



## What You Need to Know

### Property Assessments Have Increased

- Consistent growth in Chestermere's residential and non-residential markets has led to higher property values.
- The average residential property assessment has increased by 14% (based on market trends).
- This trend aligns with other communities in the region.

### Chestermere is in High Demand

- Due to its ideal location and as Council invests in infrastructure, community services and amenities, demand for property remains strong.
- Increased assessment valuation reflects a vibrant, growing community.

## How Assessments Are Calculated

### Assessed Market Value

Based on the estimated price your property might sell for in an open market.

### Key Factors Considered:



#### Property Features

Size, layout, renovations, basement development, etc.



#### Neighbourhood Trends

Market conditions in your area.



#### Assessment Date

Market value as of July 1, 2024, with physical condition recorded on December 31, 2024.



#### Mass Appraisal Method

Uses common property data to ensure fair, consistent assessments across the city.



## Where Does this Data Come From?

Assessments are based on information from:

- Building plans
- Registered subdivision plans
- Land Titles Registry
- Permits & supplementary assessments

## How Does This Affect Your Property Taxes?

- In May, City Council will set the tax rate based on budget needs.
- The assessment itself does not determine your tax bill—it ensures fair distribution of taxes.

## Relevant Reports & Details:

You have access to three comprehensive assessment reports:

**Rate Payer Summary:** Provides the assessment summary including details about the market land valuation, improvement valuation, and the assessment totals.

**Residential Rate Payer:** Outlines the improvements for the house and garage with the square footage as well as the assessment totals.

The house needs to be at least 2 years old to qualify for an Improvement Report.

**Land Rate Payer:** Provides the marketland valuation as well as the assessment totals.



## How do I view these reports?

If you are looking to access property reports on [thecityofchestermere.ca](http://thecityofchestermere.ca), follow these simple steps:

1. Visit [thecityofchestermere.ca](http://thecityofchestermere.ca).
2. Hover over "City Hall" and choose "Web Map" under "Community Information."
3. Click "Guest" and click to agree to the terms of the website.
4. Go to the "Searches" tab.
5. Set search to "Address" and input the address.
6. Click on the highlighted property and a pop-up window will appear.
7. Under "Assessment," click your desired year in the pop-up. Please note that the current assessment value will be the year prior to the tax year. (Example: The 2024 assessment is for the 2025 year.)
8. Click on the specific report you want to view.

## Questions or Concerns

If you have any questions or concerns about the assessed value of your property contact:

### Accurate Assessment Group

Phone: 1-877-438-2305

Email: [bob@aag-gis.com](mailto:bob@aag-gis.com)

### City's Tax Department

Phone: 403-207-7057

Email: [taxes@chestermere.ca](mailto:taxes@chestermere.ca)

*If you do not agree with the assessor's valuation or calculation, you have the right to file a formal complaint not later than 60 days from the mailing of the Assessment Notice.*



## Sign up for e-notices

The City provides the option for electronic delivery of tax-related notices for your convenience.

Upon signing up, you will receive a PDF of your notice directly to your email, eliminating the need for paper, postage, and avoiding any delays.

### Sign up today by visiting:

[thecityofchestermere.ca/residentialservices/one-time-payment](http://thecityofchestermere.ca/residentialservices/one-time-payment)

## Important Annual Dates

### Mid March

- Assessment notices issued

### Mid March to Late May

- 60-day assessment review period

### Late June

- Annual Tax notices issued

### July 31

- Property Taxes are due

### November

- Supplemental Tax / Assessment Notices are issued

### December 21

- Supplemental Taxes are due