

When will I know how much I am paying in taxes?

You will receive your 2026 annual tax bill after Council determines the final tax rates. Your tax bill represents your share of the municipality's revenue requirement and your share of the provincial education tax.

When must I pay my taxes?

It is important to note that your 2026 taxes cover the period of January 1, 2025 to December 31, 2025. This means a couple of different payment options are available to you:

1. You may take advantage of the municipality's monthly payment plan that spreads the tax payment out over the year.* The monthly payments for the first half of 2026 are based on 2025 taxes. The installments for the balance of the 2026 calendar year are adjusted to reflect the finalized tax bill mailed to you. If you wish to sign up now for the Monthly Tax Payment Plan and pay your 2026 taxes in monthly installments by automatic bank withdrawal, contact your municipality.
2. Alternatively, you can wait for your final tax bill to come and choose to pay your property taxes in a lump sum by the date specified on your tax notice.

* Please contact your municipal office to determine if a monthly payment option is available in your community.

Capital Region Assessment Services Commission
11810 Kingsway Avenue
Edmonton, Alberta T5G 0X5
Website: www.crasc.ca
Email: info@crasc.ca

Assessment Contacts

Alberta Beach 780-924-3181	Andrew 780-365-3687	Argentia Beach 780-586-2494
Barrhead (County) 780-674-3331	Barrhead (Town) 780-674-3301	Beaumont 780-929-8782
Betula Beach 780-691-4465	Birch Cove 780-967-0271	Bon Accord 780-921-3550
Bondiss 780-239-7323	Boyle 780-689-3643	Burnstick Lake 403-304-5391
Calmar 780-985-3604	Castle Island 780-967-0271	Cremona 403-637-3762
Crystal Springs 780-586-2494	Clyde 780-348-5356	Devon 780-987-8300
Fort Saskatchewan 780-992-6200	Fox Creek 780-622-3896	Golden Days 780-967-0271
Grandview 780-586-2494	Gull Lake 403-748-2966	Innisfree 780-592-3886
Island Lake 780-237-2204	Island Lake South 780-239-7323	Itaska Beach 780-312-0928
Kapasiwin 780-691-4465	Lac Ste. Anne County 780-785-3411	Lakeview 780-691-4465
Lamont (County) 780-895-2233	Lamont (Town) 780-895-2010	Larkspur 780-239-7323
Legal 780-961-3773	Lesser Slave River 780-849-4888	Ma-Me-O Beach 780-586-2494
Mayerthorpe 780-786-2416	Mewatha Beach 780-656-6910	Millet 780-387-4554
Mundare 780-764-3929	Nakamun Park 780-967-0271	Norris Beach 780-586-2494
Onoway 780-967-5338	Parkland Beach 403-843-2055	Parkland County 780-968-8888
Poplar Bay 780-586-2494	Redwater 780-942-3519	Rochon Sands 403-742-4717
Ross Haven 780-999-6654	Sandy Beach 780-967-2873	Seba Beach 780-797-3863
Silver Beach 780-389-4409	Silver Sands (587) 873-5765	Slave Lake 780-849-8000
Smoky Lake (Town) 780-656-3674	Smoky Lake (County) (888) 656-3730	South Baptist 780-938-4141
South View 780-967-0271	Spring Lake 780-963-4211	Spruce Grove 780-962-2611
Stony Plain 780-963-8582	Sundance Beach 780-389-4409	Sunrise Beach 780-967-0271
Sunset Beach 780-239-7323	Sunset Point 780-665-5866	Swan Hills 780-333-4477
Val Quentin 780-668-3182	Vilna 780-636-3620	Waskatenau 780-358-2208
West Cove 780-967-0271	Westlock 780-349-4444	Whispering Hills 780-239-7323
White Sands 403-740-1572	Whitecourt 780-778-2273	Woodlands County 780-778-8400
Yellowhead County (800) 665-6030	Yellowstone (587) 862-0500	

Assessment Information for Residential Property Owners 2026

C.R.A.S.C.



What is market value assessment?

Market value is the amount that a property might be expected to realize if sold on the open market by a willing seller to a willing buyer.

The Alberta government requires all Alberta municipalities to update property values annually to reflect the **market value on 1 July of the previous year**, based on its **condition on 31 December of that previous year**.

Your assessment notice for 2026 shows the market value assessment of your property at July 1, 2025, based on its condition on December 31, 2025.

How is my property's market value determined?

Your property's assessed value is determined using similar criteria to those used by real estate agents, e.g.:

- Location
- Lot size
- Building size
- Age and condition of building
- Selling prices of similar properties in similar areas.

In order to maintain equity, similar properties should have similar assessed values.

If your building was only partially completed on December 31, 2025, your assessment reflects the value of the lot and the value of the building based on the percentage completed.

If you have any questions or concerns about your property assessment, please contact your municipal office.

What if I don't agree with this assessment?

You may make a formal complaint about your assessment. The deadline date for submitting your complaint is noted on your assessment notice.

Use this time to talk to your assessor about your questions and concerns (contact details available from your municipal office). If there is an error in the assessment, assessors are able to make changes to your assessment without your need to file a formal complaint.

It is important to talk to your assessor or visit **www.crasc.ca** before filing a complaint. Most concerns are resolved before complaints reach the Assessment Review Board.

How do I make a complaint?

Important information for filing a complaint:

1. There is a standard complaint form. It is available at the municipal office or at **crasc.ca**.
2. If you **hire** someone to represent you, you must also complete an agent authorization form.
3. You must fully provide all information requested by these forms. **An Assessment Review Board cannot hear any matters that are not listed on your complaint form.**
4. Your municipality likely charges a fee to file a complaint. You must pay this fee at the time of filing your complaint.
5. One original of your completed complaint form, agent authorization form if required, any other supporting documentation, and the applicable complaint fee must be filed with the Assessment Review Board at your municipal office no later than the time on the deadline date as shown on your assessment notice.
6. Each assessment roll number in dispute requires a separate fully completed set of complaint forms and fee.
7. Please thoroughly review the instructions on your complaint form.

How are my property taxes calculated?

Your property taxes are calculated by multiplying your assessed value by the "tax rate".

How your property assessment changed from the previous year compared to the average assessment change on all properties in the municipality **determines the change in the share you will pay of the municipality's property tax requirement.**

The "tax rate" is determined annually by your municipality's council. It includes the provincial education tax that the council has no control over.

Assessment/Tax Process

