

## PAYMENT OPTIONS

**Pre-authorized Payment Plan** - enter into a pre-authorized payment plan agreement. Individuals on a payment plan are exempt from penalties as long as their agreement remains in good standing. Payments are automatically withdrawn from your bank account. The number of payments and the amount will depend on when you sign-up.

**Electronic Funds Transfer** - Payments can be made online with your financial institution. **Please allow 2-3 business days for your bank to process funds. For example, Electronic Funds Transfer payments made on June 28 will not be received by Mackenzie County until June 30.**

**Cash, Cheque or Debit Card** - at any County Office.

**Mail** - must be postmarked by Canada Post no later than the due date.

**Post-dated Cheques** - may only be post-dated up to and including the due date (June 30, 2021). Please make cheques payable to Mackenzie County.

**PaySimply.ca** - PaySimply is an approved payment method for the Canada Revenue Agency which allows you to pay your taxes by credit card. Please note that the user pays a 2.5% convenience fee at the time of transaction. Please allow 3 business days for payment processing.

## PENALTIES FOR LATE PAYMENTS

Any portion of taxes that remains unpaid after the due date will be subject to the following penalties:

- 6% for unpaid taxes as of July 5th
- 9% for unpaid taxes as of September 1st
- 12% for unpaid taxes as of November 1st
- 12% for unpaid taxes as of January 1st

**AVOID FUTURE PENALTIES BY SIGNING UP FOR A PRE-AUTHORIZED PAYMENT PLAN.**

## CONTACT US:

### **Mackenzie County Finance Department**

Andrew Neigel - Finance Officer, Taxation  
Email: [taxation@mackenziecounty.com](mailto:taxation@mackenziecounty.com)  
Phone: 780.927.3718

### **Compass Assessment Consultants Inc.**

Aaron Steblyk - Assessor  
Email: [aaron.steblyk@compassassessment.com](mailto:aaron.steblyk@compassassessment.com)  
Phone: 1.800.251.9711

### **Mackenzie County Assessment Review Board**

Carrie Simpson - Assessment Review Board Clerk  
Email: [csimpson@mackenziecounty.com](mailto:csimpson@mackenziecounty.com)  
Phone: 780.927.3718

## ADDITIONAL RESOURCES:

The Government of Alberta has published a number of resources which contain useful information about property taxation. The following guides are available on the Alberta Government's website at [www.alberta.ca](http://www.alberta.ca) or at the County Office:

- Guide to Property Assessment and Taxation in Alberta
- Filing a Property Assessment Complaint and Preparing for your Hearing
- Seniors Property Tax Deferral Program



**Mackenzie County**

Mackenzie County  
4511-46 Avenue, Box 640  
Fort Vermilion, AB, T0H 1N0  
1.877.927.0677  
[www.mackenziecounty.com](http://www.mackenziecounty.com)

PROPERTY TAX

What you should know...

## HOW IS MY ASSESSMENT DETERMINED?

Your residential assessment is an estimate of the market value of your property in relation to similar properties. It is based on market conditions as of July 1st of the previous year and on the property's physical condition and characteristics as of December 31st of the previous year.

Market value means the amount that a property might be expected to realize if it is sold on the open market by a willing seller to a willing buyer.

Farmland is assessed using agricultural use value. This value is regulated by the Province. Sale price does not affect the assessment of the property assessed as farmland. The tax minimum on farmland has been increased to \$200.

## HOW IS THE TAX RATE DETERMINED?

The tax rate is comprised of three parts:

### **Municipal Taxes**

In its annual budget, Council approves the amount of expenditures required to support services and programs. Revenue derived from other sources such as grants, license fees, and user fees are subtracted from this amount. The balance remaining is the amount that must be raised through property taxes.

### **School Requisition**

Municipalities are required to collect education taxes on behalf of the Province of Alberta. The education tax rate is set once the County receives the annual requisition from the Province.

If you have not completed a School Support Declaration form or the information on your notice is incorrect, please contact the County Office to request a new form be mailed to you. Changes will not take effect until January 1 of the following year.

### **Seniors' Lodge Requisition**

The seniors' lodge tax rate is set once the County receives the annual requisition from the Boreal Housing Foundation.

## HOW IS MY TAX LEVY DETERMINED?

Your property taxes are calculated by multiplying the total assessed value of your property by the tax rates. The tax rates listed on your Combined Assessment and Property Tax Notice are per \$1,000 of assessed value.

You may also have local improvement taxes listed for improvements made in your area for items such as pavement, curbs, gutters and sidewalks.

## WHAT IF I DON'T AGREE WITH MY ASSESSMENT?

### **Compare your Assessment to Similar Properties**

The assessment roll, which shows all property values within the municipality, is open for inspection during regular office hours at the Fort Vermilion County Office.

### **Talk to the Assessor**

Compass Assessment Consultants Inc. are available toll free at 1.800.251.9711 to discuss your assessment.

If you wish to speak with the Assessor, you may do so via a video or telephone meeting. Please call Compass Assessment Consultants Inc. to arrange an appointment.

### **File an Appeal**

If you are still certain that your assessment does not reflect what your property would likely sell for on the open market, you may file an appeal to the Assessment Review Board.

## HOW DO I FILE AN APPEAL?

Your complaint must be filed within 60 days of the Notice of Assessment Date indicated on your Combined Assessment and Property Tax Notice. The complaint deadline is also indicated on the Combined Notice.

An assessment complaint must be filed using the Government of Alberta "Assessment Review Board Complaint Form" along with the required fee. This form is available on the municipalities website or at any County Office.

If the complaint is being filed on behalf of the assessed person or taxpayer by an agent for a fee, or a potential fee, the Assessment Complaints Agent Authorization Form must be completed by the assessed person or taxpayer of the property and must be submitted with the complaint form.

To avoid penalty charges, you must pay your taxes by **June 30, 2021** even if you plan to appeal your assessment.

Note: Under the Municipal Government Act, Section 460(6), "there is no right to make a complaint about a tax rate." This means that you cannot appeal your taxes because you feel that they are too high. You may only appeal the assessment.

## IS THERE A COST TO APPEAL?

All complaints must be accompanied by the appropriate fee as outlined in the Assessment Review Boards Bylaw approved by Council.

### **Summary of Appeal Fees**

Residential, 3 or fewer dwellings/farmland:	\$50
Residential, 4 or more dwellings:	\$650
Non-Residential:	\$650
Business Tax:	\$50
Tax Notices (other than business tax):	\$30

The appeal fee will be refunded, if the Assessment Review Board renders a decision in your favour, or you have reached an agreement with the assessor prior to the hearing and signed a Withdrawal to Correction form.

**THE DEADLINE FOR  
PAYMENT OF 2021  
TAXES IS  
JUNE 30, 2021**