

## What is market value assessment?

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

The Alberta government requires all Alberta municipalities to update property values annually to reflect the **market value on 1 July of the previous year**, based on its **condition on 31 December of that previous year**.

Your assessment notice for 2025 shows the market value assessment of your property at July 1, 2024, based on its condition on December 31, 2024.

## How is my property's market value determined?

Your property's assessed value is determined using similar criteria to those used by real estate agents, e.g.:

- Location
- Lot size
- Building size
- Age and condition of building
- Selling prices of similar properties in similar areas.

**In order to maintain equity, similar properties should have similar assessed values.**

If your building was only partially completed on December 31, 2024, your assessment reflects the value of the lot and the value of the building based on the percentage completed.

If you have any questions or concerns about your property assessment, please contact your municipal office.

## What if I don't agree with this assessment?

You may make a formal complaint about your assessment. The deadline date for submitting your complaint is noted on your assessment notice.

Use this time to talk to your assessor about your questions and concerns (contact details available from your municipal office). If there is an error in the assessment, assessors are able to make changes to your assessment without your need to file a formal complaint.

**It is important to talk to your assessor** before filing a complaint.

Most concerns are resolved before complaints reach the Assessment Review Board.

**Assessor's Name: Terry Willoughby, AMAA  
Municipal Property Consultants (2009) Ltd.**

**Phone Number: 403.309.4190**

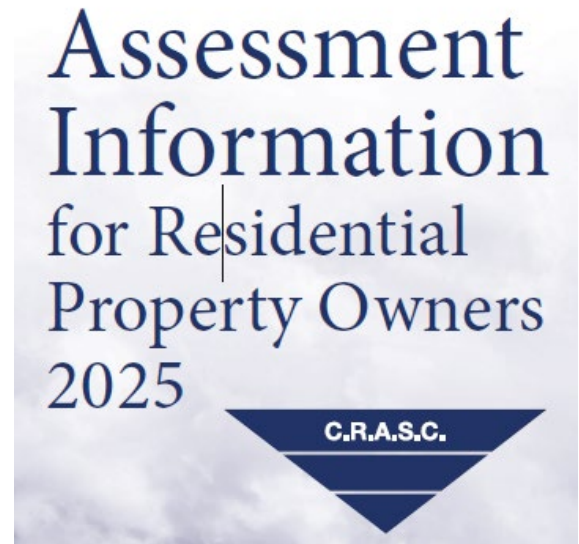
**Email: t.willoughby@mpc2009.com**

## How do I make a complaint?

Important information for filing a complaint:

1. There is a standard complaint form available at the Summer Village of Rochon Sands municipal office.

Summer Village of Rochon Sands Municipal Office  
#1 Hall Street, Rochon Sands, AB, T0C 3B0  
Email: info@rochonsands.net Tel: 403.742.4717



2. If you **hire** someone to represent you, you must also complete an agent authorization form.
3. You must fully provide all information requested by these forms. **An Assessment Review Board cannot hear any matters that are not listed on your complaint form.**
4. Your municipality likely charges a fee to file a complaint. You must pay this fee at the time of filing your complaint.
5. One original of your completed complaint form, agent authorization form if required, any other supporting documentation, and the applicable complaint fee must be filed with the Assessment Review Board at your municipal office no later than the time on the deadline date as shown on your assessment notice.
6. Each assessment roll number in dispute requires a separate fully completed set of complaint forms and fee.
7. Please thoroughly review the instructions on your complaint form.

## How are my property taxes calculated?

Your property taxes are calculated by multiplying your assessed value by the “tax rate”.

How your property assessment changed from the previous year compared to the average assessment change on all properties in the municipality **determines the change in the share you will pay for the municipality’s property tax requirement.**

The “tax rate” is determined annually by the municipality’s council. It includes the provincial education tax and additional requisitions that the council has no control over.

## When will I know how much I am paying in taxes?

You will receive your 2025 annual tax bill after Council determines the final tax rates (generally in early May). Your tax bill represents your share of the municipality’s revenue requirement and your share of the provincial education tax.

## When must I pay my taxes?

It is important to note that your 2025 taxes cover the period of January 1, 2024 to December 31, 2024. This means a couple of different payment options are available to you:

- You may take advantage of the municipality’s monthly payment plan that spreads the tax payment out over the year.\* The monthly payments for the first half of 2025 are based on 2024 taxes. The installments for the balance of the 2025 calendar year are adjusted to reflect the finalized tax bill mailed to you. If you wish to sign up now for the Monthly Tax Payment Plan and pay your 2025 taxes in monthly installments by automatic bank withdrawal, contact your municipality.
- Alternatively, you can wait for your final tax bill to come and choose to pay your property taxes in a lump sum by the date specified on your tax notice.