

CITY OF LEDUC

ASSESSMENT NOTICE BREAKDOWN



Roll Number:


Individualized account number attached to the property.

Current Assessed Value: The assessed value is an estimate of the market value as of July 1 of the previous year, and based on characteristics and physical condition as of December 31 as of the previous year. The assessed values are audited by the Provincial Government in order to ensure proper valuation practices have been followed.

For any further questions about your current assessed value please contact the tax/assessment department at 780-980-7105 or propertytaxes@leduc.ca.

Property Owner Information:

Property Owner(s) Name(s)
Property Owner(s) Mailing Address



#1 Alexandra Park
Leduc, AB T9E 4C4
www.leduc.ca

2020 Property Assessment

Roll Number:		Legal Description:	
Municipal Address:		School Support:	Status: Taxable Public: 100.00% Separate: 0.00%
Previous Assessments:	2019 \$303,000 2018 \$318,000 2017 \$320,000	Primary Owner:	ABC 123 COMPANY

ASSESSMENT CODE & DESCRIPTION	STATUS**	ASSESSED VALUE
100 Residential - Single Family	T	\$297,000

**Status - Property is either taxable (T), exempt from taxation (E)

Current Assessed Value:
\$297,000

This is an assessment notice, not a tax notice. Your property tax bill will be mailed in May.

Please review your Property Assessment Notice carefully. The assessed value of your property will be used to calculate property taxes for the current year. The assessed value is an estimate of the market value as of July 1 of the previous year, and based on characteristics and physical condition as of December 31 as of the previous year. The assessed values are audited by the Provincial Government in order to ensure proper valuation practices have been followed.

Your tax bill will be mailed in May. If you disagree with any of the assessment information on this notice, you have the right to submit a written complaint to the City Clerk by 5/4/2020 (see reverse side for contact information). Complaints will not be accepted after the deadline.

Please note that many issues may be resolved by speaking with an assessor before the appeal deadline. If you have questions or do not agree with your assessed value, please see the reverse side for further information.

The Assessment Open House will be held at the Civic Centre on March 19 and 25 at 1 to 7 pm.

ABC 123 COMPANY
123 SESAME STREET
MANHATTAN, AB, A1B C2D

2020 PROPERTY ASSESSMENT NOTICE

Mailing Date:	2/25/2020
Notice of Assessment Date:	01/28/2020
Complaint Deadline:	5/4/2020

This is not a tax bill - tax notices will be mailed in May.

School Support - Public/Separate:

In the City of Leduc, we have both Public and Roman Catholic (Separate) school districts. When you purchase property in Leduc, you are required by the Province to complete the School Support Notice which directs your property taxes to either school district. All property owners in the City of Leduc, residential and non-residential, are required to pay education property taxes including those without children in school and senior citizens.

If you have questions about the School Support Declaration form please contact the tax/assessment department at 780-980-7105 or propertytaxes@leduc.ca.

Mailing Date: Date the City of Leduc mailed this assessment notice.

Notice of Assessment Date: As per legislation, municipalities are required to set a "notice of assessment date" and mail assessment notices (mailing date) seven days prior to the "notice of assessment date."

Complaint Deadline: The deadline date property owners can submit a formal assessment complaint.