

## What can I do if I disagree with the Assessor's estimate of my property value?

Prior to filing a written complaint, you are encouraged to contact the Town of Fort Macleod Assessor's Office (Benchmark Assessment Consultants, Inc.). The Assessor will be pleased to review the assessment with you. If the Assessor determines that an error has been made, your assessment will be revised.

## I still disagree with the assessment or tax classification. What should I do?

If, after talking with the Assessor's Office your concerns are not satisfied, you may file a formal complaint with the Assessment Review board. A written complaint explaining why you feel your assessment is incorrect, along with the appropriate filing fee, must be sent to the Clerk of the Assessment Review Board for the Town of Fort Macleod. The information required to file a complaint, along with a fee schedule, is stated on your assessment notice.

## What is a 'Tax Rate'?

A tax rate is the rate of taxation applied against the value of property within a municipality to collect the revenue required by the various taxation authorities. Normally the tax rate is expressed in mills (dollars in tax paid per thousand dollars of property value) or sometimes as a percentage of

the property's value (i.e. a tax rate of 1.5% on a home valued at \$100,000 would require the payment of \$1,500 in annual property taxes).

## Can I appeal my taxes?

No. You can appeal only the assessment of your property.

## Where can I receive more information about property assessment or taxation?

Contact:

Carol Megaw

Benchmark Assessment Consultants Inc.

#4-320 W.T. Hill Blvd

Lethbridge, AB T1J 4W9

Phone: 403-381-0535

Cell: 403-315-0068

Toll Free: 800-633-9012

Fax: 403-381-1596

Town of Fort Macleod

Phone : 403-553-4425

Fax: 403-553-2426

*This is an information brochure only and has no legislative sanction. For certainty, the Municipal Government Act and Regulations should be consulted.*

TOWN OF FORT MACLEOD



ANSWERS ABOUT YOUR

PROPERTY ASSESSMENT



TOWN OF FORT MACLEOD, ASSESSOR  
BENCHMARK ASSESSMENT  
CONSULTANTS INC.

TEL: 403-381-0535

TOLL FREE: 800-633-9012



# **ASSESSMENT & TAXES**

The primary responsibility of Benchmark Assessment is to determine the market value of every property in the Town of Fort Macleod so that all taxpayers contribute their fair share to pay for the services they enjoy.

Benchmark Assessment does not set tax rates nor do they determine how much must be collected in yearly taxes.

The most important product of the Assessment Office is the Assessment roll, which is a listing of all properties, located within the Town of Fort Macleod and their assessed values.



The purpose of an assessment system is the equitable distribution of taxation for the purpose of paying for public services.

The Town uses the assessment roll to determine the tax rates that have to be set to raise the revenues required by themselves and various taxing authorities. The Town office collects taxes for the Province of Alberta (Alberta Education, Chinook Health Region, Livingstone S.D. #68, and the Willow Creek Foundation).

## **ASSESSMENT**

The Alberta Government has mandated that property assessments for 1998 and future taxation years with the Province:

- Are reflective of the market value of property as of July 1 of the previous year, and
- Must reflect the characteristics and physical condition of the property on December 31 of the year prior to the year in which a tax is imposed, and
- That the assessments must be kept current by being updated on an annual basis.

## **WHAT IS AN ASSESSMENT?**

An assessment is the estimate of a property's market value, as of July 1, of the year previous to the tax year.

## **WHAT IS MARKET VALUE?**

Market value is the most probable price that would be paid for a property in a competitive and open market. It assumes the buyer and seller are acting prudently and knowledgeably, allowing sufficient time for the sale and assumes that the transaction is not affected by undue pressures.

## **WHAT ARE PROPERTY CLASSES?**

Once the assessment has been determined, the Assessor's Office must determine which tax classification is appropriate for your property. There are two different property tax classifications used in the Town of Fort Macleod; Single Family Residential & Non-Residential. Different tax rates are set for these different property tax classifications.

## **HOW IS PROPERTY VALUED?**

The Assessor's Office doesn't create the value of your property; it is created by the real estate marketplace. The Assessor's Office just measures it.

The Assessor's Office is kept informed by the Provincial Land titles Office of all real estate sales within the Town of Fort Macleod.



The Appraisers of the Assessor's Office apply the accepted mass appraisal practices using information from all property sales within the Town of Fort Macleod to estimate the market value of your property. They take into account all the market conditions that may affect your property's value such as location, size, shape, replacement cost, age and the condition of your buildings.

**WE PAID \$245,000 FOR OUR PROPERTY. WHY IS IT ASSESSED AT \$255,000?**

The real estate market has many forces affecting the value of property. These include supply and demand, motivation of buyers and sellers, renovations, remodeling, normal wear and tear and so on.

When similar properties are sold during the same time frame, a range of sale prices results. Assessed values reflect the sales in the middle of this range of prices. This is why there are assessments that are higher or lower than the selling price. Regulations should be consulted.