

The difference between assessment & taxes:

The primary responsibility of Benchmark Assessment is to determine the market value of every property in the Town of Vauxhall so that all taxpayers contribute their fair share to pay for the services they enjoy.

Assessors do not set tax rates or determine how much tax you will pay. They produce the Assessment roll, which is a listing of all properties and their assessed values.

The Town uses this Roll to determine the tax rates to be set to raise revenues for municipal operations and other provincial taxing authorities (i.e. Alberta Education, Health Region).

**This is an information only brochure with no legislative sanction. For certainty, the Municipal Government Act and Regulations should be consulted.*

I disagree with the Assessor's estimate of my property value

Prior to filing a written complaint, you are encouraged to contact the Town of Vauxhall's Office (Benchmark Assessment Consultants Inc.). The Assessor will be pleased to review the assessment with you. If the Assessor determines that an error has been made, your assessment will be revised.

Filing an Appeal

If, after talking with the Assessor's Office your concerns are not handled to your satisfaction with your assessment or tax classification, you may file a formal complaint with the Assessment Review board.

A written complaint explaining why you feel it is incorrect, along with the appropriate filing fee, must be sent to the Clerk of the Assessment Review Board for the Town of Vauxhall. The information required to file a complaint, along with a fee schedule is stated on your assessment notice.

Town of Vauxhall
Phone: (403) 654-2174

**Town of
Vauxhall**

Explaining Property Assessment



Town of Vauxhall Assessor:

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Definitions

Assessment: The estimate of a property's market value, used for equitable distribution of taxation for the purpose of paying for public services.

Market value: The most probable price paid for a property in a competitive and open market. Assumes the buyer and seller are acting sensibly and knowledgeably, allowing for sufficient time for the sale. Assumes transaction was not affected by undue pressures.

Property Classes: Once the assessment is determined, so is the tax classification appropriate for your property. Each class has a different tax rate assigned to it.
1) Residential 2) Non-Residential,
3) Farm 4) Machinery & Equipment.

Tax Rate: The rate of taxation applied against the value of property within a municipality to collect revenue by the various taxation authorities.

The tax rate is normally expressed in mills (dollars in tax paid per thousand dollars of property value) or sometimes as a percentage of property's value.

Example:
Property valued at
\$100,000 at 1.5% tax rate = \$1,500
in annual property taxes.

How is property valued?

The Assessor's Office does not create the value of your property; it is created by the real estate marketplace. The Assessor's office measures it.

The Assessor's Office is kept informed by the Provincial Land titles Office of all real estate sales within the Town of Vauxhall.

Applying the accepted mass appraisal practices uses information from all property sales in the Town of Vauxhall to estimate your market value. This takes into account the shape, location, size, shape, replacement cost, age and condition of your building(s), combined with the value of the



We paid \$245,000, why am I being assessed at \$255,000?

When similar properties are sold during the same time frame, a range of sale prices results. Assessed values reflect the sales in the middle of this range of prices. This is why there are assessments higher or lower than the selling price.



Important dates

Your assessment is based on the estimate of property market value as of **July 1st of the previous year.**

Your assessment must reflect the characteristics and physical condition of your property on **December 31st of the previous year.**

Your assessment is updated on an annual basis, as per provincial regulations.

****NOTE: The Assessment Year is always one year behind the current Tax Year.***