

## How does the assessed value of my property affect my property taxes?

Each property owner pays taxes based on the assessed value of their property.

Changes in property tax from year to year are not equivalent to changes in property assessments. For example, if your assessment goes up or down by 20 per cent one year does not mean that your property taxes will also go up or down by 20 per cent.

Any change in your property taxes is caused by two factors:

- the increase or decrease in money required by the City's budget and the provincial education tax.
- whether your property's assessment change is considerably higher or lower than the average change in property values city-wide.

Your property taxes will decrease only if your property's assessed value dropped more than the average change city-wide and the change in value is low enough to offset any Council budget increase and/or increase in the provincial education tax.

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

You will receive your 2012 annual tax bill in May, after Council decides the final tax rates. The City's online Tax Estimator Tool ([www.edmonton.ca/taxestimator](http://www.edmonton.ca/taxestimator)) can help you budget your annual tax payment. Your property taxes are due on June 30, 2012.

If you are on the monthly payment plan and the estimated monthly tax payment (as shown on the Tax Estimator) is significantly different than the current amount being withdrawn from your account, you can contact the Tax Office at 780-496-6388 to have the payment adjusted.



## Assessment Contact Information

### Office Location

Main Floor, Chancery Hall  
3 Sir Winston Churchill Square  
Edmonton, AB T5J 2C3

Hours of operation are 8:30 a.m. to 4:30 p.m.  
Monday through Friday

### Contact Numbers

Telephone: 780-496-6388  
Fax: 780-496-1986

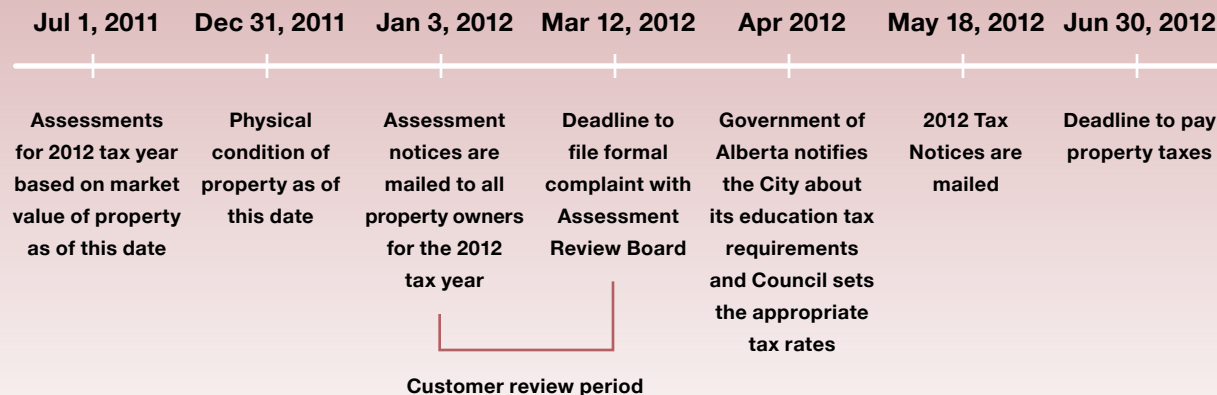
### School Support Changes

To request a school support declaration form, please contact the office at 780-496-6388 or email [taxinquiry@edmonton.ca](mailto:taxinquiry@edmonton.ca).

### Corrections or changes to your mailing address must be made in writing to:

City of Edmonton  
Assessment and Taxation Branch  
7th Floor, Chancery Hall  
3 Sir Winston Churchill Square NW  
Edmonton, AB T5J 2C3

## Assessment/Tax timelines



# Residential Property Owners Assessment Information 2012



## What is property assessment?

Property assessment is the estimated value of your property.

## Why does the City need to assess the value of my property?

The City uses assessed property values to determine each property owner's share of the total property taxes required. Each property owner pays taxes based on the assessed value of their property.

## How can I get access to the details of my property assessment?

Property owners are entitled to see and receive information about their property and other similar properties. See the front page of your assessment notice for websites where you can access data specific to your property as well as information about neighbouring properties.

Or you can contact us at 780-496-6388 and our Customer Services staff can help you access the information you are looking for.

## How is my property's value determined?

Your 2012 assessment reflects the most probable value your property would have sold for on the open real estate market. This is referred to as Market Value Assessment.

City Assessors use similar criteria as those used by real estate agents to determine property values:

- Lot and building size
- Location
- Age and condition of property
- Special features
- Selling prices of similar properties in similar areas

The Alberta government requires all Alberta municipalities to update property values annually to reflect the market value on July 1 of the previous year. So this assessment shows the market value assessment of your property on July 1, 2011 and the physical condition of the property on December 31, 2011.

## Why do I receive my assessment notice in January?

Receiving your assessment notice in January (four months before the property tax notices are mailed

in May) gives you the opportunity to review your property's updated market value assessment and contact us if you have any questions or concerns.

The assessment review period begins in January when you receive your assessment notice. Provincial government legislation gives property owners 60 days to contact an assessor with concerns about their assessment. It is in this 60-day period that assessments can be corrected, if an error is confirmed. If your concerns are not addressed to your satisfaction, you can file a formal complaint with the Assessment Review Board (ARB). This year you have until March 12, 2012 to file a formal complaint with the ARB. You can file a complaint about your property assessment. You cannot file a complaint about your property taxes.

## What if I don't agree with my property's assessed value?

Before you file a formal complaint here are some suggested steps you could take:

1. Confirm the details of your assessment online using your password found on the front of your assessment notice and log in at <https://assessmentinfo.edmonton.ca>.
2. For comparison purposes, check online for the assessments of neighbouring properties at [www.edmonton.ca/assessment](http://www.edmonton.ca/assessment).
3. Contact us at 780-496-6388 to discuss your concerns.
4. If you still aren't satisfied, you may file a formal assessment complaint with the ARB prior to the deadline of **March 12, 2012**.

**Details of the formal complaint process are found on the back of your assessment notice.**

### Examples of changes in property market value and the impact on property taxes



**Your actual property taxes will vary depending on the extent to which your property assessment varies from the average and on the budget increase.**