



# VILLAGE OF BEISEKER

## 2023 PROPERTY TAX & ASSESSMENTS



### HOW PROPERTY TAXES ARE DETERMINED

Property taxes are calculated on the following:

#### Property Assessment:

First, the “assessed value” of the property is determined: In Alberta the standard is “market value” where the assessment should very closely approximate what the property might reasonably sell for on the open market. This assessment is done by a provincially accredited **independent assessor**. (*The Village’s Administration and Council do not determine, nor do they have the legal authority to change the assessment.*) The assessment does not reflect a single sale price, but groups together all similar properties to try to get an overall view of the typical market value for similar homes.

#### Setting the “Tax Rate”:

Based on the Operating Budget for the current year that is approved by Council, the “Tax Rate” is set. The Tax Rate is simply the percentage of the assessed value of the property that will be levied in taxes. The Tax Rate is usually expressed as the taxes levied per \$1,000 of property value. For example a tax rate of 12.8 means taxes would be \$12.80 per \$1,000 of assessed value.

#### Provincial Education Tax:

The Provincial School Requisition to the Village.

A portion of all property taxes in Alberta are pooled and then used to partly fund the schools.

#### Provincial Police Tax

The Province of Alberta has deemed that municipalities under 5,000 must now pay for a portion of policing.

Both the Education and Police taxes are imposed by the Province. The Village is required to act as the agent of the Province and collect the funds outlined in the requisitions.

#### Rocky View Foundation:

This tax is determined by the annual revenue required by the Rocky View Seniors Foundation

Your 2023 Tax and Assessment Notice covers the period from January 1 to December 31, 2023

### IMPORTANT REMINDERS

#### TAXES ARE PAYABLE BY July 31, 2023

Your notice includes your tax bill and assessment notice. You have 67 days to appeal your assessment. This year your assessment appeal must be made in writing to the Assessor and it must be received on or before **AUGUST 8, 2023 @ 5 PM**

### RATEPAYER RIGHTS

#### ASSESSOR

**DAVID CLARK**  
Wild Rose Assessment  
Accredited Municipal  
Assessor of Alberta

**403-343-3357**

Please review the information on your Tax and Assessment Notice carefully. You will receive a single notice for each property that you own.

- An assessed person is entitled to see or receive sufficient information about the person’s property in accordance with Section 299 of the MGA or a summary of assessment in accordance with Section 300 of the MGA, or both.
- If you are the assessed person and would like further information regarding your assessment, please contact the Assessor.
- If you have a representative acting on your behalf, an agent authorization will need to be presented before the assessment information will be released.
- Requests for further information regarding assessments must be received within 67 days of the mailing date shown on the Property Tax Notice.

If your concerns are not satisfied after you have reviewed your assessment with the Assessor, you may file an appeal.

#### FILING A COMPLAINT

The filing of an assessment appeal does not relieve any person from the obligation to pay taxes owing on the property or penalties imposed for late payment of taxes in the event that for whatever reason the appeal is not heard prior to July 31, 2023.

If a ratepayer believes their assessment is incorrect, there is a comprehensive appeal process in Alberta.

This complaint process is defined in the MGA and associated regulations.

To submit a valid appeal, you must present a completed form and any supporting attachments, the Agent Authorization and the prescribed filing fee to the address shown on the assessment notice prior to the deadline indicated on the notice.

The required forms are available from the Village of Beiseker Administration Office.

- Complaints must be filed within 67 days of the mailing date shown on the Property Tax Notice.
- Complaints can **only be filed against the assessed value of the property**, not against the taxes or tax rates.

## **TIPS FOR AVOIDING LATE TAX PAYMENT PENALTY**

- Payments submitted by mail must be clearly post marked by Canada Post on or before July 31, 2023
- The last day to pay in person is before 5 pm on July 31, 2023.
- To avoid the last minute rush, you may mail or drop off a post-dated cheque dated July 31, 2023,

### **PAYMENT OPTIONS:**

- **MAIL:** To Village of Beiseker, Box 349, Beiseker, AB T0M 0G0
- **IN PERSON:** Village Administration office @ 700 – 1<sup>ST</sup> Ave.
  - 8:00 am to 5:00 pm – Monday to Thursday
  - 8:00 am to Noon – Friday
  - Closed Noon to 1 for lunch
- Cash, Cheque, Debit, MasterCard, American Express and Visa accepted
- **ONLINE BANKING:** Check with your financial institution

**Non-receipt of your property tax bill does not exempt you from a penalty due to late payment.**

### **TAX INSTALLMENT PAYMENT PLAN (TIPP)**

TIPPs provides participants with the opportunity to make twelve monthly installment payments as opposed to the single annual payment due July 31<sup>st</sup> this year. You may join the Program for 2024 by completing an application form available at the Village Office.

A 10% penalty will be applied on any unpaid portion of the current year's taxes after July 31, 2023. If you are a current TIPP participant, no penalty will be applied and full payment is not required on July 31, 2023. Any unpaid taxes as of Dec 31, 2023 will have a 10% penalty applied Jan 1, 2024.

### **Mayor and Council**

**Mayor Warren Wise  
Deputy Mayor Nikki King  
Councillor Karen Ursu  
Councillor Les Spurgeon  
Councillor Trevor Snyder**