

UNDERSTANDING YOUR 2024 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**.

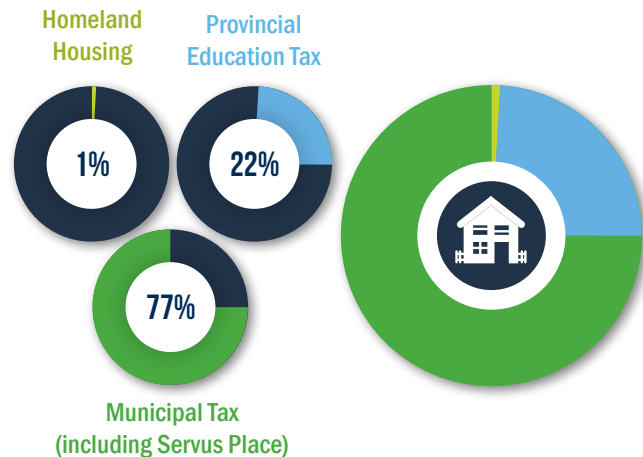
DID YOU RECEIVE A (RFI) REQUEST FOR INFORMATION?

The City of St. Albert is committed to ensuring fair and equitable assessments for all property owners. Achieving this goal involves the collection of accurate and current property data through Requests for Information (RFIs). Your response to the RFI survey plays a crucial role in our assessment process. Approximately 3,000 are mailed each year. The assessment department would be pleased to assist should you have questions about the survey at **780-459-1603**.

IMPORTANT DATES:

- Passing of the 2024 tax rate bylaw: **May 7**
- Mailing of Your 2024 Combined Assessment and Tax Notice: **May 29**
- "Notice of Assessment Date" (As per MGA Sec 308) **June 6**
- Deadline for payment of 2024 taxes: **June 30**
- Deadline for filing a Property Assessment Appeal: **August 6**

WHERE YOUR TAX DOLLARS GO*



DISTRIBUTION OF TAX DOLLARS TO VARIOUS SERVICE CATEGORIES

For an average residential property valued at \$500,000 the tax distribution for various services is below*:

Environmental Sustainability	\$30
Public Operations	\$713
Planning & Engineering Services	\$280
Fire Services	\$649
Family & Community Support Services	\$56
Recreation & Parks	\$240
Transit Services	\$408
Police Services	\$569
Arts & Heritage	\$61
Library	\$133
Culture Services	\$106
Corporate Financing	\$362
General Government	\$853

Based on December 19, 2023 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.

This information is accurate as of April 2024

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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 2024 Assessment and Tax Notice is based on the valuation of your property on July 1, 2023 and reflects the property's physical condition as of December 31, 2023. 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 2022 and June 2023, St. Albert's residential real estate market continued to lead by the strength of the multi-family and duplex markets. As of July 1, 2023, the residential assessment base increased in value by approximately 2.2%* 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, 2022 to July 1, 2023*:

Single-Family Residential	2.0%
Duplex & Semi-Detached	6.4%
Row House/Town House	3.8%
Apartment Condominiums	1.4%
Rental Apartments	3.6%
Total – All Residential Housing Types	2.2%

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 1% or less:

Your share of the 2024 Property Tax requirement increase is lessened. The overall property value increased less than the average.

If your Assessment increased by approximately 2.2%:

Your share of the 2024 Property Tax requirement will result in a typical change for the 2024 tax year.

If your Assessment has increased above the residential average:

Your share of the 2024 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, 2023, 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, 2023. Your Assessment and Tax Notice is mailed 11 months later, in May 2024. 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, 2023 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?

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.**

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

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

This information is accurate as of May 2024