

## ***One system province wide***

The Government of Alberta uses a single system of assessment complaints throughout the province. Please review the instructions on your complaint form thoroughly. More detail can be found your municipal office.

## ***60-day review period***

You now have 60 days between receiving your assessment notice and submitting your complaint. The review period was 30 days in years past. Use this time to talk to your assessor about your questions. If there is an error in the assessment, Assessors are able to make changes to your assessment before you file a complaint. If you decide to file a complaint, make sure you include all the reasons on your complaint form.

**The Assessment Review Board cannot consider matters not included on your form.**



## ***Inquiries***

It is important to talk to your assessor or visit [www.crasc.ca](http://www.crasc.ca) before filing a complaint.

Every year most concerns are resolved before complaints reach the Assessment Review Board.

Call your municipal office or contact your assessor.



[www.kcl-consulting.com](http://www.kcl-consulting.com)

Capital Region Assessment Services Commission



[www.crasc.ca](http://www.crasc.ca)



Summer Village of Lakeview

## Property Assessment Information 2019

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### ***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 **July 1, 2018**. This assessment notice gives you the market value assessment of your property.

### ***My assessment has changed form last year. Will my property taxes change?***

Your property taxes will decrease only if your property's value dropped more than the average decrease municipal-wide and the drop is low enough to offset any Council budget increase and/or a change in the provincial education tax.



### ***How does the change in my assessment affect my property taxes?***

How your property assessment changed from the previous year compared to the average assessment change of all residential properties in the municipality determines the change in the share you'll pay of the municipality's property tax requirement.



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

Your property's assessed value is determined by similar criteria as real estate agents use, such as:

- Location
- Lot size
- Building size
- Age and condition of buildings
- Selling price of similar property's in similar areas

Your 2019 assessment is an estimate property's real estate value as of July 1st, 2018. If your home was only partially complete on December 31, 2018, your assessment reflects the value of the lot and value of the building based on the percentage completed. **In order to maintain equity, similar properties should have similar assessed values.**

### ***Access to assessment information***

"Pursuant to sections 299 and 300 of the Municipal Government Act, all assessed persons are entitled to see or receive sufficient information about the person's property or the summary of assessment."

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



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

Talk with the municipal office first, who will arrange a meeting with your assessor. If you still feel your assessment does not reflect what your property would sell for on the open market, on July 1, 2018, you may file a complaint with the Assessment Review Board (ARB).

### ***How do I make a complaint?***

Your completed complaint form, agent authorization form, attachments (if any) and the required fee (Residential \$50.00 and Non Residential \$200.00) must be received no later than 4:30 p.m. on the deadline date (as indicated on your Assessment Notice) at your municipal office. Complaint forms and agent authorization forms are available at the municipal office or at [www.crasc.ca](http://www.crasc.ca).

Each assessment in dispute requires a separate fully completed complaint form and required fee.



Section 460 of the Municipal Government Act and its regulations set out other requirements with which you must comply, including disclosure requirements.

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