTY TAX COMPONENTS

1. The **municipal tax** component is based on the City's operating budget requirements. City Council sets the budget based on service levels for residents and priorities for sustaining and developing our community. To fund the budget, the City projects revenue from grants, user fees, permits, fines and investments. Any revenue requirement shortfall is obtained through property taxation.
2. The **provincial education requisition** is determined by the Alberta Government based on the City of St. Albert's share of the provincial education tax requirement. **The City of St. Albert does not set or control education taxes.** Contact: Government of Alberta Education Property Tax Line, **780-422-7125**.
3. The **Homeland Housing requisition** is for funding of seniors' housing operated by Homeland Housing. **The City of St. Albert does not set or control the requisition amount.** This requisition is set in March of each year. Contact Homeland Housing, **780-939-5116**.

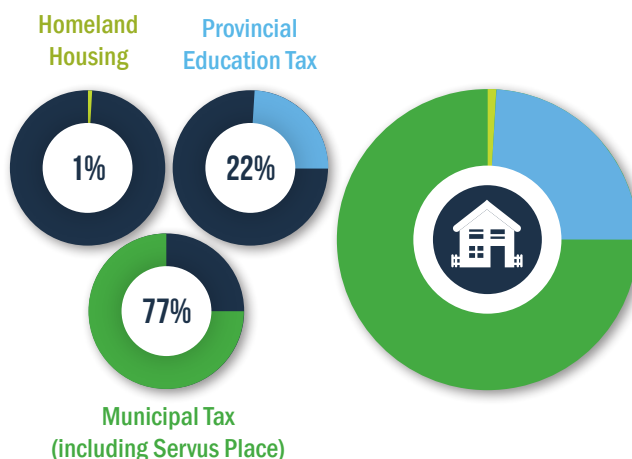
## 2023 ALBERTA LAND TITLES DELAYS

In cases where a property has recently been sold, this may result in new owners not receiving their combined Assessment and Tax Notice. If you did not receive your Assessment and Tax Notice as a result of these delays, you can still find your 2022 assessment amount by searching for your property on the City's interactive assessment maps. Additionally, please contact the taxation department. With supporting documentation, we will be able to provide a secondary notice.

### Important Dates:

- Passing of the 2023 tax rate bylaw: **May 16**
- Mailing of Your 2023 Combined Assessment and Tax Notice: **May 29**
- "Notice of Assessment Date" (As per MGA Sec 308) **June 6**
- Deadline for payment of 2023 taxes: **June 30**
- Deadline for filing a Property Assessment Appeal: **August 8**

## WHERE YOUR TAX DOLLARS GO\*



## DISTRIBUTION OF TAX DOLLARS TO VARIOUS SERVICE CATEGORIES

For an average residential property valued at \$450,000 the tax distribution for various services is below\*:

🌳 Environmental Sustainability	\$29
👤 Public Operations	\$667
📊 Planning & Economic Development	\$59
🚒 Fire Services	\$584
👨‍👩‍👧 Family & Community Support Services	\$79
🏃 Recreation & Parks	\$192
🚗 Transit	\$380
⚙️ Engineering Services	\$202
👮 Police Services	\$475
👥 Outside Agencies	\$172
🎭 Culture Services	\$104
🏢 Corporate Financing	\$321
🏛️ General Government	\$722

*Based on December 20, 2022 budget deliberations, the totals are based on the municipal component only and does not include provincial or homeland requisitions.*

View your tax account information and balances today. Create a **MyCity** account at [stalbert.ca/serve](https://stalbert.ca/serve).

This information is accurate as of April 2023

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## ABOUT PROPERTY ASSESSMENT

**Property assessment** is the means by which the market value of your property is estimated to calculate your share of municipal and education taxes. The property taxes that you pay are proportional to the value of your property.

**Market value** is the probable price your property could sell for in a competitive and open market, as of a given date that is specified in provincial legislation. Your 2023 Assessment and Tax Notice is based on the valuation of your property on July 1, 2022 and reflects the property's physical condition as of December 31, 2022. Market value is the valuation standard set by provincial legislation and is the basis for property valuation across Alberta.

### Average residential assessment change

Between July 2021 and June 2022, St. Albert's residential real estate market continued to lead by the strength of the single family dwelling and duplex markets. As of July 1, 2022, the residential assessment base increased in value by approximately 3.8%\* over the previous year.

If your assessment changed by an amount similar to the overall average, then you will experience a municipal property tax change that is also average.

Median assessment change, July 1, 2021 to July 1, 2022\*:

Single-Family Residential	4.1%
Duplex & Semi-Detached	5.1%
Row House/Town House	2.9%
Apartment Condominiums	1.4%
Rental Apartments	-0.9%
<b>Total – All Residential Housing Types</b>	<b>3.8%</b>

### How is my property's market value determined?

The City uses criteria similar to those used by real estate agents, such as:

- location, lot size, building size
- age, quality and condition of house
- selling prices of similar properties in similar areas

Market value assessments are prepared using mass appraisal. This means that a group of similar properties are valued together as of a given date, using standardized methods and allowing for statistical testing.



## HOW DOES THE CHANGE IN MY ASSESSMENT AFFECT MY PROPERTY TAXES?

How your Residential Property Assessment changed from the previous year compared to the average assessment change of all residential properties in St. Albert determines the change in the share you'll pay of the City's property tax requirement.

**Your assessed property value determines your share of St. Albert's total property tax requirement.\***

St. Albert's average residential change in market value



**If your Assessment increased by approximately 3% or less:**

Your share of the 2023 Property Tax requirement increase is lessened. The overall property value increased less than the average.

**If your Assessment increased by approximately 3.8%:**

Your share of the 2023 Property Tax requirement will result in a typical change for the 2023 tax year.

**If your Assessment has increased above the residential average:**

Your share of the 2023 Property Tax requirement goes up because your property value increased above the residential average.

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## FREQUENTLY ASKED QUESTIONS

### What if I feel my assessment is incorrect?

If you have questions concerning your property assessment or you feel that your assessment is not accurate, you can:

1. Contact the Assessment Department at **780-459-1603** to get more information on how your assessment was determined or to compare with properties similar to your own.
2. Talk to an assessor. If the information used to value your property is in error, the assessor may be able to make a correction without a formal appeal being filed.
3. If, after speaking with an assessor, you still feel that your assessment does not accurately reflect the market value of your property as of July 1, 2022, you may appeal your assessment. Please refer to the reverse side of your Assessment and Tax Notice for details on [how to appeal](#).

### Why is the assessed value of my home different from today's market value?

The assessment is based on the provincially legislated valuation date of July 1, 2022. Your Assessment and Tax Notice is mailed 11 months later, in May 2023. Increases or decreases, based on real estate market conditions, can occur to property values between these two dates. Any sales activity or change in home prices after July 1, 2022 is not reflected in this assessment, but will form the basis for next year's assessment.

### What can I appeal?

You can appeal your assessed value or assessment classification. You cannot appeal the tax rate or your tax amount.

### Wish to confirm your assessment details?

An assessor may verbally provide the information used in valuation for your property or provide a *Ratepayer Report* of characteristics at no charge. If there is an error in the property file, an assessor may correct it without you having to appeal formally. The consultation period is an effective method to ensure that your property's physical attributes are reflective of what is recorded in the assessment roll.

## WHAT ARE MY PAYMENT OPTIONS?

**In-person** front counter hours are **10 a.m. – 3 p.m.** Staff are available by phone or email from **8 a.m. - 5 p.m.**

There are multiple [payment options](#) listed on the reverse side (or back) of your Property Tax Notice. A minimum of three business days is recommended to ensure your payment reaches us by the deadline.

View your tax account information and balances today. Create a **MyCity** account at [stalbert.ca/serve](https://stalbert.ca/serve).

## CONTACTS

### Tax Department

**P:** 780-459-1516 | **E:** [taxation@stalbert.ca](mailto:taxation@stalbert.ca)

8 a.m. to 5 p.m., Monday to Friday

- your tax account
- your pre-authorized payment plan
- school support declarations
- tax payment methods and deadlines
- general billing inquiries
- addressing corrections

### Assessment Department

**P:** 780-459-1603

8 a.m. to 5 p.m., Monday to Friday

- your property's assessed value
- your assessment classification
- sales comparables
- assessment methodology
- property re-inspections

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