



www.coaldale.ca/taxes  
403-345-1300  
taxclerk@coaldale.ca

### How Are My Taxes Calculated?

Town Council approves the budget needed to operate the Town. From this amount, other sources of funding such as grants, sales, and user fees are subtracted. The remaining amount is what needs to be collected through property taxes.

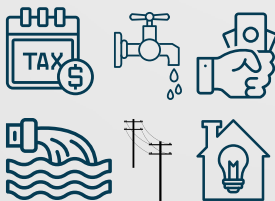
### Help For Seniors

The Seniors Property Tax Deferral Program allows eligible seniors to defer their residential property taxes through a low interest home equity loan with the Government of Alberta. For more information, please call 1-877-644-9992 or visit: <https://www.alberta.ca/seniors-property-tax-deferral-program.aspx>.

### Tax Due Date

Property taxes are mailed out before the end of May with a due date of June 30, 2022. Municipal property taxes are required to fund essential services such as police, fire, roads, infrastructure, parks & recreation, as well as many other services.

### Taxes, Utility Rates, Fees & Charges



### Services



### Quality of Life



## 2022 Property Tax Information

### Recreation Tax Levy

A recreation tax levy will be applied to each developed parcel at a rate of \$120. This recreation tax levy will fund the design and construction of the recreation facility within the Town of Coaldale.

### TIPP Tax Installment Payment Plan

Monthly penalty-exempt pre-authorized property tax payments are available. Taxpayers using this plan make 12 equal monthly payments instead of one annual lump sum payment on the tax due date. Applications for the TIPP plan are available at the Town Office or online:

<https://www.coaldale.ca/services/townservices/taxation-assessment>.

### Education and Senior Tax Requisitions

The Town of Coaldale is required by legislation to collect additional taxes from property owners on behalf of the Government of Alberta and the Green Acres Foundation. The Town of Coaldale only collects these taxes and has no control over setting the amount to be collected. This is not additional revenue for the Town.

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**Assessment and Taxes**

Your property assessment is the estimated market value of the property as of July 1 of the previous year.

The responsibility of the Town of Coaldale's Assessor Benchmark Assessment Consultants Ltd. is to determine the market value of every property in the Town of Coaldale. They will produce an assessment roll, which is a listing of all the properties located in the Town of Coaldale and their assessed values.

The purpose of the assessment system is the equitable distribution of taxation for the purpose of paying municipal services. This ensures that all taxpayers contribute their share to the municipal services they enjoy.

**Assessment Appeal Process**

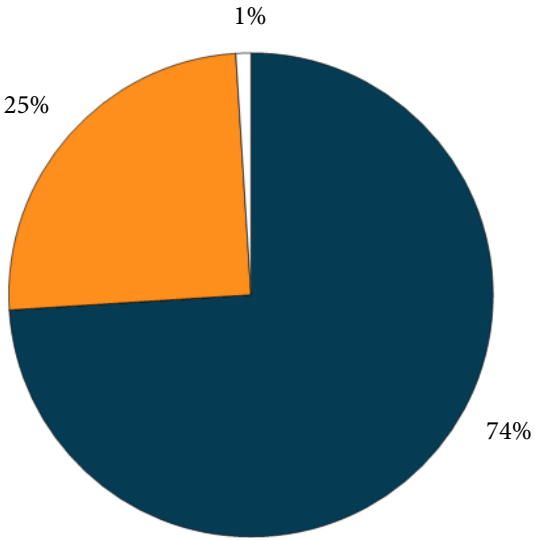
Prior to filing a written complaint, taxpayers are encouraged to contact Benchmark Assessment Consultants Ltd. The assessor can review your assessment with you. If the assessor determines an error has been made, your assessment will be revived.

If after talking with the assessor, you feel your concern are not satisfied, you may file a formal complaint with the Assessment Review Board. A written complaint explaining why you feel your assessment is incorrect, along with an appropriate filing fee must be submitted to the Town of Coaldale. The information required is stated on your assessment notice.

If you are appealing your assessment notice, your taxes must still be paid in full by the due date to avoid incurring penalties.

Benchmark Assessment Consultants Inc. can be reached at 403-381-0535.

**Where Does My Tax Dollar Go?**



■ Town of Coaldale ■ Alberta Education □ Green Acres

| Town of Coaldale Tax Allocation            |     |
|--|-----|
| Town of Coaldale                           | 74% |
| Operations & Public Works                  | 17% |
| Police & Regulatory                        | 10% |
| Administration & Corporate Services        | 10% |
| Planning, Infrastructure, & Communications | 9%  |
| Recreation & Facilities                    | 7%  |
| Parks                                      | 7%  |
| Fire & Emergency Management                | 6%  |
| Community Services                         | 3%  |
| Library                                    | 3%  |
| Town Council                               | 2%  |

**Financial Information**

Interested in more information related to the Town's finances? Our Annual Report, Audited Financial Statements and Budget documents are all available online: <https://www.coaldale.ca/government/reports-statements>

**Town of Coaldale OpenBook**

The Town of Coaldale has an online interactive financial tool referred to as "Town of Coaldale OpenBook"

This interaction platform is designed to provide current and easy-to-read information about the Town of Coaldale's finances. Through this platform, you will find comprehensive information about the Town's operation budget, capital plan and visually appealing statistical data related to the growth and operations in Coaldale. You can view "Town of Coaldale OpenBook" here:

<https://coaldale.openbook.questica.com>

**How Can I Pay My Taxes**

- There are multiple options to pay your property taxes:
- Financial institutions (online or in person) - to avoid late fees, please allow sufficient time to process your payment as the Town of Coaldale will credit your account the day we receive it. This may 3-5 business days.
  - Mortgage company - payments with your mortgage company.
  - Town Office - cash, cheque & debit payments are accepted at the Town of Coaldale Office. A drop box for payment by cheque is available after hours.
  - Tax installment payment plan - 12 equal monthly payments through the TIPP program. You can apply for TIPP up to May 31st for the current year's taxes.
  - Credit card - accepted through a third-party payment system (additional fees apply): <http://paysrc.ca/coaldaletaxes>

