

# 2026 Property Assessment Notice

This notice shows your property's assessed value for 2026. **It is NOT a tax bill.**

Property tax notices will be issued later in 2026 after Town Council approves the annual budget and tax rates.

## Understanding Your Assessment

The Town of Irricana's Municipal Assessor has determined your property's assessed value in accordance with provincial legislation. Assessments reflect market conditions as of *July 1, 2025*, and your property's physical condition as of *December 31, 2025*.

To ensure fairness, properties are assessed using comparable properties of similar size, age, quality, and location. You may review the Assessment Roll at the Town Office or at [www.irricana.com](http://www.irricana.com). Questions about your assessment should be directed to:

Wild Rose Assessment Services | 403-343-3357 | [david@wildroseassmt.com](mailto:david@wildroseassmt.com)

## How Assessments Affect Property Taxes

Property taxes are determined in two steps. First, Town Council sets the annual budget and determines the total revenue required. Second, that total amount is distributed across all properties based on assessed value. Your assessment determines your share of the overall tax levy.

It's important to know that a *change in your assessment does not automatically mean taxes will increase*.

- If your assessment changed about the same as the community average, taxes may remain similar.
- If your assessment increased more than average, taxes *may* increase.
- If your assessment increased less than average, taxes *may* decrease.

## Assessment Review Process

If, *after speaking with the Municipal Assessor*, you believe your assessment is incorrect, you may file a complaint with the Assessment Review Board. The deadline for complaints is *Friday, May 1, 2026 at 4:00pm*. Late or incomplete complaints cannot be accepted.

Complaint forms are available at the Town Office, the Town website, or through the Government of Alberta. They may be submitted to the Town Office in person (222 – 2 Street), by mail (Box 100, Irricana, AB T0M 1B0), or by email ([Irricana@irricana.com](mailto:Irricana@irricana.com)).

## Assessment & Property Tax – Quick Answers

- *If my assessment increased by 5%, will my taxes increase by 5%?*

No. Property taxes depend on Council's approved budget and how your assessment changed relative to other properties. What matters most is how your property's change compares to the community average.

- *Why is my assessment different from my neighbour's?*

Similar homes can vary in lot size, building size, condition, renovations, garages, decks, and other features. Assessments are based on market sales and reflect how comparable properties have recently sold.

- *What if I have questions about my assessment?*

Assessments are prepared using mass appraisal methods in accordance with provincial legislation. While this approach promotes consistency and fairness, it may not capture certain unique characteristics of an individual property. If you have questions about your property, please contact the Municipal Assessor.