

## TAX INFORMATION

### WHEN WILL I KNOW HOW MUCH MY PROPERTY TAXES ARE THIS YEAR?

You will receive your property tax notice in May, after the final City budget is approved and the provincial education tax is known.

### HOW CAN I BUDGET FOR MY PROPERTY TAXES?

The City's online tax estimator can help you budget for your annual tax payment. Your property tax payment is due June 30, 2016.

### CAN I PAY MY PROPERTY TAXES MONTHLY?

Yes. You can enrol in the City's convenient monthly payment plan at any time. For details, visit [edmonton.ca/taxes](http://edmonton.ca/taxes).

### THE TAX ESTIMATOR INDICATES MY NEW MONTHLY PAYMENT WILL BE SIGNIFICANTLY DIFFERENT THAN MY CURRENT MONTHLY PAYMENT. WHAT DO I DO?

If the City's online tax estimator indicates monthly payments significantly more than the current amount being withdrawn from your bank account, call 311 (780-442-5311, if outside Edmonton) to request your monthly payment be adjusted.

## TIMELINE

### JULY 1, 2015

Assessments for the 2016 tax year are based on the value your property would likely have sold for on the open real estate market as of this date.

### DECEMBER 31, 2015

Any changes in the physical condition of your property as of this date are factored into your property assessment.

### JANUARY 4, 2016 - MARCH 11, 2016

Assessment notices are mailed. Property owners review assessments, confirm details online and contact City assessors with any questions.

YOU ARE  
HERE



### MARCH 11, 2016

Deadline to file a formal complaint with the Assessment Review Board.

### APRIL 2016

City Council finalizes provincial education and municipal property tax rates.

### MAY 24, 2016

2016 tax notices are mailed to property owners.

### JUNE 30, 2016

Deadline to pay property taxes.

## CONTACT US

### ASSESSMENT AND TAXATION CUSTOMER SERVICE CENTRE

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

**PHONE** 311 (780-442-5311, if outside Edmonton)

**FAX** 780-496-1986

**EMAIL** [assessment@edmonton.ca](mailto:assessment@edmonton.ca)

**ONLINE** [edmonton.ca/assessment](http://edmonton.ca/assessment)

### CHANGES TO MAILING ADDRESS

1. Visit [edmonton.ca/assessment](http://edmonton.ca/assessment)
2. Fill out a "Change of Mailing Address Request" available in the "Forms" section
3. Mail your request to the Assessment and Taxation Customer Service Centre

Edmonton

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2016  
Residential properties

# Your property assessment



## WHY AM I GETTING A PROPERTY ASSESSMENT NOTICE IN JANUARY?

Receiving an assessment notice at the beginning of the year gives you time to review your property's assessed value, contact the City of Edmonton if you have any questions and plan for your property tax payment.

The assessed value of your property helps determine your share of property taxes. The property tax notice you receive in May 2016 will be based on this property assessment.

**Please review your property assessment now. The City of Edmonton can correct any confirmed errors if you contact us prior to filing a formal complaint.**

## HOW IS MY PROPERTY'S ASSESSED VALUE DETERMINED?

City assessors use similar criteria to those that property appraisers and real estate agents use when determining property values, including lot and building size, age and location.

Your 2016 assessment reflects the value your property would likely have sold for on the open real estate market as of July 1, 2015. It is adjusted for any changes in physical condition recorded by December 31, 2015. Provincial legislation establishes these dates and requires that property assessments be updated every year.

## HOW DOES MY PROPERTY ASSESSMENT AFFECT MY PROPERTY TAXES?

The City uses the assessed property value to determine your share of municipal property taxes required to pay for civic programs and services as well as your share of provincial education taxes.

## DOES A CHANGE IN MY PROPERTY ASSESSMENT AFFECT MY PROPERTY TAXES?

In part. Any change in your 2016 property taxes is a result of two factors:

- Changes in the amount of money required by the City's budget and the provincial education tax;
- Whether the percentage change in your property's assessed value is higher or lower than the average city-wide change in property values.

## WHAT IS THE 2016 AVERAGE CITY-WIDE CHANGE IN PROPERTY VALUES?

The 2016 average city-wide change in property values was not finalized at the time of printing this brochure. When you receive this brochure, the city-wide change in property values will be available at [edmonton.ca/assessment](http://edmonton.ca/assessment).

## WHAT DO MUNICIPAL TAXES PAY FOR?

Municipal property taxes pay for a variety of City programs and services that add to our quality of life. For example:

- police and fire protection,
- road maintenance and snow clearing,
- parks and swimming pools,
- public transit and neighbourhood infrastructure.

## WHERE CAN I FIND THE ASSESSMENT DETAILS SPECIFIC TO MY PROPERTY?

A password, indicated on the front of your assessment notice, gives you access to the City's secure website that has information on your property and neighbouring properties.

For assistance, call 311 or 780-442-5311 if outside Edmonton.

## WHAT SHOULD I DO WITH MY ASSESSMENT NOTICE?

1. Review your assessment notice carefully.
2. Use the online resources at [edmonton.ca/assessment](http://edmonton.ca/assessment) to confirm details specific to your assessment, review assessments of neighbouring properties and learn how assessment relates to taxes.
3. Call 311 (780-442-5311, if outside Edmonton) if you have questions or concerns. Most assessment-related concerns can be resolved over the phone so that you don't need to file a formal complaint with the Assessment Review Board.
4. If you disagree with your assessment, you can file a formal complaint with the Assessment Review Board by March 11, 2016. For more information about the formal complaint process, visit [edmontonarb.ca](http://edmontonarb.ca).



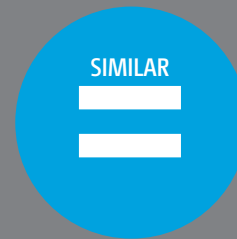
ON AVERAGE, CITY-WIDE PROPERTY ASSESSMENTS HAVE CHANGED SLIGHTLY



If your assessment decreased.

**THEN...**

Your tax increase is less than the average property tax increase.



If your assessment is similar to your previous year's assessment.

**THEN...**

Your tax increase is similar to the average property tax increase.



If your assessment increased.

**THEN...**

Your tax increase is greater than the average property tax increase.

Check your property's assessment against the city-wide average at [edmonton.ca/assessment](http://edmonton.ca/assessment).