

ASSESSMENT

Alberta Assessment values are an estimate of the Market Value (MV) of your property (4). MV 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. Numerous factors impact MV including the age, size, type, quality of the property, zoning, and proximity to urban centers. The assessment process is governed in accordance with the *Municipal Government Act* (MGA) and provincial statutes.

JULY 1, 2023 – VALUATION DATE

- Assessment is based on the MV of your property on the valuation date.

Access to Property Assessment Information:

- A taxpayer has the right to receive 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 similar properties as per the MGA, Section 300.

COMPLAINTS

Assessments can be appealed by filing a complaint.

- **Prior to filing**, please contact the Assessment Department and review the guidelines from Alberta Municipal Affairs.
- **If a complaint is required**, it must be filed with the Clerk of the Assessment Review Board (ARB) and you must pay the appropriate fee.
- **Please pay your property tax by the due date.** If a successful ARB decision is made, adjustments will be applied as a credit to your account.



INFORMATION AND INSTRUCTIONS?

Visit: <https://wheatlandcounty.ca/assessment>

← Or Scan This Code

(4) Farmland, Linear, and Machinery & Equipment are not assessed at market value, they have a regulated rate valuation.

QUESTIONS?

GOVERNMENT OF ALBERTA EDUCATION PROPERTY TAX QUESTIONS?

TOLL FREE: 310-0000
DIRECT: (780) 422-7125
alberta.ca/education-property-tax

MUNICIPAL PROPERTY TAX QUESTIONS?

P: (403) 361-2029
E: tax@wheatlandcounty.ca
wheatlandcounty.ca/taxes

ASSESSMENT QUESTIONS?

P: (403) 361-2160
E: assessment@wheatlandcounty.ca
wheatlandcounty.ca/assessment

JOIN OUR NEWSLETTER!

<https://wheatlandcounty.ca/newsletter>

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2024 PROPERTY TAX AND ASSESSMENT

INFORMATION PACKET

Important Dates:

- ✓ **June 30, 2024 – Tax Payment Due**
- July 1, 2024 – 5% penalty for unpaid balances
- December 1, 2024 – additional 5% penalty for unpaid balances

TIPP (Tax Installment Payment Plan) members with up-to-date accounts are not affected by penalties.



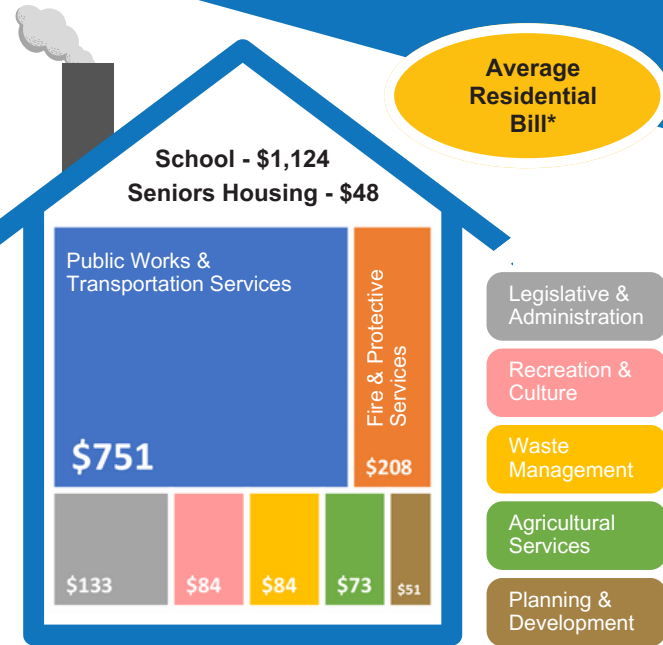
PROPERTY TAXATION

Property taxes pay for many local services such as roads, schools, libraries, emergency services, waste, utilities, and parks.

Property taxes cover the cost for the majority of the County's operating budget. Taxes are also collected on behalf of the Wheatland Housing Management Body and the Alberta Government (1).

Wheatland County Council sets the budget and subsequent tax rates to support the municipal services as shown below. In 2024, Council approved an overall 3% increase in municipal taxes.

WHERE TAXES GO



\$474,500 Residential* = \$2,556 Taxes

OTHER REVENUE SOURCES

To keep taxation as low as possible, we collect funds through grants, permits, licenses, and investments.



MORE INFORMATION?

Visit: <https://wheatlandcounty.ca/taxes>

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PAYMENT METHODS

The following payment methods are available:

- ✓ TIPP (Tax Installment Payment Plan) - JOIN TODAY!
- ✓ APWO (Auto Payment Withdrawal Option)
- ✓ Bank (In Person, Online, or By Phone) (2, 3)
Payee: Wheatland County – Taxes
Account: Your Tax Roll Number
- ✓ PaySimply.ca (Credit Card, e-Transfer, PayPal) (2)
<https://wheatlandcounty.ca/taxes> click "PaySimply"
- ✓ Mail (Cheque or Money Order)
- ✓ In Person (Cheque, Money Order, Cash, or Debit)
- ✓ Mortgage Company (Mortgage Dependent)

JOIN TIPP!



Payments are easy when they are automatic and calculated for you.

Join the TIPP program today!

Attention Seniors!

A provincial program may allow you to **defer all or part of your property tax** through a home equity loan with the Government of Alberta!

Call:
1 (877) 644-9992
Online:
alberta.ca/seniors-property-tax-deferral-program

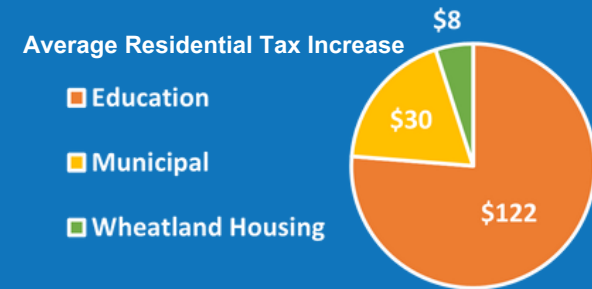
PENALTIES

TAXES DUE: JUNE 30, 2024

- Taxes unpaid after June 30th receive a 5% penalty on the balance of the account.
- Taxes unpaid after November 30th receive an additional 5% penalty on the balance of the account.
- \$30 fee applied for insufficient funds.

2024 PROPERTY TAX SUMMARY

Utilizing average residential assessment, see how 2024 rates affect your property tax bill.*



How is your tax bill calculated?

The rates noted below are applied by multiplying the tax rate against every \$1,000 of property value.

Property Value x Tax Rate / 1,000 = Total Property Tax

	Tax Rate (per \$1,000) for Assessment Class			
	Residential	Farmland	Non-Residential	Machinery & Equipment
Wheatland County	2.9175	13.4821	7.7455	7.7455
Wheatland Housing	0.1021	0.1021	0.1021	0.1021
Education	2.3661	2.3661	3.6203	N/A
Total Tax Rate	5.3857	15.9503	11.4679	7.8476
Designated Industrial Property Levy	N/A	0.0765	0.0765	0.0765
Total for Designated Industrial Property	N/A	16.0268	11.5444	7.9241

*“Wheatland County strives to maintain a **balanced approach** to spending, ensuring **effective management of assets** and **strategic investment** in infrastructure to **facilitate growth** while safeguarding financial stability. Overall, the budgets **prioritize fiscal responsibility** and **strategic investment**, aiming to deliver **quality services** to both residents and businesses within the County.”*

- Reeve, Amber Link

(1) 26% of property tax collected by Wheatland County, is on behalf of Alberta Education using equalized assessment calculations.
*Rounded figures to reflect average residential assessment value.

(2) Incorrectly applied payments may result in penalties.
(3) Allow 3-5 business days for processing.