

Assessment Flood Information Brochure

Assessment

My home was affected by the flood – what's the first thing I should do?

The City of Calgary recommends that you contact the Alberta Government Disaster Recovery Program (Flood Info Line 310-4455, alberta.ca) to assess the amount of financial support you may qualify for prior to repairing, rebuilding or demolishing your home.

Property Assessment – 2013 Flood

Assessment recognizes the impact the flood has caused to some properties in our city. We have already started to collect and review property information to identify impacts caused by the flood and to determine how property values will be affected for the 2014 assessment roll. The 2014 assessment values will reflect information from building permits and other data sources to ensure our 2014 assessment values are fair and equitable for all Calgary taxpayers.

What is Assessment and how does it relate to my taxes?

Assessment is responsible for annually preparing, communicating and defending property assessments for the municipality of Calgary. We ensure property owners receive fair and equitable assessments using the market value standard for property.

Council determines what budget The City needs in the coming year. Then, using the city-wide assessed property base, Council sets the tax rate to bring in the funds it needs from property tax to meet budgetary requirements.

Individual share of tax = assessment value x tax rate

Will damage caused by the flood affect my 2013 assessment?

Your 2013 taxes are based on the assessed value of your property on July 1, 2012 and the physical conditions and characteristics on December 31, 2012. As a result, there will be no changes to your 2013 assessment. Assessment will recognize the impact on properties affected by the flood in the 2014 assessment values.

Valuation date – July 1 the year prior to the taxation year
Your property assessment reflects the market value of your property on the valuation date.

Physical condition date –
December 31 the year prior to the taxation year
If there have been changes to the physical conditions or characteristics of your property (i.e. renovations) this will be included in your property assessment.

What will happen with my 2014 property assessment?

The 2014 Property Assessment Notices will be mailed out on January 3, 2014. Your 2014 Property Notice will reflect the flood impact on affected properties. As with every year, customers will have an opportunity to have questions related to their property assessment answered by an assessor during our Customer Review Period (January 3 to March 3, 2014). Customers have the option to have their questions answered in person, by phone, by mail, by fax or through our Assessment Search Secure Login website.

How can I provide information to Assessment about the damage to my property?

Assessment is offering information exchange appointments this fall with flood-affected property owners. These appointments will allow customers to share information regarding the status of their property with our assessors. We will mail information about these appointments to each affected property this September.

I do not live in one of the flood affected areas, will my assessment be affected?

If you do not live in one of the flood affected areas, your property assessment will be completed the same as it is every year.

Helpful, Equitable, Accurate, Responsive.
This is our Customer Promise.

Onward/ Prepare fair and equitable assessments for property and business owners.

calgary.ca | contact 311



THE CITY OF
CALGARY
ASSESSMENT

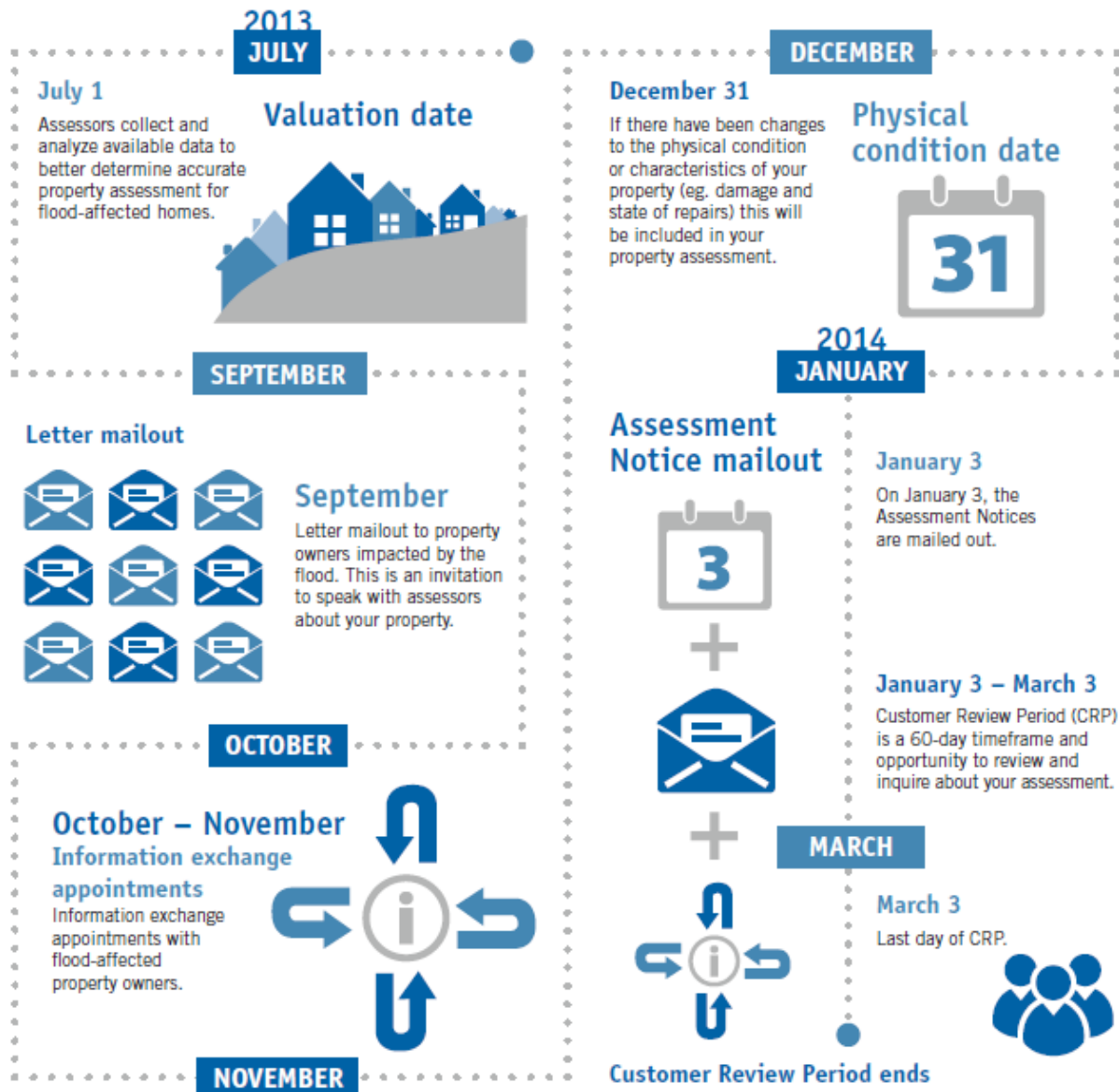
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I was not affected by the flood. Will my taxes go up because of it?

Potentially. Assessment does not determine how much you pay in taxes, but based on the budget determined by Council, your assessment determines your share of the necessary taxes.

Your taxes can increase or decrease for various reasons:

- If some portion of the City's assessment base is significantly reduced, given the revenue neutral approach, some of the tax burden will shift to the remainder of the assessment base.
- The market value increases or decreases more than the typical change in market value.
- The City requires more or less revenue to support City services and adjusts the tax rate accordingly through the annual budgetary process.



For more information please visit calgary.ca/floodrecovery.

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