TAX INFORMATION

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

In part. Any change in your 2017 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.

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

You will receive your property tax notice in May, after the provincial government determines the education tax requirements.

HOW CAN I BUDGET FOR MY PROPERTY TAXES?

The City's online tax estimator can help you budget for your annual tax payment. Your tax payment is due June 30, 2017.

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**.

Your property taxes pay for city programs and services that add to our quality of life such as fire and police protection, transit, roads, libraries, parks and recreation centres.

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
ONLINE **edmonton.ca/assessment**

CHANGES TO MAILING ADDRESS

1. Visit **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

2017

Non-residential and multi-residential properties

Your property assessment

Edmonton

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 2017 will be based on this property assessment.

HOW IS MY PROPERTY'S ASSESSED VALUE DETERMINED?

Three methods may be used to determine your property's market value:

- Comparison and analysis of similar properties that have sold recently.
- Analysis of the typical rental property income and expenses.
- Depreciated replacement cost of the building plus the value of the land.

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

WHAT SHOULD I DO WITH MY ASSESSMENT NOTICE?

1. Review your assessment notice carefully.
2. Use the online resources at **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 13, 2017. For more information about the formal complaint process, visit **edmontonarb.ca**.

HOW DOES MY PROPERTY ASSESSMENT AFFECT MY PROPERTY TAXES?

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

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.

HOW DO I AUTHORIZE SOMEONE TO INQUIRE ON MY BEHALF?

You can visit **edmonton.ca/assessment** to fill out an "Agent/Representative Authorization Form" found in the "Forms" section.

ASSESSMENT & TAX TIMELINE

JUL 1, 2016

Assessments for 2017 tax year are based on the value your property would likely have sold for on the open real estate market as of this date.

DEC 31, 2016

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

JAN 3 - MAR 13, 2017

Assessment notices are mailed to Edmonton property owners.

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

ASSESSMENT REVIEW PERIOD

MAR 13, 2017

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

APR 2017

City Council finalizes provincial education and municipal property tax rates.

MAY 23, 2017

2017 tax notices are mailed to property owners.

JUN 30, 2017

Deadline to pay property taxes.