

## **RURAL ASSESSMENT POLICY**

The Alberta Government implemented an assessment exemption to all residences on a land parcel greater than 3 acres in size.

The first 3 acres including the residence are assessed at market value and any farmland assessed from that parcel or in that persons farm unit is applied to the assessment of the residence as an exemption up to a maximum of \$61,540.

## **WHAT CAN I DO IF I DISAGREE WITH THE ASSESSOR'S ESTIMATE OF MY PROPERTY VALUE?**

Prior to filing a written complaint, you are encouraged to contact the MD of Taber assessor. The assessor will be pleased to review the assessment with you. If the assessor determines that an error has been made, your assessment will be advised.

## **I STILL DISAGREE WITH THE ASSESSMENT OR TAX CLASSIFICATION. WHAT SHOULD I DO?**

If, after talking with the assessor your concerns are not satisfied, you may file a formal complaint with the Assessment Review Board. A written complaint explaining why you feel your assessment is incorrect, along with the

appropriate filing fee, must be sent to the Clerk of the Assessment Review Board for the MD of Taber. The information required to file a complaint, along with a fee schedule, is stated on your assessment notice.

## **WHAT IS A 'TAX RATE'?**

A tax rate is the rate of taxation applied against the value of property within a municipality to collect the revenue required by the various taxation authorities. Normally the tax is expressed in mills (dollars in tax paid per thousand dollars of property value) or sometimes as a percentage of the property's value (i.e. a tax rate of 1.5% of a home valued at \$100,000 would require a payment of \$1,500 in annual property taxes).

## **CAN I APPEAL MY TAXES?**

No. You can appeal only the assessment of your property.

## **FOR MORE INFORMATION ON PROPERTY ASSESSMENT OR TAXATION PLEASE SEE THE MD OF TABER WEBSITE AT:**

[www.mdtaber.ab.ca](http://www.mdtaber.ab.ca)

# Municipal District of Taber



## Answers About Your Property Assessment



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## ASSESSMENT & TAXES

The Primary responsibility of the assessor is to determine the market value of every property in the MD of Taber, so that all taxpayers contribute their fair share to pay for the services they enjoy.

The assessor does not set tax rates nor do they determine how much must be collected in yearly taxes.

The most important function of the assessor is the Assessment Roll, which is a listing of all properties located within the MD of Taber and their assessed values.

The purpose of an assessment system is to ensure the equitable distribution of taxation for the purpose of paying for public services.

The MD of Taber uses the Assessment Roll to determine the tax rates that have to be set to raise the revenues required by themselves and various other taxing authorities. The MD of Taber office collects taxes for the Province of Alberta (Alberta Education, Chinook Health Region, and the Horizon School Division).

### Assessment

The Alberta Government has mandated that property assessments for 1998 and future taxation years with the Province:



- Are reflective of the market value of property as of July 1 of the previous year, and
- Must reflect the characteristics and physical condition of the property on December 31 of the year prior to the year in which the tax is imposed, and
- That the assessments must be kept current by being updated on an annual basis.

### What is an Assessment?

An assessment is the estimate of a property's market value, as of July 1, of the year previous to the tax year.



### What is Market Value?

Market value is the most probable price that would be paid for a property in a competitive and open market. It assumes the buyer and seller are acting prudently and knowledgeably, allowing sufficient time for the sale and assumes that the transaction is not affected by undue pressures.

### What are Property Classes?

Once the assessment has been determined, the assessor must determine which tax classification is appropriate for your property. There are two different property tax classifications used by the MD of Taber; residential and non-residential. Different tax rates are set for these different property tax classifications.

### How is property Valued?

The assessor doesn't create the value of your property; it is created by the real estate marketplace. The assessor just measures it.

The assessor is kept informed by the Provincial Land Titles Office of all real estate sales within the MD of Taber.

The assessor applies the accepted mass appraisal practices using information from all property sales within the MD of Taber to estimate the market value of your property. They take into account all the market conditions that may affect your property's value such as location, size, shape, replacement cost, age and the condition of your buildings.

### You Paid \$350,000 For your Property. Why is it Assessed at \$355,000?

The real estate market has many forces affecting the value of property. These include supply and demand, motivation of buyers and sellers, renovations, remodeling, normal wear and tear and so on.

When similar properties are sold during the same time frame, a range of sale prices results. Assessed values reflect the sales in the middle of the range of prices. This is why there are assessments that are higher or lower than the selling price. Regulations should be consulted.