



JASPER TAX FACTS 2005

How does the Municipality determine how much to collect in taxes?

The Municipality is required by provincial law to collect Alberta Education Tax in the amount set by the provincial government. In 2005, Education Tax is \$3,668,907 (2004 - \$3,635,482).

Each year, the Municipality contributes to the Evergreen Foundation to help provide senior's housing in our region. In 2005, the Evergreen contribution is \$151,090 (2004 - \$149,890).

After revenues are accounted for, Municipal costs for 2005 are \$4,549,385. Of this amount, \$530,000 is paid to Parks Canada for community land rent and planning services. In 2001, before municipal government, approximately \$2.4 million was paid to Parks Canada in land rent and other charges.

Total taxes collected in the Municipality of Jasper in 2004, including Education Tax and the Evergreen contribution, will be \$8,369,382 (2004 - \$8,215,407).

Do residential and commercial taxpayers pay at the same rate?

No. For the Municipal and Evergreens portion of the taxes collected, Jasper has a commercial/residential tax split of 6.5 to 1. This means that if a residential taxpayer was paying \$1.00 per \$1000 of property value for municipal taxes, a commercial taxpayer would pay \$6.50.

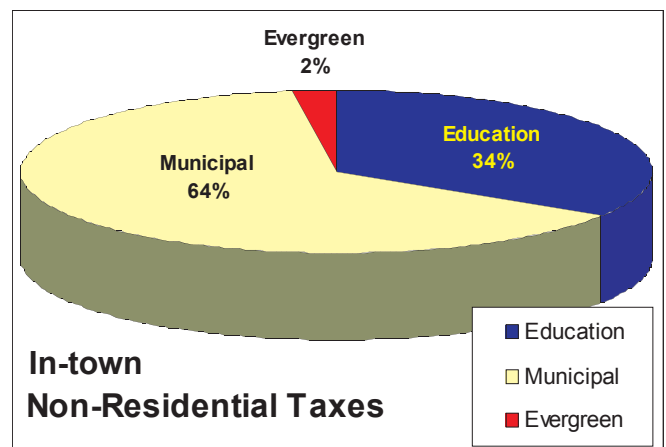
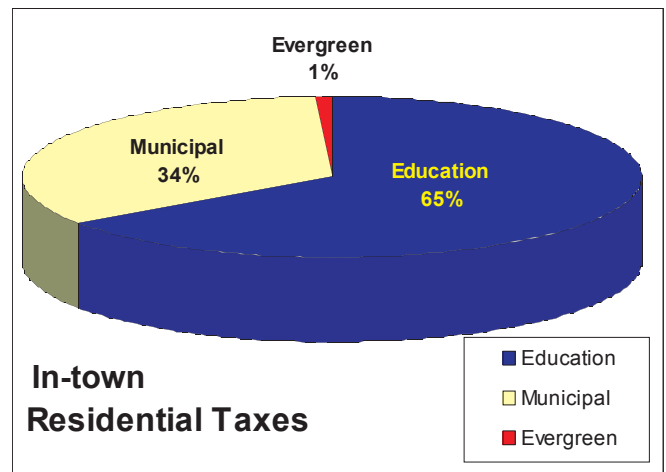
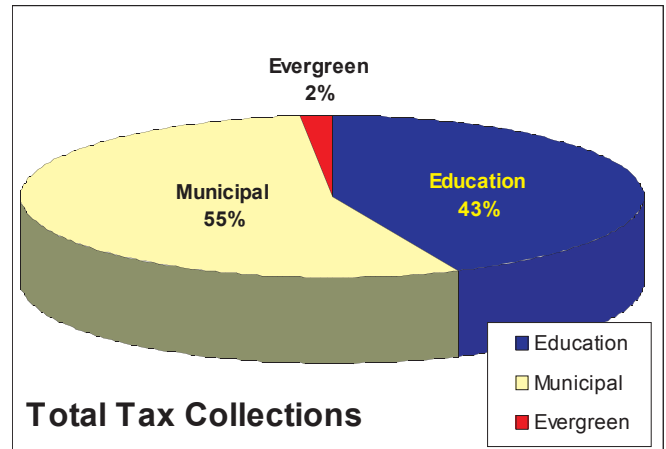
Commercial and residential tax education rates are also different. The Province of Alberta determines the commercial and residential rates for Alberta Education Tax.

Are in-town and out-of-town tax rates the same?

No. Out-of-town taxpayers pay municipal taxes only for the services provided outside the Town boundary by the Municipality of Jasper. These include contributions to Community and Family Services, Culture and Recreation, and the Jasper Library.

Out-of-town tax rates for Alberta Education Tax and for the Evergreen's Foundation contribution are the same as in-town rates.

Municipality of Jasper 2005 Residential and Commercial Taxes



JASPER TAX FACTS 2005

What is my property assessment?

The assessed value of your property is shown on your tax notice.

How are assessments calculated?

Each year, Alberta municipalities are required by provincial law to retain an assessment firm to establish assessment values for taxation purposes. The 2005 Municipality of Jasper assessment was undertaken by Compass Assessors from Edmonton. Telephone: 1-800-251-9711.

ASSESSMENT OPEN HOUSE

Representatives from Compass Assessments will be in Jasper on:

Friday June 17th

10 a.m. to 6 p.m.

in the

Upstairs Curling Lounge, Jasper Activity Centre.

What factors are used to calculate assessments?

Assessment values are established on the basis of:

- ◆ Historical sales prices;
- ◆ Income information (for commercial properties);
- ◆ Improvements (additions or deletions to the property since the last assessment); and
- ◆ Property zoning and use.

What do I do if I disagree with my property assessment?

If you disagree with the amount of your property assessment, you can appeal to the Assessment Review Board. An application for assessment appeal is enclosed with your tax notice.

The deadline for appealing your 2005 assessment is July 15th, 2005.

When are my taxes due?

Taxes are due not later than July 15th, 2005. Beginning July 16th, 2005, unpaid taxes are subject to interest penalties.

Need more information?

For more information about your 2005 taxes and assessment, contact: Municipality of Jasper, 303 Pyramid Ave., Box 520, Jasper, AB T0E 1E0 or call 852-3356.

Assessment Changes 2004 to 2005

The combined value of all in-town assessed properties in the Municipality of Jasper has increased 2.8% in 2005 over the 2004 total.

On individual in-town properties assessment changes range from a decrease of .4% to an increase of 14% with an average residential increase of 3.8% and an average non-residential increase of 1.1%.

Private Home Accommodation Assessments

Private home accommodation properties have a portion of their assessment classified as non-residential.

In past years the portion of the assessment to be classified as non-residential was calculated by multiplying 5% of the total property assessment by the number of private home accommodation units.

For 2005 the formula has been amended to reflect the actual percentage of the total area of the house being used as home accommodation.

Changes to the assessed value of your property may not match these averages. For information about your assessment, contact the Municipality of Jasper administration office.

| | 2004 | 2005 |
|------------------------------------|---------------------------------------|-----------|
| TAX RATES | | |
| | tax rate per \$1000 of assessed value | |
| In-town residential properties | \$ 6.873 | \$ 6.888 |
| In-town commercial properties | \$22.594 | \$ 22.719 |
| Out-of-town residential properties | \$ 5.319 | \$ 5.327 |
| Out-of-town commercial properties | \$12.493 | \$ 12.572 |

How Tax Rates are Calculated

Tax Rate = $\frac{\text{Total taxes which must be collected}}{\text{Total assessed value of properties}}$