



Town of Crossfield Citizen Update

Budget and Taxes Special Edition

www.crossfieldalberta.com



Many Crossfield homes will see slight decrease in taxes. Town Taxes rise 0.5% - Significant drop in School Taxes

Town property taxes are “steady as she goes” for 2017, reflecting the Town’s fiscal responsibility bylaw which requires the tax rate be set so that, on average, the typical dollar amount on your tax bill is linked to the inflation rate.

The inflation rate in Alberta was 0.5% in 2016, so, on average, your 2017 Town taxes will also rise 0.5%.—For example if your Town taxes were \$2000 in 2016, this year they will be

about \$2010. Changes in assessed values vary slightly, so homes which went up in value may see a slight increase, while those which declined will see a larger tax reduction.

The big news is in School taxation where exceptional residential growth means lower taxes for all.

Each year the Province sends the Town a bill for education taxes that is passed along

to ratepayers. Because the Town had almost 10% growth in our residential assessment last year, the provincial tax burden is distributed over a larger tax base, so the average provincial tax school tax will drop in 2017

for most Crossfield homes. A detailed example of a “typical” home assessed last year at \$400,000 is shown on page three of this newsletter and shows a drop of about \$77 in the total tax bill.

2017 Town of Crossfield Operating Budget Summary

Revenues and Operating Expenses

Net Tax Revenue	\$3,082,447	
Operational Revenue	\$3,495,848	
Total Revenues		\$6,578,295
Operational Expenditures	\$5,102,613	
Debt Servicing	\$474,965	
Total Cash Outlays		\$5,577,579
Gross Surplus (Cash Basis)		\$1,000,716

Allocation of Operating Surplus

Reserve Contributions	\$893,560	
Contributions to Current Year Capital	\$107,156	
Total To Reserves and Capital		\$1,000,716

Surplus on a Cash Position & Amortized Basis

Cashflow surplus	\$1,000,716	
Debt Principle Repayment	\$334,117	
Gross Surplus on a cash position basis	\$1,334,833	
Less estimated Amortization	-\$1,163,436	
True Cost Accounting (TCA) Surplus		\$171,397

TIPS FOR AVOIDING LATE TAX PAYMENT PENALTY

- Payments submitted by mail must be clearly post marked by Canada Post before or on July 31, 2017.
- The last day to pay in person is Monday, July 31, 2016.
- To avoid the last minute rush, you can mail or drop off a post-dated cheque dated July 31, 2017.
- Please also refer to the information on the Assessment and Tax Notice.

PAYMENT OPTIONS FOR YOUR CONVENIENCE

Mail:

Cheque or money order (do not mail cash) payable to:
Town of Crossfield,
Box 500, Crossfield , AB,
T0M 0S0

In Person:

Town Administration Office - 1005 Ross Street
9 am—4:30 pm business days

Cash, Cheque or Direct Debit are accepted. Please note if paying by visa/mc there will be a surcharge added to the bill.

Online Banking:

Check with your financial institution.

TAX INSTALLMENT PAYMENT PLAN

The Tax Installment Payment Plan (TIPP) provides participants with the opportunity to make twelve monthly installment payments as opposed to the single annual payment due on July 31 each year. You may join the Program by completing an Application form. These forms are available at the Town Office.

Steve Washington

Wild Rose Assessment
Assessor for the Town of Crossfield

Accredited Municipal Assessor of Alberta

403-764-3357



MAYOR and COUNCIL

Mayor Nathan Anderson
Deputy Mayor James Ginter
Councillor Jo Tennant
Councillor Hadi Feltham
Councillor Devon Helfrich



How are my property taxes determined?

Your property taxes are based on three factors.

Property Assessment:

First, the “assessed value” of your property is determined:

In Alberta the standard is “market value assessment” where your assessment should very closely approximate what your property might reasonably sell for on the open market in an “arms length” transaction between a willing buyer and a willing seller.

This assessment is done by a provincially accredited independent assessor, *The Town's Administration and Council do not have the legal authority to change this assessment.*

Market value assessments are done using mass appraisal techniques, which determine property values by grouping similar properties as of a specific date.

Your 2017 assessment is an estimate of a property's market value as of July 1, 2016 and reflects the characteristics and physical condition of the improvements on December 31, 2016.

Your assessment does not reflect a single sale price, but groups together all similar properties to try to get an overall view of the the typical market value for similar homes.

Setting the “Mill Rate”:

The next step of the process is Town Council setting the “Mill Rate” which is simply the percentage of the assessed value of

your property that will be levied in taxes.

The “mill rate” is usually expressed as the taxes levied per \$1,000 of property value. For example a mill rate of 5.00 means you would pay \$5.00 in taxes for every \$1,000 your property is worth.

Province sets School Taxes:

The last step of determining your property taxes is when the Province sends to the Town the School Tax requisition.

A portion of all property taxes in Alberta are pooled and then used to partly fund the school system.

The education portion of your property taxes is 100% controlled by the Province, the Town is simply required to act as the agent of the Province and collect the money. School taxes are just under one third of your total property tax bill in 2017.

IMPORTANT DATES

May 18th, 2017
Assessment & Tax
Notices mailed

July 17th 2017
Deadline to file complaint
on property assessment

July 31/2017
Taxes are due

Your Ratepayer Rights:

Please review the information on your Assessment and Tax Notice carefully.

You will receive a single notice for each property that you own.

Specific Legal Rights:

As a ratepayer you have comprehensive rights to information and due process:

- An assessed person is entitled to see or receive sufficient information about the person's property in accordance with Section 299 of the Municipal Government Act or a summary of an assessment in accordance with Section 300 of the Municipal Government Act, or both.
- If you are the assessed person and would like further information regarding your

assessment, please contact Wild Rose Assessment Services at 403-764-3357.

- If you have a representative acting on your behalf, an agent authorization form will need to be presented before the assessment information will be released. The agent authorization form is available from the Town Office.
- Requests for further information regarding assessments must be received within 60 days of the mailing date shown on the Property Tax & Assessment Notice.

If your concerns are not satisfied after you have reviewed your assessment with the independent Town assessor, you may file a complaint against your assessment.

Filing a Complaint:

If a ratepayer believes their assessment is incorrect, they have a comprehensive appeal process in Alberta.

This complaint process is defined in the Municipal Government Act and associated regulations.

To submit a valid complaint you must present a completed complaint form and any supporting attachments, the agent authorization form, and the prescribed filing fee of \$50.00, to the address shown on the

assessment notice prior to the deadline indicated on the notice.

The required forms are available from the Town of Crossfield Administration office.

- Complaints must be filed within 60 days of the mailing date shown on the Property Assessment & Tax Notice.
- Complaints can only be filed against the assessed value of the property, not against the taxes or tax rates.

School Tax Facts:

As part of your 2017 Assessment Notice and Tax Bill, the Town of Crossfield is required by Provincial legislation to bill and collect taxes on behalf of the Provincial Government the Alberta School Foundation Fund and the Calgary Roman Catholic Separate School District.

While the Town of Crossfield bills and collects school taxes, the municipality does not keep any of this money and has no jurisdiction or control over

either the actual School Tax rate, the school board budgets or their operations.

In 2017, in Crossfield Education Taxes amount to 32% of your tax bill.


If you have concerns regarding your Education Property Taxes contact:

Government of Alberta
Education Property Tax Line:
Toll-free by dialing 310-0000
and then 780-422-7125
or 1-780-422-7125.

Reading your Tax Notice:

Comparing your 2017 bill vs 2016—What to expect:

A \$400,000 home would have looked like this in 2016.....

		CURRENT ASSESSMENT	
		DESCRIPTION	AMOUNT
		SINGLE FAMILY	\$400,000.00
		TOTAL ASSESSMENT	\$400,000.00
		EXEMPT \$0.00 TAXABLE	\$400,000.00
EDUCATION TAXES		TAX RATE	TAX AMOUNT
SCHOLL PUBLIC		0.0024559	982.36
TOTAL 2016 EDUCATION TAXES			982.36
SUB TOTAL 2016 TAXES			982.36
MUNICIPAL AND OTHER TAXES		TAX RATE	TAX AMOUNT
Fire Department		0.000202090	80.84
Library		0.000145920	58.37
Municipal Enforcement Unit		0.000187450	74.98
Municipal Operation		0.004232500	1,693.00
Recreation		0.000056850	22.74
Rocky View Foundation		0.000039550	15.82
TOTAL MUNICIPAL TAXES			1,945.75
SUB TOTAL 2016 TAXES			2,928.11

Your "ASSESSMENT" is what your taxes are based upon. *It should be pretty close to the price you would reasonably expect to be able to sell your property for on the open market.* If this value is "way out" you should contact Wild Rose Assessment.


These are your School Taxes. This tax is set by the Province. The Town does not get any of this money, and has no control over this amount. The Town is simply required to collect it on behalf of the Province when Town taxes are collected.

In Crossfield your Municipal taxes are divided up into several smaller levies. The main levy is called "Municipal Operations" and pays for most of what the Town does. The other smaller levies fund specific Town services.

This is the total amount of tax charged by the Town.

This is the combined total of taxes charged by the Province and the Town.

And here are the changes in 2017....

		CURRENT ASSESSMENT	
		DESCRIPTION	AMOUNT
		SINGLE FAMILY	\$390,000.00
		TOTAL ASSESSMENT	\$390,000.00
		EXEMPT \$0.00 TAXABLE	\$390,000.00
EDUCATION TAXES		TAX RATE	TAX AMOUNT
SCHOLL PUBLIC		0.0023209	905.15
TOTAL 2016 EDUCATION TAXES			905.15
SUB TOTAL 2016 TAXES			905.15
MUNICIPAL AND OTHER TAXES		TAX RATE	TAX AMOUNT
Fire Department		0.000501580	195.62
Library		0.000144230	56.25
Municipal Enforcement Unit		0.000219740	85.70
Municipal Operation		0.004063040	1,584.59
Recreation		0.000053490	20.86
Rocky View Foundation		0.000034990	13.65
TOTAL MUNICIPAL TAXES			1,956.67
SUB TOTAL 2016 TAXES			2,861.82

In 2017 your "ASSESSMENT" probably went down a bit. The average decrease across all residential property in Crossfield was a bit over 2%. Each property is looked at individually, so yours may be different and may have gone up or down.

The Province froze the school tax rate in 2017. Because Crossfield grew so much faster than the Province as a whole, our School taxes went down because they requisition was spread out over many more homes.

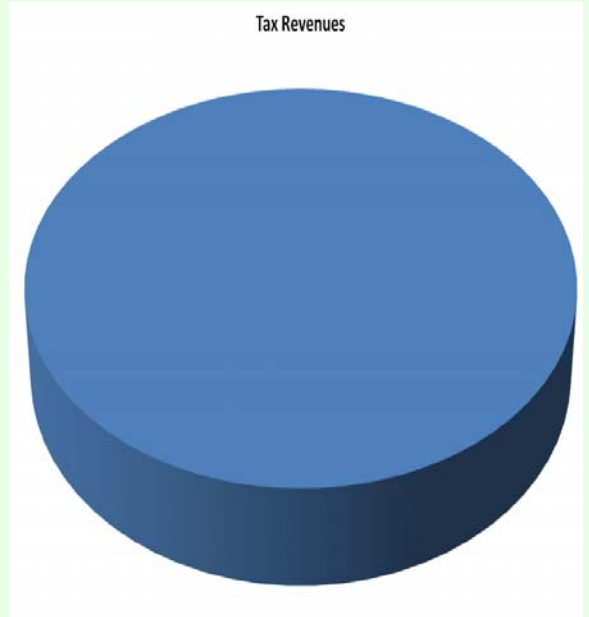
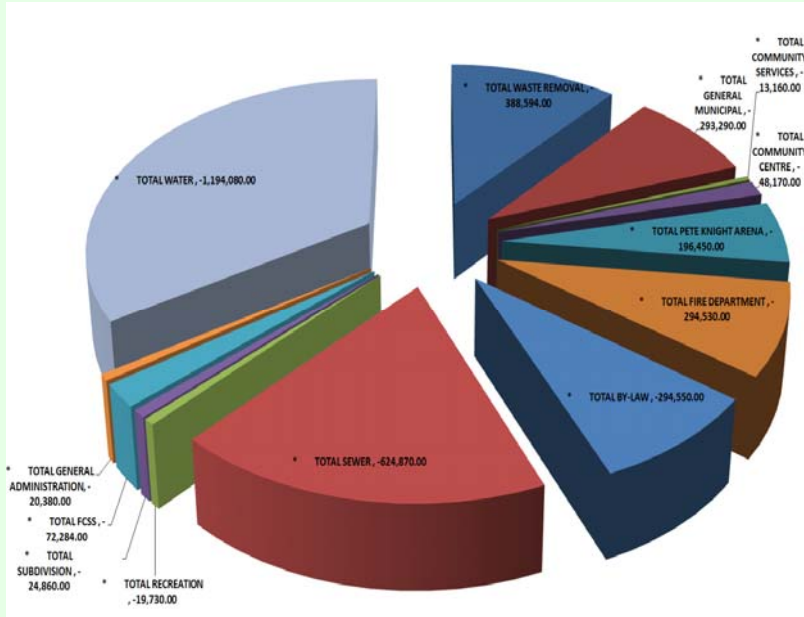
Many of these little levies went up in 2017 to more accurately reflect the true cost of providing the service. But the main "Municipal Operations" levy was *reduced* to compensate. It is just a way of more honestly representing what things really cost.

The amount you pay to the Town will, on average, be 0.5% higher than in 2016. On a \$400,000 home the typical increase is \$8.

In this example, Town taxes went up about \$11, while School taxes dropped by about \$77—So on average your total taxbill likely dropped a bit.

Town of Crossfield 2017 Operating Budget Summary:

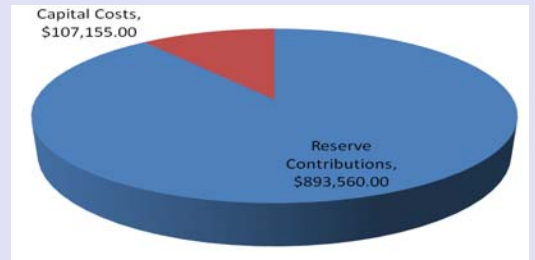
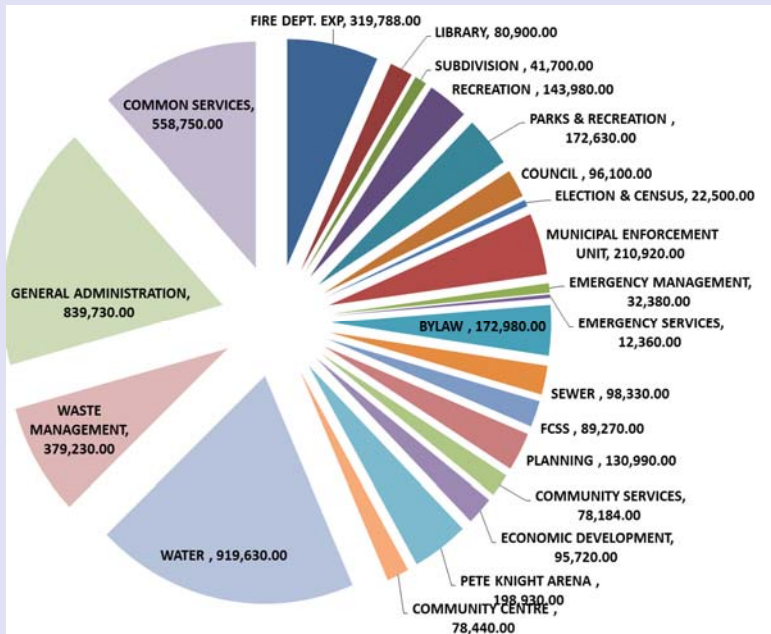
Collecting \$6,578,295 in revenues:



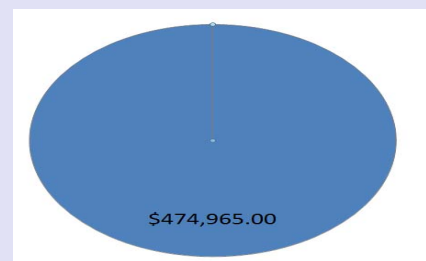
\$3,495,848 in operational revenue

\$3,082,477 in Taxes

Allocating \$6,578,295 in expenditures:



\$1,000,716 To Capital and Reserves:



\$5,102,613 in operational spending

Debt Repayment - \$474,965