

ASSESSMENT MODEL REVIEW



Potential impacts to the County of Wetaskiwin

Long term impacts of this model are unknown, current data is for one year

The Government of Alberta is proposing assessment model changes which will affect our County's revenue. Data below is based on the worst case scenario.

NON-RESIDENTIAL MILL RATE

NON-RESIDENTIAL MILL RATES MAY INCREASE BY AS MUCH AS



↑ 44.5%

MUNICIPAL REVENUE

TOTAL REVENUE MAY CHANGE BY AS MUCH AS



↓ 11%

TOTAL REVENUE MAY CHANGE BY AS MUCH AS

MUNICIPAL REVENUE

↓ \$3.78 MILLION

RESIDENTIAL MILL RATE

RESIDENTIAL MILL RATES MAY INCREASE BY AS MUCH AS



↑ 70.7%

Average residential tax bill (based on \$350,000 assessment) may increase by as much as

RESIDENTIAL TAX BILL

↑ \$1,997



REDUCED LEVEL OF SERVICE

TOTAL EXPENSE MAY BE REDUCED BY AS MUCH AS

↓ 14%

Reduce Level of Service could include:

- less road grading & construction
- longer time for snow removal/ road maintenance
- cuts to recreation & community funding
- longer wait times for development permits
- fewer transfer stations

A TAX BREAK FOR OIL & GAS AT THE EXPENSE OF COUNTY RESIDENTS AND BUSINESSES

PLEASE VOICE YOUR CONCERNS TO OUR LOCAL MLAS (RICK WILSON & JASON NIXON) AND THE PREMIER

Get the Facts:

How Does Assessment Work?

Residential property assessment is the process of estimating the market value of your property for municipal taxation.

While most properties are assessed based on their market values, oil and gas wells and pipelines are assessed based on several regulated factors linked to depreciation, size, materials, etc. The Government of Alberta is proposing a model that would manipulate these factors to hide a tax exemption in the assessment process.

Why Does This Change Matter?

Municipalities have limited tools to generate revenue. Significantly reducing property assessments will force municipalities to increase non-residential and residential tax rates, reduce service levels, eliminate staff positions, and/or consider dissolution.

Proposed Models

The Government of Alberta has provided municipalities with four (4) potential assessment models for oil and gas. Below are the four (4) models along with the potential impacts of each model.

Scenario Impacts	Scenario A	Scenario B	Scenario C	Scenario D
Revenue Loss (\$)	1.90 Million	2.61 Million	2.83 Million	3.78 Million
% Loss of Revenue	-5%	-7%	-8%	-11%
<i>Potential County Response to Impacts</i>				
Increase in Residential Mill Rate	35.5%	48.8%	53.0%	70.7%
Potential Residential Tax Increase (based on \$350,000 assessment)	\$1,026.86	\$1,397.67	\$1,511.76	\$1,996.66
OR				
Increase to Non-Residential Mill Rate	18.3%	27.0%	30.0%	44.5%
OR				
Staff Cuts to Cover losses (% of total FTE's)	19.2%	26.4%	28.7%	38.2%

For more detailed information on the proposed changes visit www.county.wetaskiwin.ab.ca or call the County office at 780-352-3321.