






Wheatland County

2022 Tax & 2021 Assessment Information

IMPORTANT REMINDERS

-  **If you are not a TIPP participant, taxes are due June 30, 2022.** If you are on TIPP, no action is required; your payments will be automatically adjusted.
-  A penalty of 5% will be added to any unpaid balance after June 30, 2022, and November 30, 2022.
-  If you pay through the bank, select 'Wheatland County—Taxes' and use your roll number as the account number.
-  If you own more than one property, you will need to pay for each property separately, using each individual roll number.
-  Your notice covers the period from January 1 to December 31, 2022.

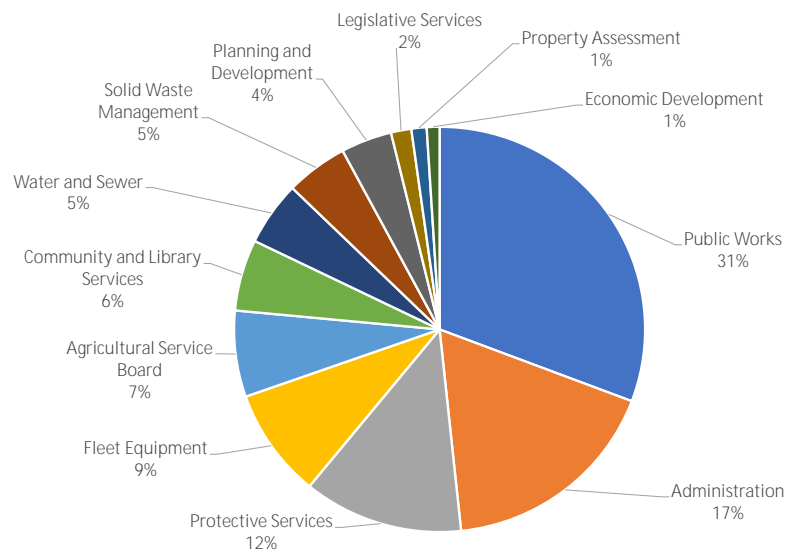
Did you know that property taxes make up 81% of the County's Operating Budget?

Property taxes make up 81% of the County's Operating Budget. Other sources of revenue include permits, licenses, grants, and investment income.

Around 26% of the property tax that Wheatland County collects is on behalf of the Government of Alberta.

The remaining taxes fund critical services for residents such as infrastructure maintenance, protective services (fire, emergency management, peace officers), planning, parks, etc.

2022 Operating Budget Expenses



242006 Range Road 243
Wheatland County, AB T1P 2C4
(7 km East of Strathmore on Highway 1)



403-934-3321



admin@wheatlandcounty.ca

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ABOUT YOUR ASSESSMENT

Wheatland County uses the general assessment (a total re-evaluation of all properties as of July 1, 2021) in accordance with the Municipal Government Act (MGA) and provincial statutes.

The assessment roll is available for inspection at the Administration Office and a digital version can be found on our website. An individual summary of your assessment is available online through our GIS map.

Market value is used to determine assessment. Market value is the price a property would likely yield if sold after adequate time and exposure on the open market by a willing seller to a willing buyer as of July 1, 2021. The Assessor determines this figure by analyzing sale transactions for similar property types. Other factors considered include the age, size, type and quality of the property, zoning, and proximity to urban centres. Note: Farmland, Linear, and Machinery & Equipment are not assessed at market value; they have a regulated rate valuation.

You can judge the assessment by asking yourself if the assessment reflects what you could have received for your property had you sold it on July 1, 2021. If the assessment is not close, you should contact us for clarity on how the assessment was determined.

Access to Property Assessment Information: A taxpayer has the right to receive or see all assessment-related information about their own property. Section 299 of the MGA entitles you to see or receive sufficient information to show how the Assessor prepared the assessment of your property. A taxpayer has the right to receive a summary of information on properties similar to theirs as per the MGA, Section 300. They are not entitled to receive unlimited information or information that is not related to the current tax year. Please contact us at 403-934-3321 if you need more information.



ASSESSMENT COMPLAINTS

- **You cannot appeal taxes.** However, you can file a complaint against the assessed value of your property.
- **Prior to filing a complaint,** please contact our Assessment Department and review the guidelines from Alberta Municipal Affairs, which are available on our website.
- **If you would still like to pursue a complaint,** you may file a written complaint to the Clerk of the Assessment Review Board. Visit our website for the forms and procedure.
- **If you have filed a complaint against your assessment, you must still pay the property taxes** by the due date to avoid penalties. If a decision on your complaint results in a lower assessment, the tax reduction will be credited to the roll number.

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HOW TAXES ARE CALCULATED

Each year, Wheatland County Council approves the budget required to support services. From this amount, sources of revenue other than property tax (such as license fees, permits, and provincial grants) are subtracted. The balance is the amount raised by property taxes. The mill rates reflect the amount of taxes to be paid for every \$1,000 of assessed value.

Requisition	Mill Rate (per 1000) for Assessment Class							
	Residential		Farmland		Non-residential		Machinery and Equipment	
Tax Year	2022	2021	2022	2021	2022	2021	2022	2021
Municipal	3.4159	3.5390	12.7659	12.5985	8.6174	8.5211	8.6174	8.5211
Wheatland Housing	0.0743	0.0759	0.0743	0.0759	0.0743	0.0759	0.0743	0.0759
Waste Management*	N/A	0.0927	N/A	0.0927	N/A	0.0927	N/A	0.0927
Education**	2.5651	2.6721	2.5651	2.6721	3.8712	3.9498	N/A	N/A
Total Mill Rate	6.0553	6.3797	15.4053	15.4392	12.5629	12.6395	8.6917	8.6897
Designated Industrial Property Levy	N/A	N/A	0.0766	0.0766	0.0766	0.0766	0.0766	0.0766
Total for Designated Industrial Property	N/A	N/A	15.4819	15.5158	12.6395	12.7161	8.7683	8.7663

*In 2022, Waste Management is included in the municipal mill rate

** The County collects education taxes on behalf of Alberta Education

Newspaper? Email? Radio? Social Media?

How can we improve our communications with you?

Survey

Complete this 5 minute survey for a chance to win a \$100 Visa gift card!

WE WANT
YOUR
FEEDBACK



HOW TO SCAN THIS QR CODE

- 1 Open your phone camera
- 2 Tap on the notification
- 3 Complete the survey!

You can also complete it on our website: wheatlandcounty.ca

No access to the internet?
Here's how you can complete the survey!

1. Call 403 - 361 - 2014
- or

2. Visit our Administration Office

242006 Range Road 243, Wheatland County

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PAYMENT METHODS

TIPP (Tax Installment Payment Plan): By signing up for TIPP, your taxes will come out of your bank account automatically on the first day of every month. Sign up before June 30, 2022 to have the late filing fee pro-rated. Visit www.wheatlandcounty.ca/taxes for more information and the application form.

Auto Payment Withdrawal Option: If you don't want to join TIPP this year or have tax arrears, you can choose the monthly payment amount you would like withdrawn from your account. Payments are made by direct debit on the 15th (or next business day) of every month. This does not exempt you from unpaid taxes.

Through your Bank (In Person, Online, or By Phone): Add 'Wheatland County—Taxes' as the payee and use the roll number on your tax notice as your account number. Allow 3-5 business days for processing. If you have more than one roll number, please apply payments to each roll number. Incorrectly applied payments may result in a late penalty.

PaySimply.ca: Pay your taxes online by credit card, interact e-transfer, and PayPal. Visit www.wheatlandcounty.ca/taxes and click on 'PaySimply.' For account number you must enter roll number.

Cheque or Money Order: Mail a cheque or money order to the Wheatland County Administration Office on or before the due date and include your roll number(s) with the payment. Cheques and money orders can also be dropped off in person or into the deposit box at the Wheatland County Administration Office.

Cash or Debit: Pay by cash or debit in person at the Wheatland County Administration Office. Credit cards are not accepted.

Mortgage Company: If you pay taxes to a mortgage company/bank, the company will receive a copy of your tax and assessment notice and will submit payment on your behalf.

Seniors - There is a provincial program that will allow you to defer all or part of your property taxes through a home equity loan with the Government of Alberta.

Call 1-877-644-9992 or go online to <https://www.alberta.ca/seniors-property-tax-deferral-program.aspx> to find out more about this program. Applications must be received 30 days prior to the tax deadline.

For more information, visit
www.wheatlandcounty.ca/taxes



PENALTIES

TAXES ARE DUE JUNE 30, 2022. Any account not paid in full as of June 30 is penalized 5% on unpaid taxes.

The late payment penalty is not a daily interest charge, but a fixed percentage. For example, if your unpaid taxes are \$1,000 after June 30, 2022, a penalty of \$50 is added to the property tax roll.

If taxes on your account are left unpaid after November 30, 2022, an additional late payment penalty of 5% is applied to the property tax roll.

If your bank does not honour your cheque or TIPP installment, a service charge of \$30 is added.