

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

You will receive your 2024 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 2024 taxes cover the period of January 1, 2024 to December 31, 2024. 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 2024 are based on 2023 taxes. The installments for the balance of the 2024 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 2024 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

Barrhead (Town)
(780) 674-3301

Bon Accord
(780) 921-3550

Castle Island
(780) 967-0271

Devon
(780) 987-8304

Golden Days
(780) 586-2494

Island Lake
(780) 967-0271

Kapasiwin
(780) 914-0097

Lamont (County)
(780) 895-2233

Legal
(780) 961-3773

Mayerthorpe
(780) 786-2416

Mundare
(780) 764-3929

Onoway
(780) 967-5338

Poplar Bay
(780) 586-2494

Ross Haven
(780) 999-6654

Silver Sands
(587) 873-5765

Smoky Lake (County)
(888) 656-3730

Spruce Grove
(780) 962-2611

Sunrise Beach
(780) 967-0271

Swan Hills
(780) 333-4477

Waskatenau
(780) 358-2208

Whispering Hills
(780) 239-7323

Woodlands County
(780) 778-8400

Argentia Beach
(780) 586-2494

Betula Beach
(780) 797-3863

Burnstick Lake
(403) 304-5391

Cremona
(403) 637-3762

Fort Saskatchewan
(780) 992-6200

Grandview
(780) 586-2494

Island Lake South
(780) 239-7323

Lac Ste. Anne County
(780) 785-3411

Lamont (Town)
(780) 895-2010

Lesser Slave River
(780) 849-4888

Mewatha Beach
(780) 239-7323

Nakamun Park
(780) 967-0271

Parkland Beach
(403) 843-2055

Redwater
(780) 942-3519

Seba Beach
(780) 797-3863

Slave Lake
(780) 849-8000

South View
(587) 873-5765

Stony Plain
(780) 963-8582

Sunset Beach
(780) 239-7323

Val Quentin
(780) 446-1426

West Cove
(780) 967-0271

White Sands
(403) 742-4717

Yellowhead County
(800) 665-6030

Barrhead (County)
(780) 674-3331

Birch Cove
(780) 967-0271

Calmar
(780) 985-3604

Crystal Springs
(780) 586-2494

Fox Creek
(780) 622-3896

Gull Lake
(403) 748-2966

Itaska Beach
(780) 312-0928

Lakeview
(780) 797-3863

Larkspur
(780) 239-7323

Ma-Me-O Beach
(780) 586-2494

Millet
(780) 387-4554

Norris Beach
(780) 586-2494

Parkland County
(780) 968-8888

Rochon Sands
(403) 742-4717

Silver Beach
(780) 389-4409

Smoky Lake
(780) 656-3674

Spring Lake
(780) 963-4211

Sundance Beach
(780) 389-4409

Sunset Point
(780) 665-5866

Vilna
(780) 636-3620

Westlock
(780) 349-4444

Whitecourt
(780) 778-2273

Yellowstone
(587) 873-5765

Assessment Information for Residential Property Owners 2024

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 2024 shows the market value assessment of your property at July 1, 2023, based on its condition on December 31, 2023.

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, 2023, 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

