

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 in which a similar property is most reasonably expected to sell for. 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.

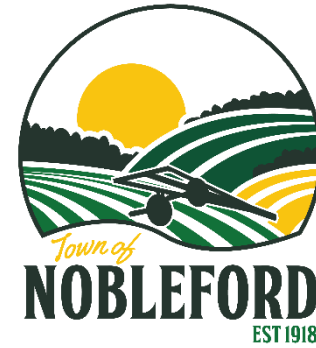
Mill rates are established annually through municipal bylaw. Council approves the budget needed to operate the Town. From this amount, other revenue sources are subtracted to determine the amount which needs to be collected through property taxes. Furthermore, the Town of Nobleford must collect additional 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**.

Did you know the Town of Nobleford did not increase the municipal mill rate in 2024?

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 complaints and appeals system for property owners who have concerns about their assessment. If you wish to submit an appeal, please lodge your complaints by **Monday, July 29, 2024** to:

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




2024


Property Tax

Pay by August 31 to avoid a 12% penalty

Contact The Town:

 **(403) 824-3555**

 **admin@nobleford.ca**

 **906 Highway Avenue,
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!

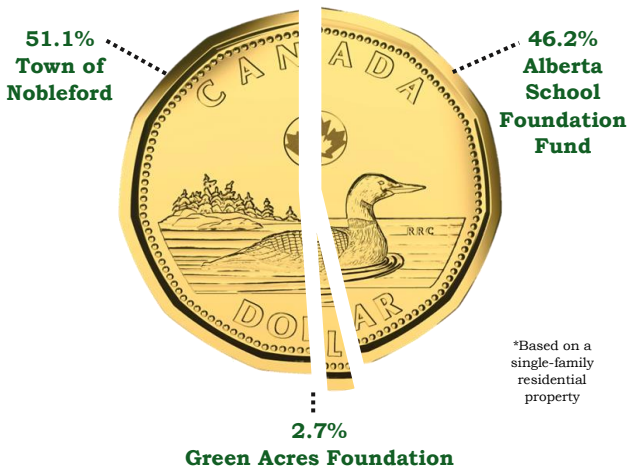
2024 Combined Mill Rate

Residential	0.005086050
Multi-Family	0.006086550
Non-Residential:	0.008410270

Where does your tax dollar go?

The **municipal portion** remains within the Town to fund operating costs. The Town must additionally collect over \$85,000 through municipal property tax to fund the RCMP in Alberta. If you would like to learn more about how your municipal tax dollar is being spent, check out the 2024 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 2024, the provincial portion of the combined mill rate is **48.9%** of the total combined mill rate. As a result, only **51.1%** of your tax dollar remains in the Town.

*The following receipt shows the 2024 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.*

906 Highway Avenue
TOWN OF NOBLEFORD

R E C E I P T

PROPERTY TAXES

PROTECTIVE SERVICES	
EMS & Fire	\$90.02
Policing	\$31.62
COMMUNITY	
Social Services (<i>Chinook Arch Regional Library, FCSS</i>)	\$13.82
Parks/Recreation & Facilities	\$38.16
PUBLIC WORKS	
Shop	\$15.48
Roads/Streets/Sidewalks	\$81.46
Water Treatment	\$202.93
Sewer	\$47.67
Garbage	\$51.50
OTHER SERVICES	
Town Administration	\$153.11
Planning & Assessment	\$13.82
Council	\$19.51

Subtotal:	\$779.85

Alberta School Education Fund	\$779.85
Green Acres Foundation	\$40.56

TOTAL:	\$1,525.82

Penalties:

A 12% penalty will be applied on August 31, 2024 on unpaid current property taxes. Another 12% penalty on all outstanding taxes will be applied on December 31, 2024.

Methods Of Payment

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

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

Please include payment information in message box

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) – Allows you to make 12 equal monthly payments.

Senior 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.aspx>

TIPP Program

The TIPP program allows you to pay your property taxes on a monthly basis, 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.