

2024 PROPERTY ASSESSMENT



Mailing Date: January 3, 2024 ← *Date Mailed*
Notice Date: January 11, 2024 ← *Start of 60 day Complaint Period*

910 - 4 Avenue South Lethbridge AB T1J 0P6

Addressed Person & Mailing Address

↓
DOE, JANE
1234 LETHBRIDGE AVE S
LETHBRIDGE AB
A1B 2C3

13 Digit Property Identification

↓

ROLL NUMBER	129912340001
ACCESS	123456
LEGAL DESCRIPTION	
PLAN#;BLOCK#;LOT(S)	
PROPERTY ADDRESS	
1234 LETHBRIDGE AVE S	

Code to Access Assessment Information Online →

Assessed Property →

vd2.10.892.5

Property Assessment Class

PROPERTY ASSESSMENT INFORMATION

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Assessment Class	Status	Assessment Description	Property Type	Assessed Value
COM	T	1202 - Commercial Building - Retail	Consolidated	\$2,608,000

Taxable Status

Property Assessment Class Description

Property Assessment - Value as of July 1, 2023 → **Total Assessment \$2,608,000**

Final Date of Complaint: March 11, 2024

Final Day to File a Complaint to the ARB

SCHOOL SUPPORT

Current School Allocation

PUBLIC	100%
SEPARATE	0%

EXPLANATION OF ASSESSMENT INFORMATION

Status: T - Taxable, E - Exempt, G - Grant-In-Place-of-Taxes, M - Municipal Portion

Property Type: A property type of "Improvements" refers to your house, deck, garage, etc. and does not imply that physical improvements or renovations occurred on your property.

Assessed Value: The "Assessed Value" of your property reflects the market value of your property on July 1, 2023 based on characteristics and physical condition on December 31, 2023 as required by the Municipal Government Act.

This is an assessment notice, not a tax notice. Tax notices will be mailed in May.

Review this Property Assessment Notice carefully, as the value(s) listed will be used to calculate property taxes for this year. Your Annual Property Tax Notice will be sent to you after Council approves the operating budget and sets the annual tax rates. If you have questions about or do not agree with your assessed value, please see the reverse side for further information.

Information About Your Assessment

Why separate Assessment & Tax Notices?

Assessment notices are mailed out earlier to all property owners to allow owners more time to review the new assessed value of their property and to contact the assessment office if there are any questions or concerns.

Tax notices will be mailed in May once the City has factored in Provincial Education and Green Acres Foundation taxes which City Council includes to set the final tax rates.

What is an assessment notice?

Your assessment notice provides the assessed value of your property upon which your taxes will be based. Your assessment notice is not your tax notice.

What is Market Value Assessment?

As provincially legislated, your assessment is an estimate of the price your property may have sold for on the open market by a willing seller to a willing buyer as of July 1, of the previous year.

Your assessed value reflects the physical condition of your property as of December 31, of the previous year.

What is my school support?

Property owners within the City can submit a School Support Declaration to declare their Roman Catholic faith. The notice's front side outlines your school support status. Owners can modify their School Support through the online form available at lethbridge.ca/schooldeclaration. Declaration changes will be implemented in the following calendar year.

How is my assessment calculated?

A number of characteristics are considered when determining market value, such as lot size, building size, age of building, construction, quality and location. Selling prices, rental income and construction costs of similar properties in similar areas are also taken into consideration. The assessor considers the same factors any real estate specialist would use in determining property values.

NOTE: If your property was partially complete as of Dec. 31, 2023, the 2024 assessment reflects the value based on the percent complete. If your building is completed or occupied in the tax year, you will receive a prorated supplementary assessment and tax notice in the fall.

What was my assessment last year?

You can view the last 3 years of assessed values for all properties in the City by going to lethbridge.ca/propertyinfo. Residential Property owners can review confidential assessment details for your property using the access code on your notice (top right).

What can you do if you have questions about your assessment?

If you have questions contact an assessor to get more information on how your assessment was determined. You are legislatively entitled to see or receive sufficient information about how your assessment was prepared and a summary of up to 5 other property assessments for free. If the assessor finds a factual error in assessment data, an amended assessment notice will be issued.

Please contact the assessor at 311 (or 403-320-3111 outside City limits)
Or visit us online at lethbridge.ca/assessment

Assessment Review Board (ARB) Information - lethbridge.ca/arb

Filing a Formal Complaint: After discussing your concerns with an assessor, if you are still not satisfied, you have the right to file a formal complaint with the Assessment Review Board in person or by mail:

Assessment Review Board Clerk
2nd Floor, City Clerk's Office
910 4 Avenue S Lethbridge, AB T1J 0P6
Email: arb@lethbridge.ca

Forms: All forms are available online lethbridge.ca/arb or at the ARB Office.

A separate complaint form and mandatory fee for each assessment you are disputing must be received at time of complaint.

Complaint Fee

Single family residential	\$50.00
Multi-family (4 units or more) and Non-residential	\$650.00

Please be advised that the Assessment Review Board will not hear any matters or reasons that are not clearly described on the complaint form.

Filing Fee and Deadline: Your completed complaint form(s) and filing fee(s) must be received by the ARB Clerk no later than 4:30 p.m. on the *deadline date indicated on the front of this notice*. Cash, cheque or debit are accepted. **Credit cards are not an accepted form of payment.**

Late Complaints: Complaints must be processed on or before the "Final Complaint Date" as shown on the front of your notice, or the complaint is not valid and will not be filed. The Assessment Review Board has no jurisdiction to extend a complaint for any reason.

Agent Authorization: If you have hired someone to represent you, a completed agent authorization form must be submitted at the time of filing.

Additional Information: Please refer to the Assessment Review Board website at lethbridge.ca/arb for more information.

Sign up today to receive your Property Tax & Assessment Notices by email

Important: Your account information is available through MyCity

MyCity, lethbridge.ca/MyCity, is a secure online service that allows home owners and business owners to access information about their City of Lethbridge accounts anytime. This includes information regarding your property assessment and taxes, business licenses, dog licenses, and building permits.

Sign up today to receive your notices by email through eNotice & eBilling.

You can set up **eNotice & eBilling** in **three easy steps**:

1. Create an account on MyCity at lethbridge.ca/MyCity
2. Register your property on your account using the **Roll Number** and **Access Code** found on front of this notice.
3. Click **EMAIL ONLY** to subscribe. Electronic copies of the Property Tax Notice will be emailed in late May to the email address you used to set your account up. You will also receive the following years Assessment notice by email next January.