

Supplementary Taxes

If you purchase a home in which substantial construction took place after January 1 of the current year, you may be subject to re-assessment and a supplementary assessment tax notice will be issued in the fall of this year.

Seniors Property Tax Deferral Program

If you qualify, the Alberta Government will pay your residential property taxes directly to your Municipality on your behalf.

For more info call the Alberta Seniors Information Line at 1-877-644-9992.

www.seniors.alberta.ca/seniors/property-tax-deferral.html

Assessment Information

A person is entitled to obtain sufficient information about their property and /or a summary of an assessment in accordance with section 299 or 300 of the Municipal Government Act*, respectively.

If you wish to appeal your property assessment you may do so by completing an appeal form and paying an appeal fee. A complaint must be made 60 days after the assessment notice or amended assessment notice is sent.

Even if an appeal is filed, it will be necessary to pay the full amount of the taxes shown on the tax notice by June 30, 2018 to avoid penalties.

If you have any questions regarding your assessment or suspect it is incorrect, please call the Town of Blackfalds Assessor, Frank Watson at 1-877-347-4862

Appeal forms and timelines can be found at www.blackfalds.com under Town Services > Administration > Taxes. Assessment Review Board hearings will be held at a later date.

RESIDENTIAL APPEAL FEE \$ 50
NON-RESIDENTIAL APPEAL FEE \$ 650

* The sent date under section 309(1)(b) of the MGA is considered "Day 0". The complaint date under section 309(1)(c) of the MGA is "Day 60".

We're here to help

For any questions or concerns, we can help!

Visit or contact us at:

5018 Waghorn St.

403.885.4677

taxes@blackfalds.com



Town of Blackfalds
Box 220 | 5018 Waghorn St
Blackfalds AB T0M 0J0
www.blackfalds.com

Property Tax Information 2018

**Town of Blackfalds
Corporate Services**



What do Municipal Taxes Pay For?

Property taxes pay for services such as street operations, fire, police, administration, parks, recreation, culture, planning and development. The property taxes collected are the funds required to balance the budget after subtracting the various revenues collected such as user fees, licenses, permits, fines and grants.



Property taxes are due **June 30, 2018**

Please pay your property taxes by **June 30, 2018**:

- In person Mon - Fri 8:30 am - 4:30 pm
NOTE: Office is closed Sat. June 30, 2018.
- After hours in the drop-box at the Town Office (*No cash please*)
- Mail with envelope postmarked by Canada Post no later than June 30, 2018
- On-line banking or directly through your bank using "Town of Blackfalds Taxes" as your payee. Please include your 6-digit Tax Roll Number located on your Tax Notice.

Receipts will only be issued upon request

We accept debit, cheque, cash or credit card.

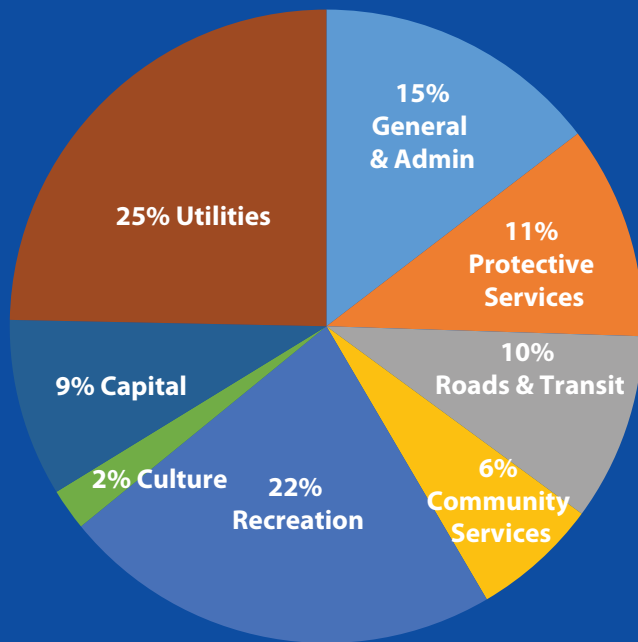
Tax Installment Payment Plan

You may enroll for our Tax Installment Payment Plan prior to May 31, 2018 to have your annual property tax divided into equal payments.

Enrollment after May 31, 2018 may result in a penalty on the balance outstanding.

If you are already on the plan, the amount withdrawn from your account will be adjusted to reflect the actual 2018 tax levy.

All tax roll outstanding balances will be subject to a 1.5% penalty on the first day of every month.



Note: Water, sewer and garbage are paid through monthly rates, not property taxes

How are Property Taxes Calculated?

All Property Assessments in Alberta are based on a July 1st valuation date, not current market conditions. The Assessment on your home and all homes in Blackfalds are based on an estimate of market value as of July 1, 2017.

Once the Assessment is prepared, the Town of Blackfalds Council sets a Tax Rate based on budgetary requirements for the Town of Blackfalds including Education requirements for the Province

of Alberta. The Tax Rate is then applied to the Assessments to arrive at the Property Tax Amount. The municipal portion of your taxes is calculated by multiplying the assessed value by the Municipal Tax Rate.

$$\text{Property Tax} = \frac{\text{Assessed Value } (\$300,000) \times \text{Tax Rate } 7.6448\%}{1,000} = \$2,293.44$$