

PROPERTY TAX FAQ

How can I pay my property taxes?

If you are not currently paying through your mortgage, or enrolled in the town's Tax Installment Payment Plan, payments must be made payable to "Town of Bon Accord". You must reference your five-digit roll number with your payment and/or include the bottom section of your tax notice.

No Contact > Online/Telephone Banking, OptionPay*, or Cheque in the mail.

In Person > Debit, Cash, Cheque in person

**Please note that OptionPay is the only method available if you wish to pay via credit card. Fees apply*

How do I get a receipt for my property tax payment?

After a payment has been made, a receipt may be provided to you by request. You may call, email, or visit the office to have a receipt mailed, emailed, or printed.

How are my taxes calculated?

The taxes are calculated by multiplying your total assessment value by each of the applicable tax rates. In our example, on the reverse page, take the "**Taxable Total**" value, circled in red, and multiply it by each "**Tax Rate**" in blue. The sum of these calculations, added together, will provide you your tax levy.

How was my property assessed?

Bon Accord is a member of the Capital Region Assessment Services Commission (CRASC). Our designated assessor, Mike Krim, with Tanmar Consulting, was appointed by council. All assessors and Regional Service Commissions are governed by the same legislation and follow the same practices. Assessments reflect the market value of the property on July 1 of the previous year, based on its condition on December 31 of the previous year. Factors include location, lot size, building size, age and condition of the building, and selling prices of similar properties.

What if I disagree with the assessment value?

The first step is contacting Tanmar Consulting at (780) 417-5191. If a mistake was made, it may be corrected without the need for a formal complaint. If, after speaking with Tanmar, you require a formal complaint, follow the steps below.

How to file a formal assessment complaint.

Create your submission by

1.) Completing the "Assessment Review Board Complaint" form and (if you have hired an agent) the "Assessment Complaints Agent Authorization" form and provide any supporting information. The forms are available at www.crasc.ca or www.bonaccord.ca.

2.) Submit this package to the town office by the deadline. Ensure that your package is complete and that you have followed all the instructional information the forms provided.

An Assessment Review Board cannot hear any matters that are not listed on the complaint form.

How to get additional information...

An assessed person is entitled to see or receive sufficient information about how the assessor prepared the assessment for that person's property in accordance with s. 299 of the MGA, or a summary of an assessment in accordance with s. 300 of the Act, or both.

UNDERSTANDING YOUR COMBINED ASSESSMENT & TAX NOTICES

Appeal Deadline

If you do not agree with your assessed value, the deadline to formally submit a complaint is noted here.

Notice of Assessment

As per section 337 of the Municipal Government Act, a tax notice is deemed to have been received 7 days after it is sent.

Due Date

Taxes are due and payable immediately, **but not penalized** until after the date indicated.

Affiliated Mortgage Company

This indicates that your mortgage company notified us of their joint interest and intent to pay the property taxes. A copy is sent to the owner **AND** the mortgage company. IF THIS AREA IS BLANK, we have either not been notified, or you do not intend to have your property taxes paid in this way. A copy is sent to the owner **only**.

Assessment

The reverse side of this newsletter has information regarding how your property was assessed, how to submit a complaint, and how to receive more information.

School Support

The Constitution of Canada guarantees Protestant and Roman Catholic citizens' minority rights to a separate education system. To change your support from Public, Undeclared, or Separate, contact the town office to fill out "FORM 6A".

Tax Installment Plan

If you are on the TIPP plan with the town, your monthly payment adjustment will be noted here. No additional payments are required; **This notice is for your records only**. If you are not enrolled in the program, it will show what your monthly payment **could** be.

Municipal Tax Rate

This rate is determined and approved by Council. It funds operating services and capital projects.

Homeland Housing

This is the Seniors Foundation Tax, collected by Homeland Housing, as a requisition made to the Town. It is mandatory, and supports affordable seniors housing in the province.

School

Based on assessment values, the province calculates the amount each municipality must contribute to the Alberta School Foundation Fund (ASFF). The funding supports all school students from K-12. As a strong education benefits society as a whole, this tax is also mandatory.

5025 50 Avenue
Bon Accord, AB T0A0K0
(780) 921-3550

TOWN OF BON ACCORD

TAXATION NOTICE & PROPERTY ASSESSMENT

DATE OF MAILING: 2024-May-27
NOTICE OF ASSESSMENT: 2024-Jun-04
DUE DATE: 2024-Jun-30
SCHOOL SUPPORT: UNDECLARED
(DECLARED BEFORE DEC. 31 OF PRIOR YEAR)
PUBLIC 100.00% SEPARATE 0.00%
ASSESSMENT COMPLAINT MUST BE RECEIVED ON OR BEFORE: 2024-Aug-03

PREVIOUS ASSESSMENT

DESCRIPTION	AMOUNT
Single Family Residential	319,600
TOTAL ASSESSMENT	319,600

CURRENT ASSESSMENT

DESCRIPTION	AMOUNT
Single Family Residential	318,200
TOTAL ASSESSMENT	318,200

EXEMPT: 0 TAXABLE: 318,200

EDUCATION TAXES

TAX RATE	% OF TOTAL	TAX AMOUNT
Public School - Residential	0.002545859	810.09
TOTAL 2024 EDUCATION TAXES		810.09
SUB TOTAL 2024 TAXES		810.09

MUNICIPAL AND OTHER TAXES

TAX RATE	% OF TOTAL	TAX AMOUNT
Class 1 MUNI Residential	0.010755830	3,422.51
Homeland Housing	0.000089726	28.55
TOTAL 2024 MUNICIPAL AND OTHER TAXES		3,451.06
SUB TOTAL 2024 TAXES		4,261.15
TOTAL 2024 TAXES		4,261.15
CURRENT OUTSTANDING		(1,740.45)
TOTAL CURRENT TAXES PAYABLE FOR 2024		2,520.70

AFTER JUNE 30, 2024 PLEASE PAY: 4,644.65
AFTER SEPTEMBER 30, 2024 PLEASE PAY: 4,900.32

TAX INSTALLMENT PAYMENT PROGRAM

INSTALLMENT AMOUNT	AMOUNT
INSTALLMENT AMOUNT BEGINNING JUN 15, 2024	348.09
INSTALLMENT AMOUNT BEGINNING JAN, 2025	360.10
TRIM 2023 TAXES (NOT INCLUDING LOCAL TAXES) WERE	2,177.06

PLEASE NOTE - DO NOT pay this bill. You are on the Preauthorized payment plan and the amount of your bill will be automatically withdrawn from your account.