



## What You Need to Know

Chestermere remains a desirable community due to its location, strong housing market, and continued investment in infrastructure and amenities.

Council's strategic planning and responsible decision-making support long-term community stability and property values.

Property assessments are completed each year and help calculate the municipal portion of your property tax bill. The Provincial Education Tax, set by the Government of Alberta, makes up the remainder.

## How Property Assessments Are Calculated

Property assessments are based on estimated market value, meaning the amount your property would reasonably sell for on the open market. Key factors in determining market value are:



### Property Features

Including size, layout, renovations, basement development.



### Neighbourhood Trends

Comparable sales, new developments, infrastructure improvements.



### Assessment Date

Market value as of July 1, 2025, with physical condition recorded on December 31, 2025.



### Mass Appraisal Method

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



## Where Does This Data Come From?

Property assessments are based on information from:

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

## How Does This Affect Your Property Taxes?

In May, City Council sets the tax rate. This rate is applied to your property's assessed value to calculate your taxes. The assessment itself does not determine your tax bill. It helps ensure taxes are distributed fairly based on property value.



## Relevant Reports & Details:

Homeowners 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 to the house and garage, along with the square footage and the assessment totals.

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

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

## Sign up for e-notices

The City offers electronic delivery of tax-related notices for your convenience. When you sign up, you will get a PDF of your notice directly by email. There is no paper, no postage and no delay.

To sign up:  
scan the QR code



Or visit: [thecityofchestermere.ca/residentialservices/one-time-payment/](https://thecityofchestermere.ca/residentialservices/one-time-payment/)

## How do I view these reports?

1. Visit [thecityofchestermere.ca](https://thecityofchestermere.ca).
2. Select "City Hall," then 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 2025 assessment is for the 2026 year.)
8. Click on the specific report you want to view.

## 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

## Questions?

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

### Accurate Assessment Group

1-877-438-2305

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

### For other tax inquiries:

403-207-7057

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

If you disagree with the assessor's valuation or calculation, you may file a formal complaint within 60 days of the mailing date on your Assessment Notice.

