



THE 2014 FINANCIAL STATEMENT IS
AVAILABLE AT THE COUNTY
ADMINISTRATION BUILDING AND FOR
DOWNLOAD ON THE COUNTY WEBSITE AT
WWW.LAMONTCOUNTY.CA

2015 Property Tax & Assessment Information



5303 50 Avenue
Lamont, AB T0B 2R0

Phone: 780-895-2233
Toll Free: 1-877-895-2233
Fax: 780-895-7404
www.lamontcounty.ca

Payment Information

Property Taxes are due on June 30, 2014

Payments can be made:

IN PERSON

At the County Administration Building at 5303-50 Ave, Lamont, by cheque, cash or debit. Monday-Friday, 8:30 a.m. – 4 p.m.

MAIL

Payments by cheque can be mailed, payable to:
Lamont County
5303 50 ave,
Lamont Alberta, T0B 2R0

For payments made by mail, the Canada Post postmark is considered as the payment received date.

TIPP – TAX INSTALLMENT PAYMENT PLAN

Lamont County offers taxpayers the ability to pay their property taxes in monthly installments by pre-authorized withdrawals from their bank account, rather than in one single payment.

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

POSTDATED CHEQUES

You can pay your taxes with a postdated cheque to the tax due date. This will allow County staff time to check your payment. Staff can notify you prior to the due date if there are any issues with your payment. The payment is not processed or deposited in the bank until the date of the cheque.

THROUGH INTERNET BANKING, TELEPHONE BANKING, OR IN PERSON AT MOST FINANCIAL INSTITUTIONS

Please note that at this time only tax payments can be made in this manner. Check with your financial institute for how payments can be made and if Lamont County has been set up in their system. Please be aware of your bank's policies regarding the effective date of payment to avoid late payment penalties.

Frequently Asked Questions

1. Where do my taxes go?

Some services your taxes pay for include: community services, water management, road maintenance, bridge repair, brushing and mowing, peace officer and fire protection, landfill, seniors' lodges, and education.

2. Why did my taxes increase?

Taxes increase when the assessment of the property or the tax rate increases. In 2015 the municipal tax rate did not increase, however the school and seniors tax requisitions did, and properties in the west side of the county may see a change in their assessment.

3. Why do I pay for education taxes?

School Tax is based on property, not who owns the property. All taxable properties including residential and commercial are required to pay school tax.

4. How can I appeal my assessment?

Taxes cannot be appealed; however property owners can appeal their assessed value. Assessments must be appealed by August 4, 2015. If you would like more details on filing an assessment complaint visit Alberta Municipal Affairs at www.municipalaffairs.alberta.ca for details.

5. I am having difficulty paying. What can I do?

Lamont County offers taxpayers the ability to pay their property taxes in monthly installments by pre-authorized withdrawals from their bank account, rather than in one single payment.

6. When are tax penalties applied?

Penalties of 10% are applied on July 1, 2015. Additional penalties of 10% are applied January 1, 2016.

7. What forms of payment are there?

Lamont County accepts cash, cheques or debit for payment of taxes.

8. What other forms of revenue does the County have?

Other forms of revenue include sales, user fees, levies, fines, investment income and government grants.

How Your Property Taxes are Calculated

Your Property's Assessment Value X Mill Rate/1000 = Your Municipal Taxes.

Property Taxes are based on the 2015 Operating Budget passed by Lamont County Council and Property Assessment values.



Lamont County - 2015 Budget - Taxes

Lamont County's 2015 Budget includes \$21.7 million in Tax Revenue of which \$18 million represents the municipal portion. This total includes: Municipal Taxes, the Education Requisition, the Lamont Senior's Housing Requisition and the Solid Waste Commission Requisition.

Your Tax Bill will indicate different tax rates for Municipal, School, Senior's Lodges and the Solid Waste Commission. All residential and non-residential property owners pay each of these taxes. Provincial legislation requires the Municipality to collect education taxes and the Senior's foundation taxes on behalf of the Province of Alberta.

This year, the Alberta School Foundation requisition decreased by 6%, the Senior's Lodges decreased by 10% and the Solid Waste Commission requisition decreased by 33%.

Understanding Your Assessment

Market Value-Based Assessment

Market value is the valuation approach used to assess residential and non-residential property. Market value is defined as the most probable price that a specified property should sell for, with an informed buyer and seller in an open market with no unusual time, personal, or economic pressure on either of them. The assessor analyzes sales data and maintains the physical characteristics of properties in order to calculate a fair assessment. As defined by the Municipal Government Act, the assessor must adhere to 3 key dates in the creation of an assessment.

The first key date is the **valuation date**, which was July 1, 2014. All market value based assessments are an estimated market value as of this date.

The second key date is the **condition date**. The condition date was December 31, 2014. The property assessment is based on the condition of the property as of this date.

The final key date is February 28, 2015. This is the date when the assessments must be finalized for all property.

The final market value assessment reflects the condition of the property as of December 31 based on a valuation date of July 1.

Assessment Open Houses

Have questions or concerns about how your property has been assessed? Accurate Assessment Group Ltd. Will be holding 2 open houses to help answer your questions!

June 17 & 18 – 9 a.m. – 4 p.m. at the Lamont County Administration Building

How Your Tax Dollars Work for You ...

Here are the primary County expenses that your tax dollars will help to pay for this year, as well as the approximate monthly cost for an average single-family residential property. The actual costs to each property will vary.

Administration & Council - Cost per Month: \$16.50

- Elected officials
- Administrative support services
- Audit, assessment and taxation
- Rural addressing

Community Services - Cost per Month: \$2.33

- Programs for children, adults and seniors
- Library board
- Family and community services

Planning & Economic Development - Cost per Month: \$6.08

- Economic development and promotion
- Zoning and planning policies
- Development permits

Protective Services - Cost per Month: \$5.60

- Bylaw services
- Fire prevention/services
- Emergency & disaster services

Public Works - Cost per Month: \$68.75

- Road maintenance
- Winter maintenance, grader flag program
- Equipment maintenance
- County internal construction
- Streetlights – hamlets
- Water management
- Bridge repair & maintenance

Agricultural Service Board - Cost per Month: \$4.23

- Roadside brushing & spraying
- Pest surveillance
- Weed identification, vegetation management
- Water management

Water Cost per Month: \$2.30

- Industrial reservoir
- Water services – St. Michael
- Water services – Hilliard, Andrew water line
- Truckfill stations

Requisitions Cost per Month: \$16.15

- Taxes collected on behalf and remitted to:
 - Alberta Education
 - Lamont County Senior's Housing Foundation
 - St. Michael Landfill

The County has no control over establishing these tax rates and is bound by provincial legislation to collect these taxes.

For the purposes of this illustration annual taxes for a residential property of \$1463.30 have been utilized, which is a monthly amount of \$121.94 on an average residential property assessment of \$245,314.

In Comparison ...

Per month, the average Alberta household* will spend:

- \$ 775 on food expenditures
- \$ 225 on furnishing and equipment
- \$ 384 on clothing and accessories
- \$ 1,280 on transportation
- \$ 330 on health and personal care
- \$ 427 on recreation and entertainment
- \$ 23 on reading and other printed materials
- \$ 136 on tobacco products and alcoholic beverages
- \$ 15 on gambling and games of chance

*Information obtained from Statistics Canada Survey of household spending