



ASSESSMENT NOTICE INFORMATION

Enclosed you will find the combined Assessment and Tax notice for each property that you own in Foothills County. Please take time to review each notice carefully. Questions or concerns regarding your assessment (not taxes) can be addressed by contacting the **Assessment Department**:

Phone: 403-652-2341 or 403-931-1905

Email: assessment@foothillscountyab.ca

A complaint may be filed if, after discussing your assessment with an assessor, you still do not agree with the assessment. A complaint must be filed by the Final Date for Complaint shown on the assessment notice against the assessment value (not taxes/tax rate). Please refer to www.foothillscountyab.ca for details on all necessary forms. For further assistance contact the **Assessment Review Board Clerk** at:

Phone: 403-652-2341 or 403-931-1905

Email: appeals@foothillscountyab.ca

CATEGORIES OF CLASSIFICATION

Properties are classified into residential, non-residential, and farmland classifications. A property can have more than one classification. The classifications of property are detailed below and provide a brief explanation and description of the assessment valuation levels. Please check the classification(s) of your property to ensure that it is properly described.

RESIDENTIAL

NON-Farm Use: *Property NOT USED as part of a farming/ranching operation.*

Land: The entire land area is assessed at 100% of 2023 typical market value using mass appraisal principles.

Improvements: Buildings are assessed at 100% of the 2023 depreciated replacement cost with adjustments for market value conditions. The depreciated replacement cost is the cost of materials and labor to construct a new similar building less the loss in value due to age, condition, desirability and utility.
(Buildings)

Farm Use: *Property USED as part of a farming/ranching operation.*

Land: The first 3 acres of improved residential land is assessed at 100% of the 2023 typical market value using mass appraisal principles. The remainder of the land is assessed at agricultural values. The Rural Assessment Policy applies the amount of agricultural land assessment in the owner's unit as an exemption towards the primary residence. This procedure is applicable for all farm residential properties that are greater than 3 acres in size.

Improvements: Buildings are assessed at 100% of the 2023 depreciated replacement cost with adjustments for market value conditions. The depreciated replacement cost is the cost of materials and labor to construct a new similar building less the loss in value due to age, condition, desirability and utility. Farm outbuildings are exempted from assessment to the extent that they are used for farming purposes.
(Buildings)

NON-RESIDENTIAL

This category of property refers to either industrial or commercial property uses. Those which have a multi-purpose use, such as a commercial business operating from a residential acreage, would have the commercial portion of the assessment classed as non-residential.

Land: Land is assessed at 100% of 2023 typical market value using mass appraisal principles.

Improvements: Buildings are assessed at 100% of 2023 depreciated replacement cost, with recognition of market factors.

M&E: Machinery & equipment is assessed at 77% of 2023 depreciated replacement cost.

Linear & Designated Industrial Property: Linear and designated industrial property are a sub-class of the non-residential properties. This category consists of electric power transmission lines, oil and gas pipelines, well sites, cable and cellular transmitting equipment, and towers used in conjunction with such operations.

FARMLAND

Farmland is assessed on the ability of land to produce agricultural products. The assessment takes factors such as soil quality, topography, stones, creeks, etc., into consideration. The 1984 Farmland Assessment Manual was utilized in preparing farmland assessments at the 100% level of assessment.



2023 PROPERTY ASSESSMENTS FOR 2024 TAXES

The market value assessment used to calculate your 2024 taxes will be based on a valuation date of July 1, 2023.

The chart shows the sale price trends between July 1 valuation dates.

On average, residential property assessment values experienced an increase of 15%; however some areas may experience something different.

After receiving your Assessment and Tax Notice, please contact the Assessment Department with any questions or a request for information.

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 Act, or both.

Phone: 403-652-2341

Fax: 403-652-7880

Email: assessment@foothillscountyab.ca

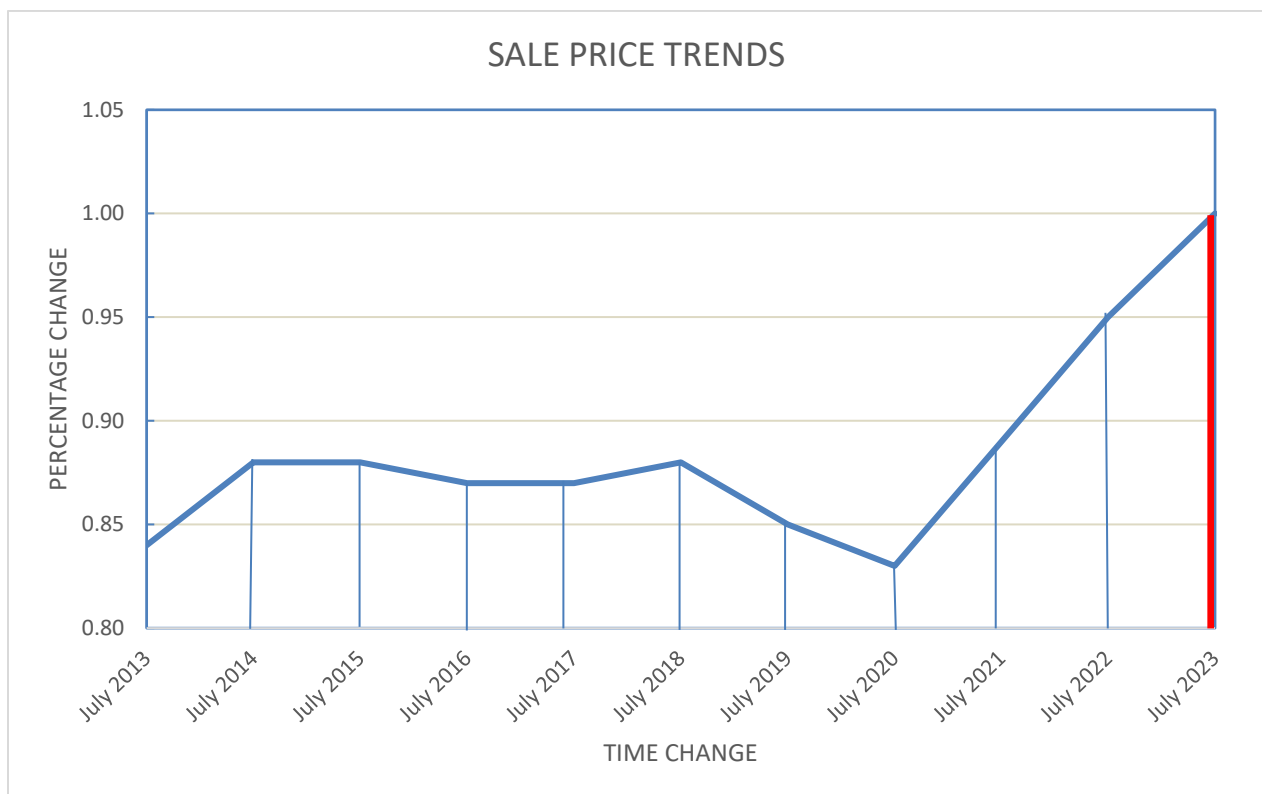


Chart represents year over year market change from current valuation date of July 1/2023.