

When will I know how much I am paying in taxes?

You will receive your 2021 annual tax bill after Council determines the final tax rates. Your tax bill represents your share of the municipality's revenue requirement and your share of the provincial education tax.

When must I pay my taxes?

It is important to note that your 2021 taxes cover the period of January 1, 2021 to December 31, 2021. This means a couple of different payment options are available to you:

1. You may take advantage of the municipality's monthly payment plan that spreads the tax payment out over the year.* The monthly payments for the first half of 2021 are based on 2020 taxes. The installments for the balance of the 2021 calendar year are adjusted to reflect the finalized tax bill mailed to you. If you wish to sign up now for the Monthly Tax Payment Plan and pay your 2021 taxes in monthly installments by automatic bank withdrawal, contact your municipality.
2. Alternatively, you can wait for your final tax bill to come and choose to pay your property taxes in a lump sum by the date specified on your tax notice.

* Please contact your municipal office to determine if a monthly payment option is available in your community.

Capital Region Assessment Services Commission
11810 Kingsway Avenue
Edmonton, Alberta T5G 0X5
Website: www.crasc.ca
Email: info@crasc.ca

Assessment Contacts

Alberta Beach (780) 924-3181	Argentia Beach (780) 586-2494	Barrhead (County) (780) 674-3331
Barrhead (Town) (780) 674-3301	Betula Beach (780) 797-3863	Birch Cove (780) 446-1426
Bon Accord (780) 921-3550	Burnstick Lake (403) 304-5391	Cremona (403) 637-3762
Crystal Springs (780) 586-2494	Devon (780) 987-8304	Fort Saskatchewan (780) 992-6200
Golden Days (780) 586-2494	Grandview (780) 586-2494	Gull Lake (403) 748-2966
Island Lake South (780) 609-0053	Itaska Beach (780) 312-0928	Kapasiwin (780) 914-0097
Lac Ste. Anne County (780) 785-3411	Lakeview (780) 797-3863	Lamont (County) (780) 895-2233
Lamont (Town) (780) 895-2010	Larkspur (780) 609-0053	Legal (780) 961-3773
Lesser Slave River (780) 849-4888	Ma-Me-O Beach (780) 586-2494	Mayerthorpe (780) 786-2416
Mewatha Beach (780) 609-0053	Millet (780) 387-4554	Nakamun Park (780) 967-0271
Norris Beach (780) 586-2494	Onoway (780) 967-5338	Parkland Beach (403) 843-2055
Parkland County (780) 968-8888	Poplar Bay (780) 586-2494	Redwater (780) 942-3519
Ross Haven (780) 999-6654	Seba Beach (780) 797-3863	Silver Beach (780) 389-4409
Silver Sands (587) 873-5765	Slave Lake (780) 849-8000	Smoky Lake (780) 656-3674
South View (587) 873-5765	Spring Lake (780) 963-4211	Spruce Grove (780) 962-2611
Stony Plain (780) 963-8582	Sundance Beach (780) 389-4409	Sunrise Beach (780) 967-0271
Sunset Beach (780) 239-7323	Sunset Point (780) 665-5866	Swan Hills (780) 333-4477
Val Quentin (780) 446-1426	Vilna (780) 636-3620	Waskatenau (780) 358-2208
West Cove (780) 967-0271	Westlock (780) 349-4444	Whispering Hills (780) 609-0053
Whitecourt (780) 778-2273	Woodlands County (780) 778-8400	Yellowstone (587) 873-5765

Assessment Information for Residential Property Owners 2021

C.R.A.S.C.



What is market value assessment?

Market value is the amount that a property might be expected to realize if sold on the open market by a willing seller to a willing buyer.

The Alberta government requires all Alberta municipalities to update property values annually to reflect the **market value on 1 July of the previous year**, based on its **condition on 31 December of that previous year**.

Your assessment notice for 2021 shows the market value assessment of your property at July 1, 2020, based on its condition on December 31, 2020.

How is my property's market value determined?

Your property's assessed value is determined using similar criteria to those used by real estate agents, e.g.:

- Location
- Lot size
- Building size
- Age and condition of building
- Selling prices of similar properties in similar areas.

In order to maintain equity, similar properties should have similar assessed values.

If your building was only partially completed on December 31, 2020, your assessment reflects the value of the lot and the value of the building based on the percentage completed.

If you have any questions or concerns about your property assessment, please contact your municipal office.

What if I don't agree with this assessment?

You may make a formal complaint about your assessment. The deadline date for submitting your complaint is noted on your assessment notice.

Use this time to talk to your assessor about your questions and concerns (contact details available from your municipal office). If there is an error in the assessment, assessors are able to make changes to your assessment without your need to file a formal complaint.

It is important to talk to your assessor or visit **www.crasc.ca** before filing a complaint. Most concerns are resolved before complaints reach the Assessment Review Board.

How do I make a complaint?

Important information for filing a complaint:

1. There is a standard complaint form. It is available at the municipal office or at **crasc.ca**.
2. If you **hire** someone to represent you, you must also complete an agent authorization form.
3. You must fully provide all information requested by these forms. **An Assessment Review Board cannot hear any matters that are not listed on your complaint form.**
4. Your municipality likely charges a fee to file a complaint. You must pay this fee at the time of filing your complaint.
5. One original of your completed complaint form, agent authorization form if required, any other supporting documentation, and the applicable complaint fee must be filed with the Assessment Review Board at your municipal office no later than the time on the deadline date as shown on your assessment notice.
6. Each assessment roll number in dispute requires a separate fully completed set of complaint forms and fee.
7. Please thoroughly review the instructions on your complaint form.

How are my property taxes calculated?

Your property taxes are calculated by multiplying your assessed value by the "tax rate".

How your property assessment changed from the previous year compared to the average assessment change on all properties in the municipality **determines the change in the share you will pay of the municipality's property tax requirement.**

The "tax rate" is determined annually by your municipality's council. It includes the provincial education tax that the council has no control over.

Assessment/Tax Process

