

## The 2009 tax rates are as follows:

### Residential

8.5692/1000 (.0085692 mills)

### Non-Residential

10.5313/1000 (.0105313 mills)

Property taxes collected are apportioned as follows:

**Municipal (6.6418 mills)** - The Town of Sedgewick Council determines how much money is needed to operate the Town for the 2009 operating year

**Senior Housing (.1464 mills)** —Each year the Flagstaff Regional Housing Group requisitions an amount to be collected from each property within the Region including the Town of Sedgewick to assist in operating costs for Senior Housing.

**Education (1.7810 (res) 3.7431 (non-res) mills)**- The amount of education tax that each municipality must collect from property taxes is determined by the Government of Alberta. This amount is pooled and then distributed to all Alberta School Boards on an equal per-student basis. Education property taxes are not subject to control or evaluation by the Town and support both the public and separate school systems. All residential and non-residential property owners pay education property taxes.

**Minimum Tax**—This year, the Town Council has included a minimum tax in the **tax bylaw # 463-09**. Every improved property with a municipal tax levy of less than \$500 will see a minimum tax applied to bring the municipal portion of the levy to \$500 and every vacant property with a municipal tax levy of less than \$350 will see a minimum tax applied to bring the municipal portion of the levy to \$350. (Please see the back page for an explanation of the minimum tax)

## PAYMENT OF TAXES

Although Taxes are levied part way through the year, the taxes you are paying are for January 1 –December 31 of 2009. **Taxes are due and payable on July 31, 2009.** Interest of 10% will be levied after July 31, 2009

**Budgeted Tax Payments** – You can pay equal monthly payments throughout the year. Tax payments cannot be started after the end of January each year. (Jan 29, 2010). Please contact the town office at 384 3504 to set up your budgeted amount to begin January 2010.

## Reasons Town of Sedgewick has levied a Minimum Municipal Tax :

- It has been determined that 28% of property owners in the Town of Sedgewick pay only 6% of the total taxes collected.
- With the demolition of the elevators in Sedgewick, the Town lost \$22,000+ in tax revenues
- The Town of Sedgewick has a significant number of non-taxable properties: all school properties, all Flagstaff County properties, all recreation facilities including buildings, ball diamonds, parks and playgrounds, and all religious properties. (These properties are all non-taxable, yet they must still be supported with all of the municipal services, that portion of your taxes defined as “municipal portion”.)
- To more equitably allocate the cost of services received by every property owner (street maintenance; i.e. street sweeping, snow removal, street lights, infrastructure repair and maintenance; recreation, library, fire, water, sanitary and storm sewer services, curbs, sidewalks, municipal contribution towards regional organizations such as Flagstaff Family & Community Services, Regional Fire Emergency Coordinator. Community Resource officer etc. )
- Encourage development of vacant properties

## TOWN OF SEDGEWICK

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## TOWN OF SEDGEWICK

Answers to Your  
Questions  
About

# Assessment & Taxes 2009



780 384 3504

## PROPERTY ASSESSMENT

Property Assessments within the Town of Sedgewick are contracted to Wainwright Assessment Group (780) 842 5002.

The Assessor is legislated to perform his duties **BY THE PROVINCE OF ALBERTA** through the Municipal Government Act and **MUST** prepare an assessment on every property within the municipality each year.

Each Year, the Assessor will inspect certain properties within the municipality. If you built or renovated your house or building in 2008, the assessor will have attended your property at some time during the year to make his assessment. He is not required to make an appointment and will leave notification that he was at your property if you were not at home during his visit.

**WHAT IS A PROPERTY ASSESSMENT?** - Property assessment is the estimated market value of your property, which is then used to calculate property taxes. The assessed value of your property is as of July 1 of the prior year (that is - 2009 assessment reflects the property value as of July 1 2008.)

**WHAT IS MARKET VALUE?** - Market value is the most probable price that a property might be expected to realize if it is sold on the open market by a willing seller to a willing buyer. Assessors **do not** create your property value, nor does your town council. **The marketplace determines the value of your property**, and that value is the basis for property assessment.

In determining property assessments, assessors use sales records of similar properties to determine values. An excellent way for property owners to look at property values in Sedgewick is to review the real estate section of the paper and talk to your local real estate agents.

There may be local obsolescence (factors that may specifically affect your property's value) placed on your property by the assessor that may change the relationship between your assessment and the current market value.

## **WHY IS SEDGEWICK USING MARKET VALUE**

**ASSESSMENT?** - It is agreed throughout North America that market value assessment is the most fair and equitable way to assess property values. It ensures that homes with similar market values within the same neighbourhood and within the same municipality will pay similar property taxes.

Alberta was one of the last jurisdictions in North America to switch to market value assessment. The old assessment methods worked on an eight-year cycle and sometimes lead to dramatic swings in property tax values. Market value assessment uses annual reassessments to minimize fluctuations.

## **HOW OFTEN ARE ASSESSMENTS COMPLETED?**

- Provincial legislation requires all municipalities to annually prepare a new assessment or valuation for all properties located in the Town at market value utilizing mass appraisal techniques.

**WHAT IS MASS APPRAISAL?** - Mass appraisal is the process of preparing assessments for a group of properties using standard methods and common data and allowing for statistical testing.

**WHAT CAN I DO IF I DISAGREE WITH MY ASSESSMENT?** - If you disagree with the assessment of your property, contact the **Town of Sedgewick at (780) 384 3504**. If the Town is unable to answer your questions, you will be directed to speak with our contracted assessor at **(780) 842 5002**. If after meeting with the assessor you still do not agree with your assessment, you may file an appeal against your assessment. The assessment appeal deadline will be indicated on the front of the assessment and tax notices. For 2009, the appeal deadline is **June 30, 2009**.

**You can only appeal your assessment value; you cannot appeal your taxes. \*\***

Appeals must be in writing and include reasons as to why you are appealing your assessment. Forms to appeal your assessment are available at the Town office or on the Town of Sedgewick website at

<http://www.sedgewick.ca/Departments/Financeandtaxation.html>

## PROPERTY TAXES

### **HOW ARE MY TAXES CALCULATED?**

Property taxes are achieved by using the following formula:

$$\text{Assessment} \times (\text{Mill Rate}/1000) = \text{Property Taxes}$$

### **WHAT ARE THE TAX RATES IN SEDGEWICK? -**

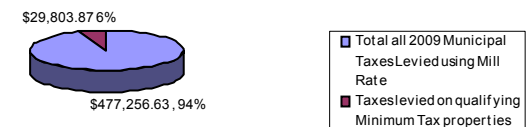
On May 21, 2009 Town Council passed Bylaw **463-09** which set the tax rates for the 2009 property taxes. There are two tax rate classes, residential and non-residential. Both of these classes are comprised of three portions; Municipal, Education, and Seniors' Lodge Accommodation. This year, Town Council has also implemented a minimum tax.

In 2009 the average residential assessment increased 30%. This is due to growth and market changes that the residential assessment base has experienced between July 1, 2007 and July 1, 2008. This means that if your property assessment had an increase of 30% and you made no changes in 2008, your residential property taxes will show a negligible change for 2009. Commercial Assessment increased an average of 28% while Industrial Assessment increased an average of 67%.

### **Why is a "Minimum Tax" levied on my property?**

It has been determined that over **28 % of the property owners in the Town of Sedgewick contribute only 6% of the Total Municipal Taxes collected.**

**\$\$ Amount that Taxable Properties, that will qualify under the Minimum Tax Levy currently contribute to the Total Municipal Taxes collected**



If the municipal portion of your tax levy was less than \$350 for vacant property or less than \$500 for improved property, you will see a minimum tax levy on your property. Please see the back page for an explanation of this tax.