

How Your Property Taxes are Calculated

Municipal Property Taxes are based on two factors:

- The 2021 Operating Budget passed by Town Council
- Property Assessment values



How Your Municipal Taxes are Calculated:

$$\begin{array}{ccccc} \text{Your Property's} & & & & \text{Your} \\ \text{Assessment} & \times & \text{Mill} & = & \text{Municipal} \\ \text{Value} & & \text{Rate} & & \text{Taxes} \\ & & 1000 & & \end{array}$$

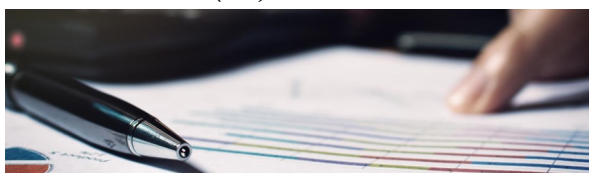
Alberta School Foundation Fund and Senior Foundation

The Town of Redwater is required by Provincial legislation to collect education taxes and senior's foundation taxes on behalf of the Province of Alberta.

These taxes are collected by every municipality and remitted directly to the Province of Alberta. The Town of Redwater has no control over establishing these tax rates.

All residential and non-residential property owners pay education taxes, including people without children and senior citizens. If, however, a senior is eligible for the Alberta Seniors' Benefit, a portion of the money received is intended to assist with payment of property taxes. Questions related to the *Alberta's Senior's Benefit should be directed to the Government of Alberta at 1-877-644-9992*.

For more information on Provincial Education Property taxes, please contact the *Alberta Education Property Tax Information line at (780) 422-7125*.



Understanding Your Assessment

Market Value-Based Assessment

Although it is largely assumed that an assessment should equal a recent sale price, this is not always the case.

- The sale might not have occurred in the assessment year or the date on which the property was valued
- The buyer or the seller may have been unduly motivated and therefore the price paid for the property might not be truly representative of the market value
- The sale may have involved a trade or personal property

It is important to note that the sale price is amount agreed upon by both the purchaser and the seller on a specific property.

As part of the process for assessing property, assessors will perform various analysis techniques on ranges of sale prices within groups of similar properties over a period of time, and adjusted to reflect a specific point in time.

Valuation and Condition Date

In Alberta there are two key legislated dates by which certain assessment processes must be completed:

Valuation Date

The valuation date ensures that all properties in a municipality are valued as of the same date. The assessment you receive shows the *estimated value* of your property on July 1, 2020.

Condition Date

The condition date is the date on which the condition of the property is recorded for property assessment purposes. Your property's assessment must reflect the condition of the property as of December 31, 2020.

Mortgage Company Payments

If your mortgage payment includes property taxes, your mortgage company will receive a copy of the tax notice and you will receive the original. You are responsible for ensuring your taxes are paid, tax penalties will apply if your mortgage holder does not pay by August 31, 2021

PAYMENT INFORMATION

Property taxes are due on August 31, 2021

For payments made by mail, the Canada Post postmark is considered as the payment received date. The imprint of a commercial postage meter is not accepted as proof of the mailing date of your payment.

For telephone banking and internet banking payments, please be aware of your bank's policies regarding the effective date of payment. For property tax payments, confirm that your property tax roll account number is the one registered on your bank's bill payment menu.

Payments can be made:

- By Mail
 - At the Town Office by cash, cheque, or Interac debit
- Current COVID restrictions—By Appointment Only
- Monday thru Thursday - 8:30 a.m. to 4:30 p.m.
- Friday - 8:30 a.m. to 4:00 p.m.
- Town Office is closed for lunch from 12:00 p.m. to 12:30 p.m.
- After hours drop-off box available at front entrance (for cheques only)
- By credit card via PaySimply at paysimply.ca (please note a convenience fee will apply)
 - Via Telephone or Internet banking through most major financial institutions

Please include the remittance portion with your payment

Make cheques payable to:

Town of Redwater

PO Box 397
Redwater, Alberta T0A 2W0

To obtain a copy of your receipt contact the Town Office at 780-942-3519 or email redwater@redwater.ca.

PRE-AUTHORIZED PAYMENTS

If you are currently paying your property taxes by automatic bank withdrawal, you will be notified in writing of the change (if any) to your monthly withdrawal amount.

TAX REBATE BYLAW 825

New residential construction may be eligible for the Municipal Property Tax Rebate. Please visit our website, www.redwater.ca, for details on how to apply.



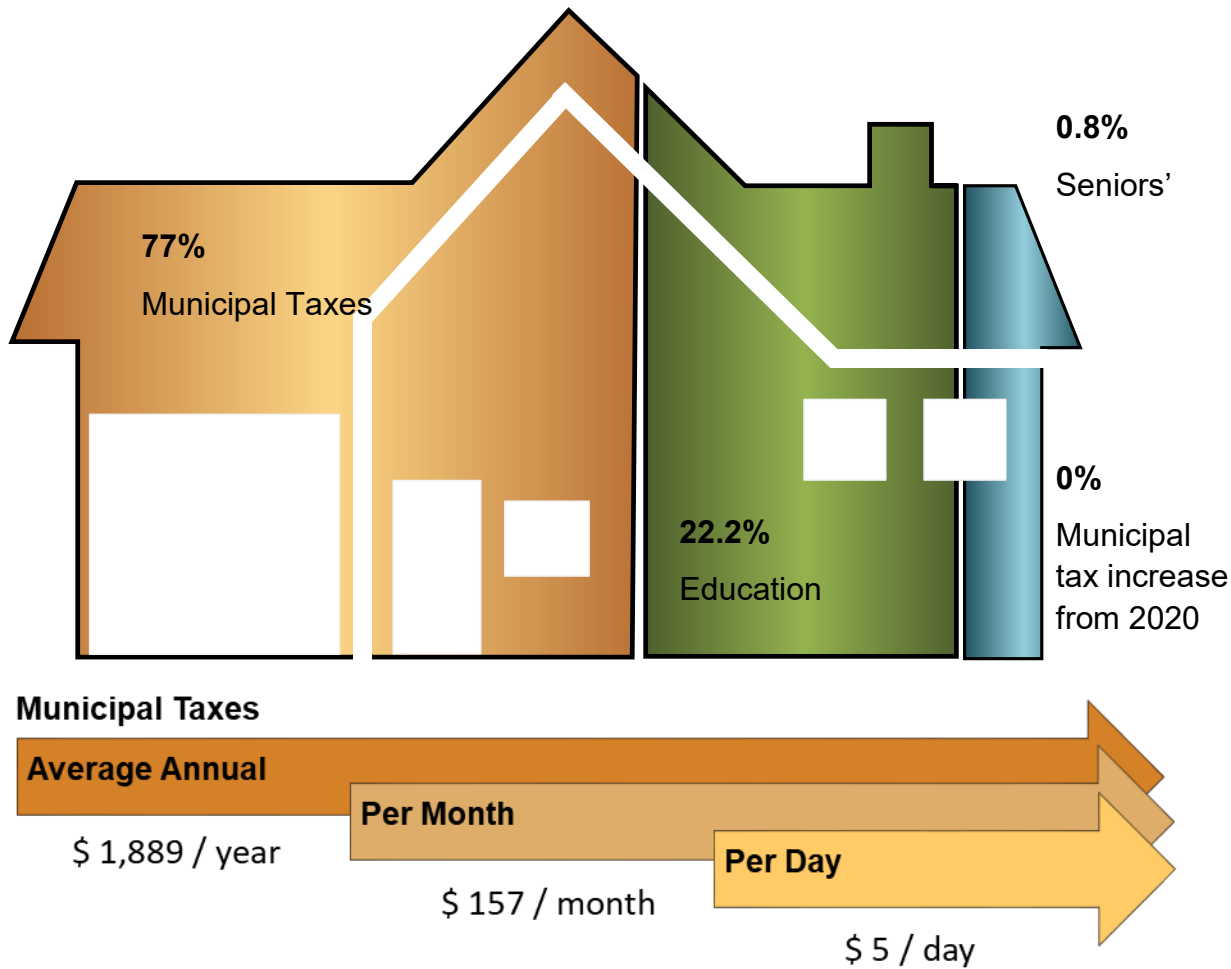
2021 Property Assessment & Tax Information

4924 - 47 Street | Box 397 • Redwater, AB T0A 2W0
Phone: 780-942-3519 • Fax: 780-942-4321
www.redwater.ca

**2021 Extended
Tax Payment Deadline:
August 31, 2021**

How your tax dollars work for you

Average Single Family Residence—Assessed value: \$194,200



Your tax dollars build our community through the following services:

- Arena & Curling Facilities
- Bylaw Services
- Community Beautification
- Community Cultural Centre
- Community & Family Programs
- Economic Development & Promotion
- Emergency & Disaster Recovery
- Family & Community Support Services
- Fire Response & Prevention
- Museum & Library Facilities
- Pool, Parks & Recreation Facilities
- Road & Sidewalk Maintenance
- Street Lights
- Street Sweeping and Snow Removal

Town of Redwater 2021 Budget

Operating Budget

Recognizing pressures related to COVID-19 on Town taxpayers, Town Council amended the 2021 Budget to reflect a zero budget increase over 2020.

This is the second year for a zero-budget increase.

Capital Budget

Some exciting capital projects included in the 2021 budget for a total of \$3,205,752:

- Storm Sewer Phase 3—across school grounds
- Annual sidewalk and road overlay program
- Gas Line project—Annexed area
- Pembina Place HVAC & Ice Plant & DSP
- Fire Hall boiler replacement
- Remote Council Meeting technology upgrade
- Walking Trail 44th Street
- Public Works truck replacement
- Fire hydrant replacements & water distribution pump

Projects funded through Municipal Sustainability, Federal Gas Tax Fund, Stimulus and Municipal Operating Support Transfer Grants, as well as Town reserves, developer securities and borrowing.

Detailed Budget Information is available on the Town website, www.redwater.ca.



Changes in 2021 due to COVID-19

Assessments

The assessment value amount that is on your notice is an estimate of the market value of your property as of July of 2020. The assessor gathers information on all properties types including lot size, building size, ages of buildings, number of bathrooms, amount of basement finish, renovations or upgrades, property sales, and, for commercial or multi-family property types, this may also include income and expense information (for tenant occupied/ rental properties).

You are encouraged to talk to an assessor if you have concerns about the assessment as it relates to your property value in July of 2020. Please contact the Town Office who will put you in touch with an assessor.

Please also keep in mind that the assessor does not set the tax rates in the municipality, and therefore cannot answer questions about property taxation. Nor can they answer questions about the amount of services you receive. For tax rate questions, for questions about services, or for general inquiries please contact the Town Office.

2021 Tax Payment Deadline extended to August 31, 2021.

If you are able to pay your property taxes now, we encourage you to do so.

Changes to the 2021 Tax Penalty Bylaw

The following penalties apply in 2021 on any unpaid current taxes:

September 1st 5%

November 1st 5%

