

UNDERSTANDING YOUR 2025 PROPERTY ASSESSMENT & TAXATION NOTICE

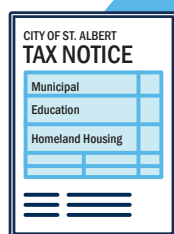


PROPERTY TAX COMPONENTS

- 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.
- The **provincial education tax** 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**.
- The **Homeland Housing tax** is for funding of seniors' housing operated by Homeland Housing.
 - The City of St. Albert does not set or control the tax amount.** This tax is set in March of each year.
 - Contact Homeland Housing, **780-939-5116**.

WHERE YOUR TAX DOLLARS GO*

Municipal Tax
76.5%



Provincial Education Tax
22.8%

Homeland Housing
0.7%

Note: A typical residential ratepayer received a 7.4% increase to their education levy and 9.3% increase to the nonresidential.

DISTRIBUTION OF TAX DOLLARS TO VARIOUS SERVICE CATEGORIES

Residential property per \$100,000 of assessed value. The tax distribution for various services is below*:

Environmental Sustainability	\$6
Public Operations	\$155
Planning & Engineering Services	\$59
Fire Services	\$122
Family & Community Support Services	\$12
Recreation & Parks	\$48
Transit Services	\$83
Police Services	\$122
Arts & Heritage	\$13
Library	\$27
Culture Services	\$20
Corporate Financing	\$65
General Government	\$174

*Based on December 17, 2024, budget deliberations, the totals are based on the municipal component only and does not include provincial or homeland requisitions.

This information is accurate as of April 2025

IMPORTANT DATES:



Passing of the 2025 tax rate bylaw:	May 6
Mailing of Your 2025 Combined Assessment and Tax Notice:	May 16
Notice of Assessment Date (as per MGA Sec 308)	May 26
Deadline for payment of 2025 taxes	June 30
Deadline for filing a Property Assessment Appeal	July 25

View your tax account information and balances. Create a **MyCity** account at **my.stalbert.ca**.



UNDERSTANDING YOUR 2025 PROPERTY ASSESSMENT & TAXATION NOTICE

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 2025 Assessment and Tax Notice is based on the valuation of your property on July 1, 2024, and reflects the property's physical condition as of December 31, 2024. 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 2023 and June 2024, St. Albert's residential real estate market demonstrated steady growth and an increase to market value in all categories. As of July 1, 2024, 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, 2023 to July 1, 2024*:

Single-Family Residential	4.0%
Duplex & Semi-Detached	2.3%
Row House/Town House	4.0%
Apartment Condominiums	1.3%
Rental Apartments	7.4%
Total – All Residential Housing Types	3.8%

How is my property's market value determined?

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

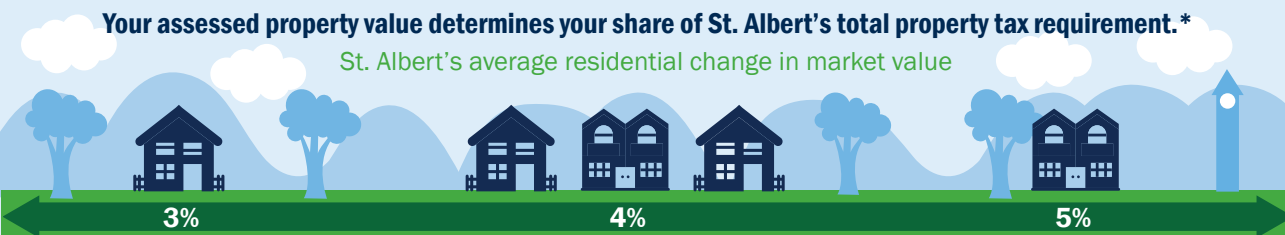
- location, lot size, building size
- age, quality and condition of house
- selling prices of similar properties in similar areas

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.



If your Assessment increased by approximately 3.8% or less:

Your share of the 2025 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 2025 Property Tax requirement will result in a typical change for the 2025 tax year.

If your Assessment has increased above the residential average of 3.8%:

Your share of the 2025 Property Tax requirement goes up because your property value increased above the residential average.

This information is accurate as of April 2025

UNDERSTANDING YOUR **2025 PROPERTY ASSESSMENT & TAXATION NOTICE**

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, 2024, 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, 2024. Your Assessment and Tax Notice is mailed 11 months later, in May 2025. 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, 2024, 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.



NEW! E-BILLING NOW AVAILABLE FOR PROPERTY ASSESSMENTS & TAX NOTICES

Sign up for e-billing today at my.stalbert.ca with your roll number and access code from your last tax bill.

WHAT ARE MY PAYMENT OPTIONS?

There are multiple payment options listed on the back of your Property Tax Notice or visit stalbert.ca and search **Ways to pay your taxes**. A minimum of three business days is recommended to ensure payments are received by the deadline. To see current St. Albert Place front counter hours visit stalbert.ca and search **Property Taxes**. Staff are available by phone or email from **8 a.m. to 5 p.m.**



NEW! Online Credit Card Payments

You can use your credit card to pay through our Online Payments portal (fees apply). The required tax roll number and access code are available from your current tax notice.

CONTACTS

Tax Department

P: 780-459-1516 | **E:** 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