

TAX FACTS 2011

How does the Municipality determine how much to collect in taxes?

The Municipality is required by provincial law to collect Alberta Education Tax in the amount set by the provincial government. In 2011, Education Tax is \$3,066,360 (in 2010 – \$2,995,736).

Each year, the Municipality contributes to the Evergreen Foundation to help provide seniors' housing in our region. In 2011, the Evergreen requisition is \$177,341 (in 2010 – \$370,173).

Municipal Tax for 2011 is \$5,919,083. Of this amount, \$580,868 is due to Parks Canada for community land rent and planning services. In 2001, before municipal government, approximately \$2.4 million was collected by Parks Canada in land rent and other charges.

Total taxes collected in the Municipality of Jasper in 2011, including Education Tax and the Evergreen contribution, increased by 2.9% from the total 2010 collections.

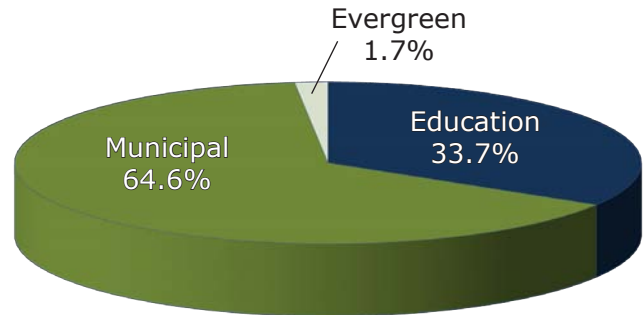
The tax rate is calculated by taking the total amount of taxes which must be collected and dividing it by the total assessed value of properties.

Do residential and commercial taxpayers pay at the same rate?

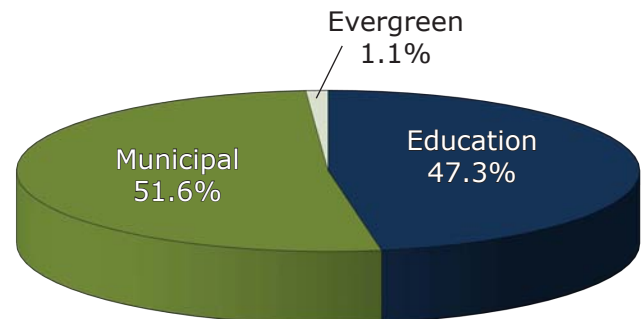
No. For the Municipal and Evergreens portion of the taxes collected, Jasper has a commercial/residential tax split of 5.1 to 1. This means that if a residential taxpayer was paying \$1.00 per \$1000 of property value for municipal taxes, a commercial taxpayer would pay \$5.10.

Commercial and residential education tax rates are also different. The Province of Alberta determines the commercial and residential rates for Alberta Education Tax.

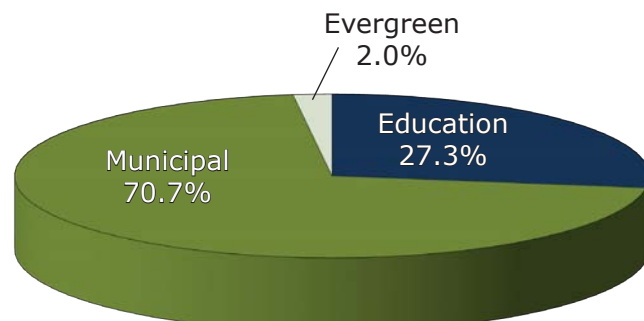
Total Taxes 2011



Residential Taxes 2011



Non-Residential Taxes 2011



Are in-town and out-of-town tax rates the same?

No. Out-of-town taxpayers pay municipal taxes only for the services provided outside the Town boundary by the Municipality of Jasper. These include contributions to Community and Family Services, Culture and Recreation, and the Jasper Library. Out-of-town tax rates for Alberta Education Tax and for the Evergreen Foundation contribution are the same as in-town rates.

What is my property assessment?

The assessed value of properties was mailed to each property owner on March 4, 2011.

How are assessments calculated?

Each year, Alberta municipalities are required by provincial law to retain an assessment firm to establish assessment values for taxation purposes. The 2011 Municipality of Jasper assessment was undertaken by Accurate Assessment Consultants Ltd. They can be reached at 1-877-524-9599.

An Assessment Open House was held on April 20, 2011 and the deadline for assessment appeals was May 3, 2011.

What factors are used to calculate assessments?

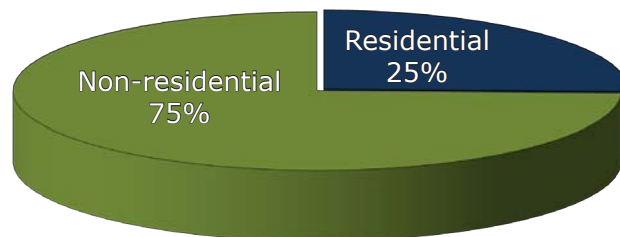
Assessment values are established on the basis of:

- historical sale prices;
- income information (for commercial properties only);
- improvements (additions or deletions to the property since the last assessment); and
- property zoning and use.

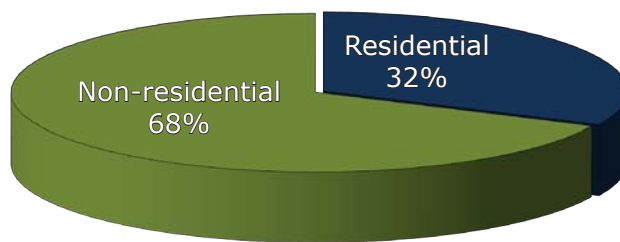
When are my taxes due?

Taxes are due no later than midnight, July 15, 2011. Beginning July 16, 2011, unpaid taxes are subject to penalty.

2011 Taxes – Municipal Only



2011 Taxes – Total Collection (Municipal, Education and Evergreen)



Tax Rate per \$1000 of assessed value

	2011	2010
In-town residential properties	4.381	4.371
In-town commercial properties	15.943	15.503
Out-of-town residential properties	2.948	2.969
Out-of-town commercial properties	8.634	8.352

Questions?

For more information about your 2011 taxes please contact the Municipality of Jasper at 780-852-6509 or 780-852-6511.