

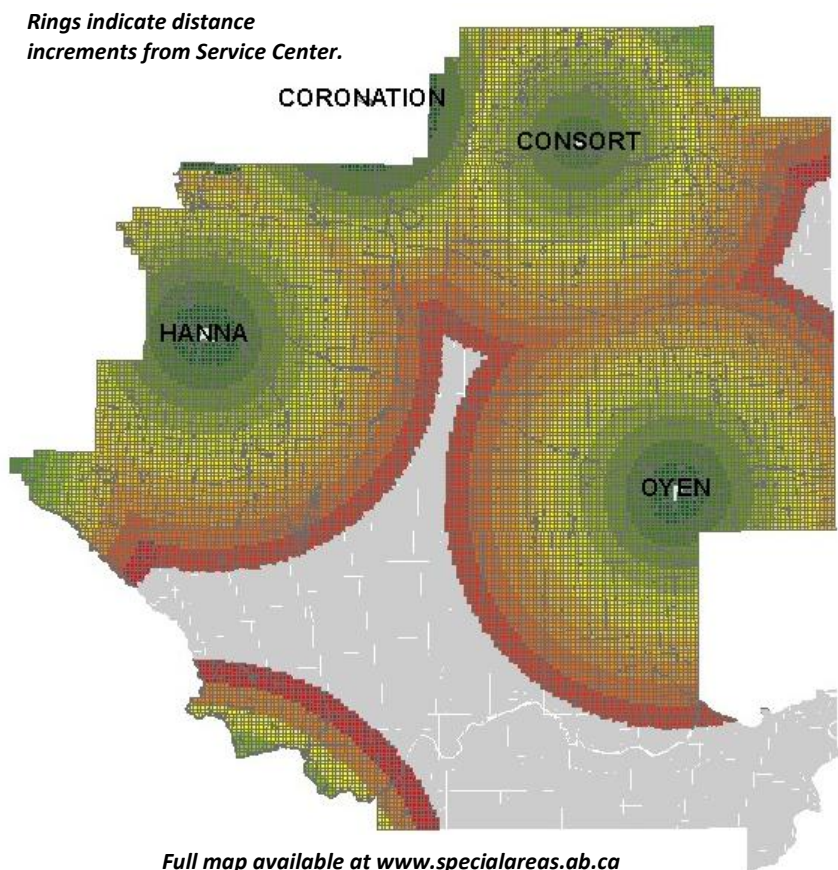
2011 ASSESSMENT BULLETIN

You will undoubtedly notice that your assessment has changed a good deal over the last two years. These changes are the result of the Special Areas having to meet the government standards for assessed values.

Assessments are prepared under the direction of the Municipal Government Act, relevant Regulations and Minister's Guidelines. These documents define property types and classes, and provide instructions and standards the Assessor **must** comply with. The legislation defines two types of property: Regulated, which is assessed on a formula determined by the government (E.g. Oilfield Equipment and Farmland); and Non-Regulated, which is assessed at market value (E.g. Your Home). The Provincial Government via an Assessment Audit function ensures the standards prescribed in the Legislation are met. This system measures assessment values against sale prices of the homes sold provided there were a minimum number of homes sold. The minimum number sales required for audit was reached for the last two years, therefore the assessments of market value properties had to meet the standards setup by the government.

To help meet the standards required by the government, the Assessment Department has restructured the zones of influence for all of Special Areas. Where there were previously four zones of influence, there are now nine. These zones of influence are centered on towns that contain all of the following: a medical center; prescription drugs are available; a grocery store; and a store where farm parts and assorted goods are available. Using these criteria, the following Towns have been identified: Brooks; Castor; Consort; Coronation; Drumheller; Hanna; Oyen; and Provost. If your property is within 30 miles (in a direct line) of one of these centers then that is the zone of influence that you are in. If your property is more than 30 miles from one of these centers then you are in the final zone – Remote Area.

Your assessed value is based on which zone of influence you are in and how far away you are from the town it is centered on. Properties that sold in your zone were used to determine your assessed values as well as things like the distance you are from town; the age of your home; the size of your home; whether or not you have an acreage; if you farm; and the amount of land you live on. Because these zones are new and there is no historical data for these new zones; you may notice that your assessments are fluctuating over the next few years or until such time as there is enough historical data to show sales that do not make sense.



If you have any questions or concerns about your assessed value, please do not hesitate to contact the Assessment Department at 403-854-5636 or 403-854-5630 or email at SABtaxation@gov.ab.ca. Please note that the assessment of a property does not in itself generate property taxes. Property taxes are generated when the tax rate, established by your municipality, is applied to the assessed value of your property. Your municipality sets its tax rate (Mill Rate) based on the amount of revenue it needs for local programs and services.

You may appeal the your assessed value however you cannot file an appeal about the tax rate or tax amount with an assessment review board, or appeal it to the Court of Queen's Bench of Alberta. Nor can you change tax rates or the services that are provided by a municipality. If you have specific concerns about these matters, you may wish to discuss them with the administration or council of your municipality.

The Assessment Department is available for an open house in your area if enough people want it. Please contact us at the above phone numbers or email if you would like an open house in your area.