

How are property taxes calculated?

$$\text{Assessed Value} \times \text{Combined Mill Rate} = \text{Property Taxes}$$

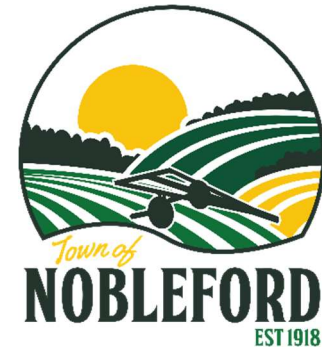
Property assessment is the process of assigning a dollar value to a property for taxation purposes, according to market value. **Market value** is determined by the price at which a similar property is most reasonably expected to sell. Assessors gather information on ranges of sales prices to help develop market-value-based assessments. Property assessment *only* includes the parcel of land and the developments made to it. Once the property receives its assessment value; the relevant combined mill rate is applied to it.

Mill rates are established annually through municipal bylaws. Council approves the budget needed to operate the Town. From this amount, other revenue sources are subtracted to determine the amount which needs to be collected through property taxes. Furthermore, the Town of Nobleford must collect additional taxes from property owners as requisitions for the province. The province sets these rates; the Town has no control over these amounts. Together the municipal mill rate and the provincial mill rates create the **combined mill rate**.

Assessment Appeals

If you have questions regarding your property assessment, please contact Benchmark Assessment Consultants at **(403) 381-0535**. To ensure that property owners have a voice in the property assessment system, the Municipal Government Act has set out a Complaint and Appeal System for property owners who have concerns about their assessment. If you wish to submit an appeal, please lodge your complaints by **Monday, August 4, 2025**, to:

Chris Snelgrove, Assessor
Benchmark Assessment Consultants Ltd.
#4, 320 WT Hill Blvd S
Lethbridge, Alberta
T1J 4W9


2025

Property Tax

To be paid by August 31st, 2025, to avoid a 12% penalty

Contact The Town:

(403) 824-3555

admin@nobleford.ca

**231 King Street,
PO Box 67, Nobleford,
AB T0L 1S0**

If you would like to receive your Assessment & Tax Notice by email next year, sign up for our E-Notice program!

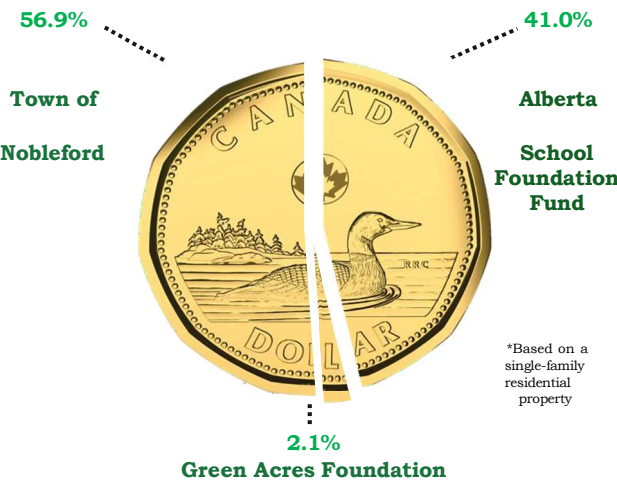
2025 Combined Mill Rate

Residential	0.00603475
Multi-Family	0.00735934
Non-Residential:	0.01022258

Where do your tax dollars go?

The **municipal portion** remains within the Town to fund operating costs. The Town must additionally collect over **\$76,000** through municipal property taxes to fund the RCMP in Alberta. If you want to learn more about how your municipal tax dollar is spent, check out the 2025 Budget Release for more information

The **provincial portion consists** of requisitions for the Alberta School Foundation Fund (ASFF) and the Green Acres Foundation (GAF). The ASFF provides funding for schools across Alberta, while the GAF provides funding to provide affordable housing and care services for seniors!



In 2025, the provincial portion of the combined mill rate is **43.1%** of the total combined mill rate. As a result, only **56.9%** of your tax dollars remain in the Town.

*The following receipt shows the 2025 annual taxes based on a \$300,000 single-family residential assessment. Calculations are based upon the *estimated total percentage of each of the following categories in the budget.*

231 King Street
Nobleford

RECEIPT

PROTECTIVE SERVICES

EMS & Fire
Policing

\$134.27
\$40.06

COMMUNITY

Social Services (Chinook Arch Regional Library, FCSS)
Parks/Recreation & Facilities

\$43.31
\$59.69

PUBLIC WORKS

Shop
Roads/Streets/Sidewalks
Water Treatment
Sewer
Garbage

\$23.27
\$144.57
\$304.39
\$68.30
\$102.36

Subtotal:

\$920.22

Alberta School Education Fund
Green Acres Foundation

\$846.49
\$43.71

TOTAL: \$1,810.42

Penalties:

A 12% penalty will be applied to unpaid property taxes on August 31, 2025.
Another 12% penalty on all outstanding taxes will be applied on December 31, 2025.

Methods Of Payment

Town Office – Cash, cheque, and debit are accepted at the Town office. A drop box is available for after-hours.

E-Transfer – The Town accepts E-Transfers to payments@nobleford.ca

Please include payment information in the message box (e.g. your address).

Pre-Authorized debit – sign-up form is available on our website and at the office.

Mortgage Company – Mortgage companies frequently pay property taxes on behalf of property owners. Please note that the property owner is responsible for making arrangements with the mortgage company.

Tax Incentive Payment Plan (TIPP) – The TIPP program allows you to make 12 equal monthly payments.

Seniors Property Tax Deferral

Program - This program allows eligible senior homeowners to defer all or part of their residential property taxes through a low-interest home equity loan with the Government of Alberta. For more information call **1-877-644-9992** or visit <https://www.alberta.ca/seniors-property-tax-deferral-program>

TIPP Program

The TIPP program allows you to pay your property taxes in monthly installments for 12 months, instead of one single payment. You may enroll in the TIPP program at any time. To sign up for the TIPP program, please contact the Town office.

If you anticipate issues with paying your property taxes, Town utility bills, or other Town bills, please contact the Town office to discuss various payment plans.