Tax Instalment Payment Plan

Vulcan County offers a Tax Instalment Payment Plan (TIPPs), which is a monthly tax payment plan using preauthorized withdrawal payments. You may apply for TIPPs for the 2025 tax levy up until July 1st, 2025. To enter the plan, it is a requirement that there are no balances owing from prior years.

For more information on TIPPs and enrolment, please call **403-485-2241** or visit our website at:
www.vulcancounty.ab.ca > Departments > Corporate Services > Assessment & Taxation > Tax Installment Payment Plan (TIPPs)

Minimum Tax Amount

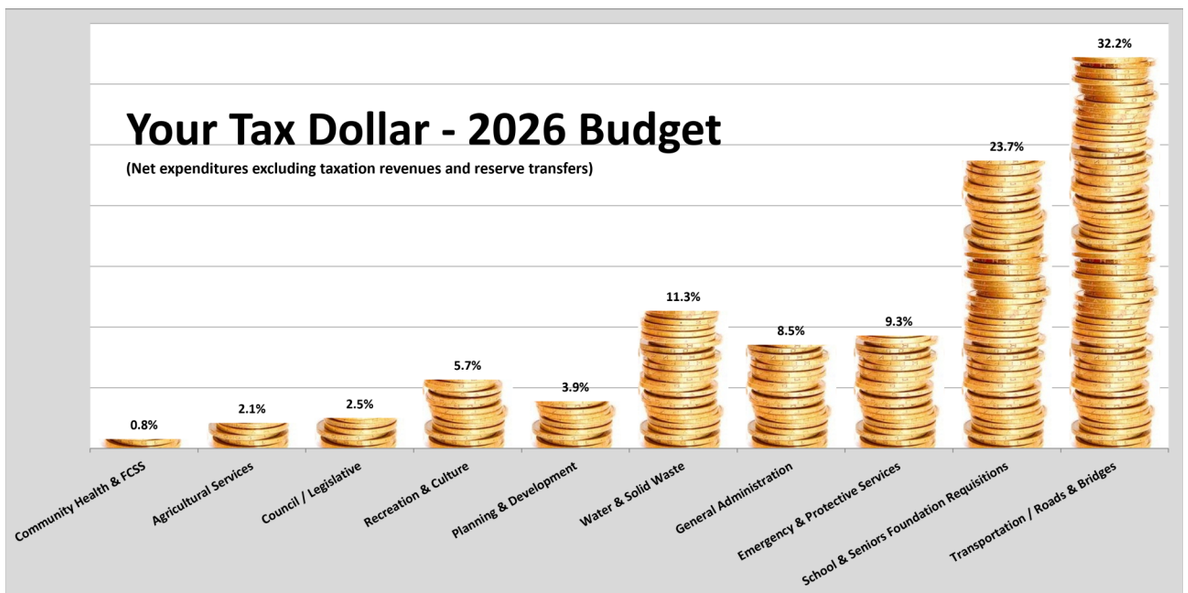
Vulcan County has implemented a **$50.00 minimum tax amount for Municipal Taxes**. This minimum tax amount is applied to cover the basic costs to prepare each individual tax roll and is only applied if the tax levies are less than the minimum.

School & Seniors Foundation

The Education tax rate and the Seniors Foundation tax rate are set once the County receives the annual requisitions from Alberta Learning and the Marquis Foundation.

Alberta Learning and the Marquis Foundation have requisitioning powers, and as such, the County is obligated by legislation to bill and collect taxes on behalf of Alberta Learning (for the distribution to public and separate school boards) and the Marquis Foundation (seniors housing). The County has no jurisdiction or control over their operations or budgeted tax revenue requirements.

All municipalities throughout the Province are required to levy charges on all assessable property (other than Machinery & Equipment and Electrical Power Generating properties). **This typically represents approximately 30-45% of your total taxes, and is paid directly to Alberta Learning (Province) and to the Marquis Foundation.**



Note: This is an information brochure only and has no legislative sanctions. For certainty, the Municipal Government Act and Regulations should be consulted.

Important Dates

July 1st, 2025
Assessments for the 2026 tax year are based on the value your property would likely have sold for on the real estate market as of this date.

December 31st, 2025
Any changes in physical condition of your property as of this date are factored into your property assessment.

April / May 2026
County Council approves the 2026 municipal budget and finalizes the Provincial Education, Marquis Foundation, and the Municipal property tax rates.

May 22nd, 2026
The 2026 Combined Assessment and Tax Notices are mailed out and the Assessment Roll is open for viewing.

July 1st, 2026
Deadline to apply for the Tax Instalment Payment Plan (TIPPs) for the 2026 tax levies.

July 31st, 2026
Deadline to appeal the assessment value of your property with the local Assessment Review Board (ARB). The Assessment Roll is closed for viewing.

July 31st, 2026
Deadline to pay property taxes.

Contact Information:

Assessment inquiries / contact:
Logan Wehlage A.M.A.A
Benchmark Assessment Consultants Inc.
Phone: 403-381-0535 (Ext 103)
Toll Free: 1-800-633-9012
Email: lwehlage@benchmarkassessment.ca

Property tax inquiries / contact:
Vulcan County Administration
Phone: 403-485-2241
Email: accountant@vulcancounty.ab.ca

Property Assessment & Taxes for 2026

For additional information on Property Assessment and Taxes, please visit our website at www.vulcancounty.ab.ca

For Assessment and Taxation information:
Departments > Corporate Services > Assessment & Taxation

For 2026 Tax Bylaws:
Your Government > Bylaws

- *2026-008 General Tax Rate,*
- *2026-009 Special Tax - Carmangay District,*
- *2026-010 Special Tax - Champion District,*
- *2026-011 Special Tax - Lomond District,*
- *2026-012 Special Tax - Milo District,*
- *2026-013 Special Tax - Vulcan District,*
- *2026-014 Special Tax - Northwest District,*
- *2026-015 Waterworks Tax Rate, &*
- *2026-016 Designated Industrial Property*
- *2026-017 Supplementary Tax Levies, Due Dates, & Penalties*

2026 Combined Assessment and Tax Notice

Your Combined Assessment and Tax Notice includes the assessed value of your property (for each applicable assessment classification) and the calculation of your tax bill based on the different tax rates that are applicable.

Property taxes are levied based on the value of the property as determined from the property assessment process (this method is required by Provincial legislation). **Property taxes are not a fee-for-service, but a way of distributing the cost for local government services and programs fairly throughout a municipality.** Your property taxes are calculated using the market value assessment of your property.

What is Market Value Assessment?

Market value is the "most probable price that would be paid for a property in a competitive and open market". It assumes the buyer and seller are acting prudently and knowledgeably, allowing sufficient time for the sale and assumes that the transaction is not affected by undue pressures.

The Alberta Government has mandated that property assessment:

- *Be completed annually;*
- *Reflect the market value of a property as of **July 1st of the previous year**;*
- *Reflect the characteristics and physical conditions of the property as of **December 31st of the previous year.***

During the last few years, there has been a complete re-inspection of all the residences within the County. To keep property details current and at values representing typical market values is a requirement of legislation and other regulations. Your property assessment is an estimate of value based on similar properties that have sold in your specific area within the County. Upon receipt of your assessment, please ask yourself if your assessment is a reasonable estimate of the value of your property.

How is my property's Assessed Value determined?

The County contracts the assessment services to **Benchmark Assessment Consultants Inc.** which are accredited municipal assessors for Alberta (referred to as the Assessor's Office).

The Assessor's Office does not create the value of your property; it is created by the real estate marketplace. The Assessor's Office just measures it. The Alberta Land Titles Office informs the Assessor's Office of all real estate sales within the County.

The Assessor's Office applies the accepted mass appraisal best practices using information from all property sales within the County to estimate the market value of your property. They take into account all the market conditions that may affect your property's value such as location, size, shape, replacement cost, age and condition of the buildings. There are also some Provincial regulations and exemptions that are governed by legislation (i.e. farmland).

We paid $245,000 for the property. Why is it assessed at $255,000?

The real estate market has many forces affecting the value of property. These include supply and demand, motivation of buyers and sellers, renovations, remodelling, normal wear and tear and so on. The market values may have also changed significantly since the property was originally purchased.

When similar properties are sold during the same time frame, a range of sales prices result. Assessed values reflect the sales in the middle of this range of prices. This is why there are assessments that are higher or lower than the selling prices. Regulations should be consulted for additional information.

How does my assessment compare with others?

The Assessment Roll is open for inspection at the County Office, Vulcan, Alberta during regular office hours from May 31st to July 31st.

Assessment information is also available on our website, included in our Interactive Maps data:
www.vulcancounty.ab.ca > Resources > Maps and Addressing

What can I do if I disagree with the Assessment of my property value?

Prior to filing a written complaint, you are encouraged to contact the Assessor's Office. The Assessor will be pleased to review the assessment with you. The Assessor will verify your property details and describe the process of assessment with you. If the Assessor determines that an error has been made, your assessment will be revised. Communication with you, the property owner, is an important part of the valuation process as we strive for a fair and equitable property assessment.

If after meeting with the Assessor, there is still a disagreement with the assessed value or classification, you may file a complaint to the local Assessment Review Board (ARB). A written complaint (on the prescribed form) explaining why you feel your Assessment is incorrect, along with the appropriate filing fee (as noted on the back of your Combined Assessment and Tax Notice), must be sent to the clerk of the local Assessment Review Board for Vulcan County.

As the **method of taxation is set by legislation** (taxation based on property assessment value), the only portion that is able to be appealed is the assessment of your property.

How is your tax bill calculated?

As part of the municipal budget, County Council approves the amount of funds required to provide the required municipal services. From this amount, all other sources of municipal revenues and transfers other than taxation are subtracted (such as provincial grants, investment income, user fee revenues, etc.). This net remaining amount is to be raised by property taxes.

To calculate taxes, a tax rate is established through the County's Bylaws. The following is the formula to determine the tax rate:

$$\text{Tax Rate} = \frac{\text{Total Property Tax}}{\text{Total Assessment}}$$

Your property taxes are calculated by multiplying the assessed value of your property by the tax rate:

Property Tax Bill =
(Assessment x Municipal Tax Rates)
+
(Assessment x Education Tax Rate)
+
(Assessment x Senior Tax Rate)

The Municipal Tax Rates may include:

- *General Municipal Rates* - County wide
- *Solid Waste Rate* - County wide
- *Fire Protection Rate* - District specific
- *Recreation Rate* - District specific
- *Waterworks Rate* - Parcel specific

The General Municipal Rates include the tax rates for residential and non-residential/farmland property for County operations. The Solid Waste Rate is the tax rate to cover the operational costs of Vulcan District Waste Commission. Both the General Municipal and the Solid Waste rates are distributed equally throughout the entire County.

The Fire Protection and Recreation Rates are special tax levies for each of the six (6) districts in the County. The Fire Protection Rate is used to fund the operational costs of the fire department in your specific district within the County. The Recreation Rate is used to fund the recreational activities that occur within your specific district as per the recommendations of your local Recreation Board.