

UNDERSTANDING YOUR ASSESSMENT

Why is my property assessed?

The purpose of property tax assessment is to provide an accurate value of all properties within a Distribution of the total tax levy amongst all Property values are reassessed every year. Market values are determined based on the valuation date of July 1 of the prior year and the condition of the property (including land & improvements) on December 31. Consideration is given for location, zoning, size, age, quality, condition & special features of your property. A change in your property value assessment could be a result of a change in the building's depreciation, a change in the market value of land and/or buildings, a change of services abutting your property, or a physical change affecting your property.

How do I check my assessment?

Review your property information to make sure the description of your property is accurate. This is an important step. If you believe information about your property is not correct, arrange a meeting with the assessor. Discuss any problems that might affect your property's value (for example, a major structural problem such as a cracked foundation). Find out if these problems were taken into account when your assessment was prepared.

The assessor can re-inspect your property and correct the information if necessary. If the assessor agrees that the original assessment notice is not accurate, a new assessment notice can be issued.

Can I Appeal my Taxes?

No. Tax rates are based on budget requirements and the total assessed property values.

You can only appeal the assessment.

I do not agree with my property assessment.

What do I do?

Call or visit Town Hall prior to the date on your Combined Assessment and Property Tax Notice and file an assessment complaint.

How do I file an assessment complaint?

To file an appeal or complaint with the Assessment Review Board you must complete and submit an Assessment Review Board Complaint form and submit it to:

Clerk, Assessment Review Board
Town of Redcliff
#1 - 3rd St. NE, Box 40
Redcliff, AB, T0J 2P0

Complaints must be received by the Clerk on or before the deadline date for complaints as shown on the front of your Combined Assessment and Property Tax Notice. Copies of the Assessment Review Board Complaint Form, as well as the Agent Authorization form (if required), are available at Town Hall during regular business hours. You or your agent must ensure that the appropriate form is completed and fees are paid to the Clerk of the Assessment Review Board. Incomplete submissions will not be accepted.

Assessment Complaint Fees	
Property Complaint Category	Fee
Residential Land with 3 or fewer dwelling units	\$30
Farmland	\$30
All other properties if the assessed value is...	
Less than \$500,000	\$100
Greater than \$500,000 but less than \$5,000,000	\$200
Greater than \$5,000,000 but less than \$10,000,000	\$300
Greater than \$10,000,000	\$500

Town of Redcliff

2017 PROPERTY TAX

*Pay by June 30th
to avoid 5% penalty*



Town of Redcliff

Box 40, #1 - 3rd Street NE

Redcliff, AB

T0J 2P0

Tel: 403-548-3618

Fax: 403-548-6623

Email: finance@redcliff.ca

PAYMENT OPTIONS

The following payment options are available:

- **In person** at the Town Office, located at 1-3rd St. NE Monday to Friday, 8:00 am to 4:30 pm
Payment will be accepted by cheque, cash or Interac.
- Payments made by cheque may be dropped in the **After Hours Drop Box** located north of the Town Hall main entrance doors.
The Town will not be held responsible for any cash deposited in the After Hours Drop Box.
- **Mail** to Town of Redcliff, Box 40, Redcliff, AB T0J 2P0
If the Canada Post postmark is absent or illegible, the date received by the Town of Redcliff will be considered the payment date. Commercial postage meter imprints will NOT be honoured.
- To make a payment using **Telephone/Internet Banking** search "Redcliff", then select Taxes and enter the property tax roll number as the account number. Contact your bank to ensure you allow enough time for bank processing delays.
- **Post-dated cheques** are accepted by the Town of Redcliff and are deposited on the cheque date. Please ensure your tax roll number and/or remittance slip are included with your cheque(s) and that the cheque is completed accurately, as the Town of Redcliff is not responsible for errors and/or omissions.
- Property tax payments may be accepted through your **Mortgage Company**. You will receive the original Combined Assessment and Tax Notice. A copy of the notice will be sent to your mortgage company. Your tax notice will show the mortgage company name under "Additional Bills Sent To". If the mortgage company is not listed, or is incorrect on the notice please contact your mortgage company immediately.
- **TIPP Program:** Any person who owns property within the Town of Redcliff, and whose tax account balance is at zero, may elect to enter into a tax installment agreement with the Town of Redcliff prior to January 31 for the property taxes for that year.

Regardless of how you pay, please remember:

To avoid penalty, your payment must be received by June 30, 2017

UNDERSTANDING YOUR PROPERTY TAX

Municipal Property Tax:

Each year, Town Council identifies and reviews how much revenue is required to pay for municipal programs and services that are necessary to maintain and enhance the Town of Redcliff's essential services and standard of living. One of the revenue sources for any municipality in Canada is property taxes.

To ensure that all Town of Redcliff's property owners pay their fair share of property taxes, the Town follows the guidelines established by the provincial government and uses a property assessment process.

By legislation, the Town collects only enough taxes to support its programs and services—it cannot collect more and it cannot collect less.

Ultimately, by paying your share of property taxes, you contribute to the financial stability of our community and supporting services such as:

- Police and fire protection
- Road maintenance and snow clearing
- Parks and swimming pools
- Neighborhood infrastructure

Provincial Education Tax

The Town is legislated to collect and remit a fixed Education Tax amount from its property owners on behalf of the Province of Alberta



Cypress View Foundation Levy

The Cypress View Foundation determines the annual requisition requirement from the City of Medicine Hat, Cypress County, and the Town of Redcliff. The Levy is used to fund accommodations and operations for seniors at the Cypress View Foundation.



2017 PROPERTY TAX RATE

ASSESSMENT CLASS	RESIDENTIAL	NON-RES.	FARM LAND	M & E
MUNICIPAL RATE	0.005284	0.012949	0.012949	0.007769
SCHOOL TAXES	0.002495	0.003760	0.002495	0.000000
CYPRESS VIEW FOUNDATION RATE	0.000098	0.000098	0.000098	0.000098
	0.007877	0.016807	0.015542	0.007867