

# TAX FACTS 2013

## 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 2013, Education Tax is \$3,817,572 (in 2012 – \$3,306,968). This year, the Government of Alberta removed the averaging and capping formula, which resulted in a higher than expected requisition for education property tax, especially for residential tax payers.

In 2013, the Evergreen requisition for seniors' housing in our region is \$180,878 (in 2012 – \$184,436).

Municipal Tax for 2013 is \$6,419,635. Of this amount, \$597,690 is due to Parks Canada for community land rent and planning services. In 2001, before municipal government, approximately \$2.4 million was collected by Parks Canada in land rent and other charges.

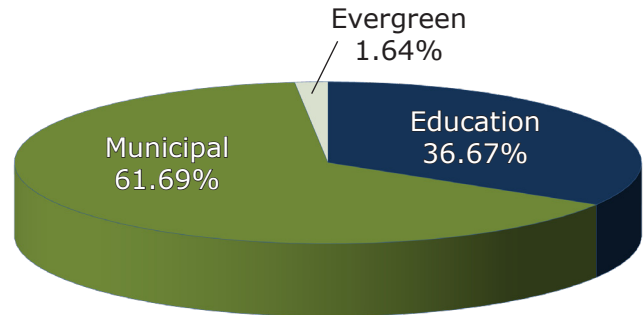
Total taxes collected in the Municipality of Jasper in 2013, including Education Tax and the Evergreen contribution, increased by 7.64% from the total 2012 collections.

## Do residential and commercial taxpayers pay at the same rate?

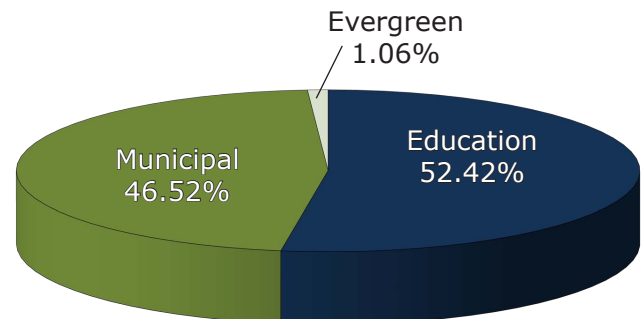
No. For the Municipal and Evergreens portion of the taxes collected, Jasper has a commercial/residential tax split of 5.1 to 1. This means that if a residential taxpayer was paying \$1.00 per \$1000 of property value for municipal taxes, a commercial taxpayer would pay \$5.10.

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

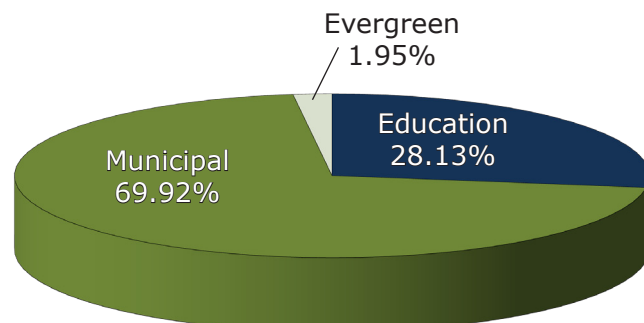
## Total Taxes 2013



## Residential Taxes 2013



## Non-Residential Taxes 2013



## 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 Foundation contribution are the same as in-town rates.

## What is my property assessment?

The assessed value of properties was mailed to each property owner on March 7, 2013.

## 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 2013 Municipality of Jasper assessment was undertaken by Accurate Assessment Consultants Ltd.

An Assessment Open House was held on April 26, 2013 and the deadline for assessment appeals was May 6, 2013.

## What factors are used to calculate assessments?

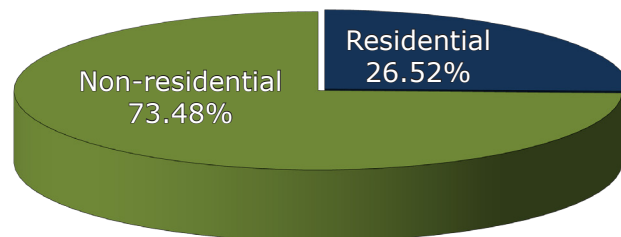
Assessment values are established on the basis of:

- historical sale prices;
- income information (for commercial properties only);
- improvements (additions or deletions to the property since the last assessment); and
- property zoning and use.

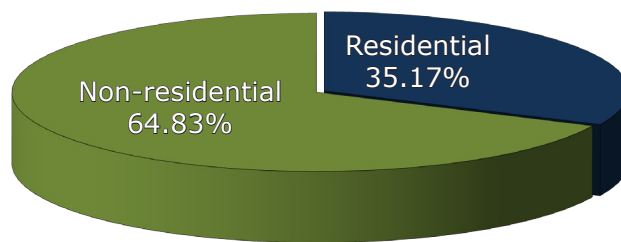
## When are my taxes due?

Taxes are due no later than midnight, July 15, 2013. Beginning July 16, 2013, unpaid taxes are subject to penalty.

## 2013 Taxes – Municipal Only



## 2013 Taxes – Total Collection (Municipal, Education and Evergreen)



## Tax Rate per \$1000 of assessed value

	2013	2012
In-town residential properties	5.224	4.616
In-town commercial properties	17.371	16.315
Out-of-town residential properties	3.673	3.161
Out-of-town commercial properties	9.461	8.894

## Questions?

For more information about your 2013 taxes please contact the Municipality of Jasper at 780-852-6509 or 780-852-6511.