



Assessment Notice Information

Please review the information that you have just received carefully. It contains a combined Assessment and Tax notice for each property that you own in the M.D. of Foothills No. 31.

If you have questions or concerns with your assessment, the assessor would like to talk to you prior to you filing a complaint to the Assessment Review Board. Contact the Assessment Department: phone: 403-652-2341; fax: 403-652-7880 or email: MD-Assessment@mdfoothills.com

If after discussing your assessment with the assessor, you still wish to file a complaint against your assessment, the complaint must be filed within 60 days of the mailing date shown on the assessment notice. Complaints can only be filed against assessments – not taxes. Please refer to www.mdfoothills.com for details on the process and all necessary forms. If you need further assistance please contact the Assessment Review Board Clerk phone: 403-652-2341 or email: AssessmentReviewBoard@mdfoothills.com.

CATEGORIES OF CLASSIFICATION

Properties are classified into residential, non-residential, and farmland classifications. A property can have more than one classification. The classifications of property are detailed below and provide a brief explanation and description of the assessment valuation levels. Please check the classification(s) of your property to ensure that it is properly described.

RESIDENTIAL

FARM USE: *If your property IS USED as part of a farming/ranching operation.*

Land: The first 3 acres of improved residential land is assessed at 100% of the 2014 typical market value using mass appraisal principles. The remainder of the land is assessed at agricultural values. The Rural Assessment Policy applies the amount of agricultural land assessment in the owner's unit as an exemption towards the primary residence. This procedure is applicable for all farm residential properties that are greater than 3 acres in size.

Improvements (Buildings): Buildings are assessed at 100% of the 2014 depreciated replacement cost with adjustments for market value conditions. The depreciated replacement cost is the cost of materials and labor to construct a new similar building less the loss in value due to age, condition, desirability and utility. Farm outbuildings are exempted from assessment to the extent that they are used for farming purposes.

NON-FARM USE: *If your property is NOT USED as part of a farming/ranching operation.*

Land: The entire land area is assessed at 100% of 2014 typical market value using mass appraisal principles.

Improvements (Buildings): Buildings are assessed at 100% of the 2014 depreciated replacement cost with adjustments for market value conditions. The depreciated replacement cost is the cost of materials and labor to construct a new similar building less the loss in value due to age, condition, desirability and utility.

NON-RESIDENTIAL

This category of property refers to either industrial or commercial property uses. Those which have a multi-purpose use, such as a commercial business operating from a residential acreage, would have the commercial portion of the assessment classed as non-residential.

Land: Land is assessed at 100% of 2014 typical market value using mass appraisal principles.

Improvements: Buildings are assessed at 100% of 2014 depreciated replacement cost, with recognition of market factors.

M&E: Machinery & equipment is assessed at 77% of 2014 depreciated replacement cost.

Linear Property: Linear property, which includes power and pipeline, is a sub-class of the non-residential properties. This category consists of electric power transmission lines, oil and gas pipelines, cable and cellular transmitting equipment, and towers used in conjunction with such operations.

FARMLAND

Farmland is assessed on the ability of land to produce agricultural products. The assessment takes factors such as soil quality, topography, stones, creeks, etc., into consideration. The 1984 Farmland Assessment Manual was utilized in preparing farmland assessments at the 100% level of assessment.



Municipal District of Foothills No. 31 2014 PROPERTY ASSESSMENTS FOR 2015 TAXES

The market value assessment used to calculate your 2015 taxes will be based on a valuation date of July 01, 2014. The chart shows the sale price trends between July 01 valuation dates. The sales indicate an average of 3.7% increase from July 01, 2013 to July 01, 2014 for properties in the municipality, however, some areas may experience something different.

After receiving your Assessment and Tax Notice, please contact the Assessment Department with any questions or a request for information.

An assessed person is entitled to see or receive sufficient information about the person's property in accordance with section 299 of the Municipal Government Act or a summary of an assessment in accordance with section 300 of the Act, or both.

Phone: 403-652-2341
Fax: 403-652-7880
Email: MD-Assessment@mdfoothills.com

