

Village of Nobleford

2004, 2008 and 2010 Municipal Excellence Award Recipient

Box 67, Nobleford, Ab.T0L 1S0. Municipal Office, 906 Highway Avenue
Phone (403)824-3555. Fax 824-3553. E-mail: admin@nobleford.ca www.nobleford.ca

2015 TAX NOTICES

Tax notices for the Village of Nobleford were mailed to property owners May 8 and are due August 31.

- TAKE NOTICE, that you are being assessed for the taxation year shown on the Notice.
- An assessed person is entitled to see or receive sufficient information about the person's property in accordance with the laws of Alberta. The assessment Roll will be open for inspection at the Municipal Office, 906 Highway Avenue, Box 67, Nobleford, AB, T0L 1S0, during office hours. The Village staff and the Village Tax assessor, THE MUNISERVE CORPORATION, are available to discuss assessment issues with you at no charge.
- If you are lodging a complaint, you must do so within 60 days of the mailing date of the tax notice and file the appropriate complaint form, available at the Municipal Office, with the Clerk of the Assessment Review Board.
- Fees payable by persons wishing to make a complaint are in accordance with the provincial regulation; Residential \$50. Residential 4 or more dwellings \$650, Non Residential \$650, Business Tax \$50, Tax notices (other than business tax) \$30.
- Penalties on all outstanding taxes will be applied September 1, at a rate of 12% and on January 1, at a rate of 12%. Other outstanding accounts with the Village may be added to your taxes.
- You may pay your tax bill at the Village office at 906 Highway Avenue, Nobleford, during office hours.
- A monthly tax payment plan is offered by the Village.
- After office hours you may use the mail drop box slot at the Village office.
- The Village accepts **Cash, Cheque or Money order**. *Electronic deposit, charge or debit is not accepted.*
- You may prepay your taxes. Post dated cheques for August 31 are acceptable. Monthly payment plan is available.

In continuing with sustainable and prosperous long term planning, Council has approved a total budget with estimated expenditures of \$3,208,220 that includes \$290,000 for School tax and \$15,000 for Senior Housing tax that the Village collects for the Province. Revenue from property taxes will generate approximately \$408,000. of which \$102,000 is for municipal use. We will receive Grants from the Provincial Government of approximately \$460,000 that we use for infrastructure like sewer and water, roads and paving capital projects. User fees, and cost/ profit recovery activities and projects will generate approximately \$2,434,220 Nobleford currently holds a record high 3.5 million dollars in reserve savings and has \$302,000 in debt. Average Water, sewer garbage bill is \$42 per month per residential property.

VILLAGE OF NOBLEFORD. 2015 tax BYLAW NO. 631,

	<u>Farmland / Residential</u>	<u>Multi- Family Residential</u>	<u>Non- Residential</u>	<u>Machinery and Equipment</u>
Municipal	.390000	1.390000	2.143000	2.143000
Provincial Education	2.238619	2.238619	3.648196	0
Green Acres Foundation	.122331	.122331	.122331	0
Total:	2.75095	3.75095	5.913527	2.143000

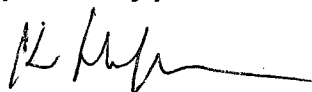
The minimum amount payable as property tax for general municipal purposes shall be \$35.00 (thirty five dollars) and shall be applicable to all Residential parcels, and, \$480.00 (Four hundred eighty dollars) shall be applicable to all for Non-Residential parcels, both developed or undeveloped within the Village of Nobleford, in addition to the Alberta School Foundation Fund and Seniors Foundation (Green Acres) requisitions.

It costs approximately \$60 per property to implement the tax assessment and collection process in Nobleford. Nobleford assessment value in 2001 was \$20 million , for 2015 the assessment is \$120 million (600% growth).

The law in Alberta requires Nobleford to collect all the property tax even though Nobleford does not keep all the tax. 25% of your tax bill goes to Nobleford, 70% to school tax and 5% to seniors housing.

Nobleford Tax bylaw, Budget and audited financial statements can be viewed online, www.nobleford.ca
In 2011/12 Council planned to further reduce residential property tax by 1% per year and offer a municipal tax free year in 2018. Nobleford has exceeded that plan and has reduced residential tax mill rate by 70% since 2012 (1.4 to .39), and 95% reduction to municipal mill rate since 2006 (9.5 to .39). Nobleford will be celebrating its Centennial in 2018 and award a tax free year on the **Municipal tax levy portion** for residential properties.

Kirk Hofman



Chief Administrative Officer (CAO) Nobleford .