

Understanding Your Property Taxes – 2018



There are 2 separate processes used to determine your property taxes: the Assessment and the Tax Rate

Property Assessment

Assessment is the process of assigning a value to your property and is used in calculating your taxes. Property in Delia is assessed based on the market value as of July 1st of the previous year (for 2018 we use the 2017 market value) and the condition of the property as of December 31st, 2017.

The Village has an independent, provincially approved assessor determine values for each property in town. If you have questions you can ask the Village or the assessors at:

Municipal Property Consultants at 403-309-4190 (ask for Terry)

The information they provide is used to create the assessment notice we mail out. To determine the assessed value they use a system of valuation which may include an inspection of the property. Under the Municipal Government Act, they may enter a property for the purpose of preparing an assessment with reasonable notice to the owner.

Assessment, taxation and appeals are all legislated by the Municipal Government Act in Alberta. It can be found on the Municipal Affairs website (see below).

Property Taxes (the Tax Rate)

Taxes are used to provide the Village with services such as sewer repairs and road maintenance. To determine your taxes, each year council determines the tax rate through the budgeting process. We take the total revenue required for the Village and divide it by the total assessment base of the Village.

Then to determine your property taxes, we take the tax rate and multiple it by your property assessment.

Education and Seniors Housing Tax Levy

Each year the Village is required to collect property taxes for Education and Seniors housing. We have no control over the amount they request and we remit those amounts to them each year.

Assessment Complaints & Appeals

You can appeal your assessment in Alberta, you can't appeal your taxes. You have 60 days from the date after the assessment notice has been sent out to appeal your property assessment.

You can appeal for various reasons including the description of the property, the assessment amount, the class or the type of property or improvement.

Monthly Tax Payments

You can pay your taxes each month by automatic debit from a bank account. Ask for details!

Important Dates 2018

July 1, 2017: Market Value date for Assessments
Dec 31, 2017: Condition date for Assessments

March 1, 2018: Assessment Notices Mailed (Notice Date March 9th)
Spring 2018: Council finalizes the budget to determine the tax rate
May 11, 2018: final day to file an assessment complaint
June 2018: Tax notices are mailed
September 14, 2018: Final Day to pay taxes without incurring a penalty

For more info contact the Village office at 403-364-3787 or go to the municipal affairs website at www.municipalaffairs.gov.ab.ca