

Town of Coaldale 2024 Property Tax Information



Tax Due Date

Property taxes are mailed out before the end of May with a due date of June 30, 2024. Municipal property taxes are required to fund essential services such as police, fire, roads, infrastructure, parks, recreation, and many other services.

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 a recreation facility within the Town of Coaldale.

TIPP – Tax Installment Payment Plan

Monthly penalty-exempt pre-authorized property tax payment 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/town-services/taxation-assessment>

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. In order to calculate property tax, mill rates are established. The rate reflects the amount of tax to be paid for every \$1,000 of the assessed value.

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 info call 1-877-644-9992 or <https://www.alberta.ca/seniors-property-tax-deferral-program.aspx>

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.

www.coaldale.ca/taxes
403-345-1317
#200, 1801 20 Avenue
PO Box 1236
Coaldale, AB T1M 1N1

Services



Quality of Life



Taxes,
Utility Rates,
Fees &
Charges

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 for municipal services. This ensures that all taxpayers contribute their share for the municipal services they enjoy.

Assessment Appeal Process

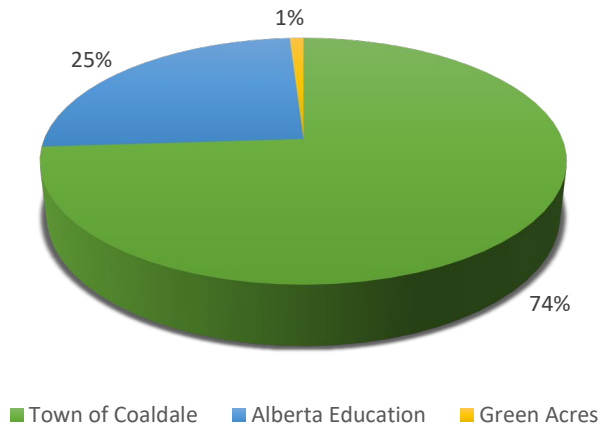
Prior to filing a written complaint, taxpayers are encouraged to contact Benchmark Assessment Consultants Ltd. The assessor can review your assessment with you. If the assessor determines an error has been made, your assessment will be revised.

If after talking with the assessor, you feel your concerns 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 the appropriate filing fee must be submitted to the Town of Coaldale. The information required to file a complaint, along with a fee schedule 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.
403-381-0535

Where Does My Tax Dollar Go?



Town of Coaldale Tax Allocation (74%)

Operations & Public Works	21%
Recreation & Facilities	10%
Planning, Infrastructure & Communications	8%
Police & Regulatory	8%
Administration & Corporate Services	6%
Parks	6%
Fire & Emergency Management	6%
Community Services	3%
Library	3%
Town Council	3%



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>

What If I Don't Pay My Taxes on Time?

Failure to pay your property taxes by the June 30 deadline will result in a 9 % penalty and a 1.5% penalty each month they remain unpaid. A penalty schedule is provided on your Tax Notice.

Late penalties will not be waived if you did not receive your Tax Notice.

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 payment. This may take 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>