



Quick Guide to Your 2023 Assessment

Assessment Facts:

- Property is assessed to determine its valuation to calculate the appropriate property taxes.
- All residences are assessed at market value (taking into consideration sales of similar homes in similar markets)
- Rural residential assessments include a 3-acre parcel of land that the residence is situated on, which is also assessed at market value, much higher than the farmland rates.
- If the residence is affiliated with a farming operation, there is an exemption of up to \$61,540 for the first residence which is taken off the assessed value and not taxed.
- If there are additional residences owned by the same farming operation, each additional residence may receive an exemption of up to \$30,770.
- On non-farming acreages and in the hamlets, additional out buildings are also assessed at market value and taxed, including garages, shops, etc.
- All farmland is assessed at provincially regulated rates.

Why your 2023 Assessment may have increased:

According to information received from our assessor, there are a variety of reasons why your residential assessment may have increased from 2022, including:

- There has been a significant increase in property values in Starland County. This has been caused by high demand for acreages from urban and out-of-province residents seeking to move to rural Alberta due to comparatively low market values. On average, there has been an increase of 7-10% for rural properties over the past year which has been reflected in the assessed value. Hamlet prices have not seen the same level of increase, but there are still increases of 4-6% in this market. Mobile homes, on the other hand, have seen larger increases due to high demand and strong sales prices.
- For residents who sold land and subdivided their farmyard, these properties have seen large increases in assessed value as the RAP exemption of \$61K no longer applies, and all the outbuildings are now assessed at market value. These properties have likely seen an increase of 10-15% from last year.
- Our assessor has continued to do site visits and has captured many improvements (new garages, shops and renovations) that were not previously reported. This has increased those properties assessed values significantly – upwards of 30-40% in some cases.

**If you have questions regarding your 2023 assessment, please contact the County office.
Please note the deadline to appeal your assessment is September 5, 2023.**

