

For 2017, a **\$340,000** valued residential property will be taxed **\$1010**, **\$840** for School Education ASFF, **\$130 for Municipal, Village use.** **\$40** for seniors housing.

SAMPLE FOR R1 PROPERTIES

	A	B	C	D
R1 Assessment for 2017 taxation	214,280	411,380	275,830	196,890
R1 Assessment for 2016 taxation	212,460	409,010	273,830	195,720
R1 Assessment for 2015 taxation	216,190	414,580	278,360	199,100
R1 Assessment for 2014 taxation	200,000	380,000	260,000	185,000
R1 Assessment for 2013 taxation	203,260	385,980	263,150	185,920
R1 Assessment for 2012 taxation	211,880	409,310	274,100	196,760
R1 Assessment for 2011 taxation	223,370	430,850	289,040	208,670
R1 Assessment for 2010 taxation	222,920	457,220	297,280	210,850

2016/17 minimum residential municipal tax levy is \$100
2016/17 minimum non-residential municipal tax levy is \$480

Mil rate		Mil rate			Total Residential Property tax				Reserves	Debt	Development	Lot Sales	Pop	Assessment
Year	Budget	Res	Non-R	School	A	B	C	D						
2017	\$4,000,000	0.388	2.1	2.5	\$656	\$1227	\$821	\$611	\$3,850,000	\$260,000	\$6,028,510	\$245,081	1350	\$134,869,000
2016	\$2,200,000	0.389	2.1	2.6	685	1286	861	639	3,831,619	269,302	\$2,196,100	417,601	*1278	122,021,000
2015	\$3,208,220	0.390	2.1	2.24	599	1130	780	550	3,578,814	283,516	2,750,000	500,000	1250	123,201,000
2014	\$1,894,468	0.400	2.1	2.6	610	1160	800	570	3,557,162	301,918	1,978,550	150,000	1225	116,000,000
2013	\$1,985,923	0.300	0.3	2.8	637	1209	824	582	3,013,809	350,000	2,161,750		1200	114,000,000
2012	\$3,085,658	1.400	1.4	1.7	652	1259	843	605	3,278,589	377,220	4,364,800	547,920	1100	112,000,000
2011	\$2,202,971	1.600	1.6	1.6	712	1376	923	667	3,199,667	423,000	5,520,500	702,340	*1000	92,842,240
2010	\$3,326,480	1.700	1.7	1.5	724	1486	966	685	2,234,323	469,433	11,515,000	792,630	950	87,848,050
2009	\$1,883,260	2.500	2.5	1.1	797	1589	959	779	2,141,924	514,000	4,854,000	7,700	877	79,945,280
2008	\$3,074,967	3.200	3.2	2.7	1010	2117	1282	914	2,000,000	557,000	8,737,000	1,460		72,945,280
2007	\$5,298,182	7.700	7.7	3.4	1469	2998	1975	1314	2,100,000	620,000	11,764,000	1,582,450	*689	33,011,990
2006	\$2,700,000	9.500	9.5	4.2	1449	3191	2047	1305	472,178	682,000	3,027,000	463,240		26,445,640
2005	\$2,900,000	8.800	8.8	4.5	1388	3093	2059	1252	840,000	680,000	2,000,000	22,790	676	25,015,130
2004	\$630,000	8.900	8.9	4.7	1334	2682	1644	1254	860,000	70,000	500,000	41,130		23,001,040
2003	\$530,000	9.500	9.5	4.7	1370	2375	1667	1254	790,000	92,000	500,000	30,940	595	21,795,850
2002	\$450,000	9.800	9.8	4.7	1332		1641	1227	710,000	111,000	1,054,000		605	20,099,370
2001											237,000		*615	19,250,500

Considering above time frame, 2001-2017, -Nobleford produces up to 4000 m3 of potable water per day, and also pipelines it to Barons and Lethbridge County.

-Total Taxes have gone down by 60% since 2006 (**municipal down 90%**) -reserves are at record highs of 3.8 million dollars with debt under \$260,000.

-2016 , Broadband FIBER OPTIC cable to every door, minimum 25mbps -1gbps.

-population and land size of Nobleford has doubled since 2006 federal census.

-Assessment value is over 6 times more than in 2001 - Nobleford self develops property resulting in over 210 new homes and 20 new industrial businesses since 2006.

-Modern infrastructure, abundant quality water, paved streets and pathways, Water Spray Park, climbing wall, new soccer fields, 3 playgrounds, skate park, curling rink.

- Over 1 Million dollars in new recreation, partially due to increase in healthy partnerships with the Village since 2004. Diligent, vision, planning, implementation is a priority.

- Abundant social activities and facilities, healthy ecs-12 school (270 student) multimillion dollar modernization 2017, near 300 employment opportunities in Nobleford area.

-2012, Nobleford industrial subdivision,24 lots SOLD OUT / developed. Prices start at \$36,000 per acre. Commercial lots \$4,000. Residential \$24,000 (all fully serviced).

-NO added gas or electric franchise fees. Village water, sewer, garbage utility rates average \$45 per month per Residential household. Minimal Bureaucratic processes.

-Nobleford continues to increase annual financial contributions to modernize and build new infrastructure as well as maximize available grants.

According to Alberta Municipal Affairs recent financial indicators report, when comparing Nobleford to other similar size municipalities:

-Nobleford has modern infrastructure and ranked highest in class with assessment per capita (person) of \$123,588, lowest is \$69,398, the median is \$92,520

-The median amount of \$800 per capita is what municipalities spent on salaries and wages; this is almost double the \$417 per capita that Nobleford spends.

-Since 2008, Nobleford has had the lowest "Net Municipal Property Taxes " in Alberta with Tax rate of 1.2% median is 11.8%

March 19, 2013, the Village plans to reduce the Municipal portion of Residential property taxes, based on 2012, by 1% each year until Centennial 2018 when there will be a **TAX FREE** year, on the **Municipal tax portion** for residential properties. The Alberta Education and Seniors housing property tax requisitions will still apply.

Nobleford, has become very Sustainable and now Prosperous Community, connected to the world Community with broadband fiber optic

For a real look at Nobleford, or visit us in person, or go to: www.nobleford.ca . *Kirk Hofman, Chief Administration Officer* **Nov 3, 2017 update**