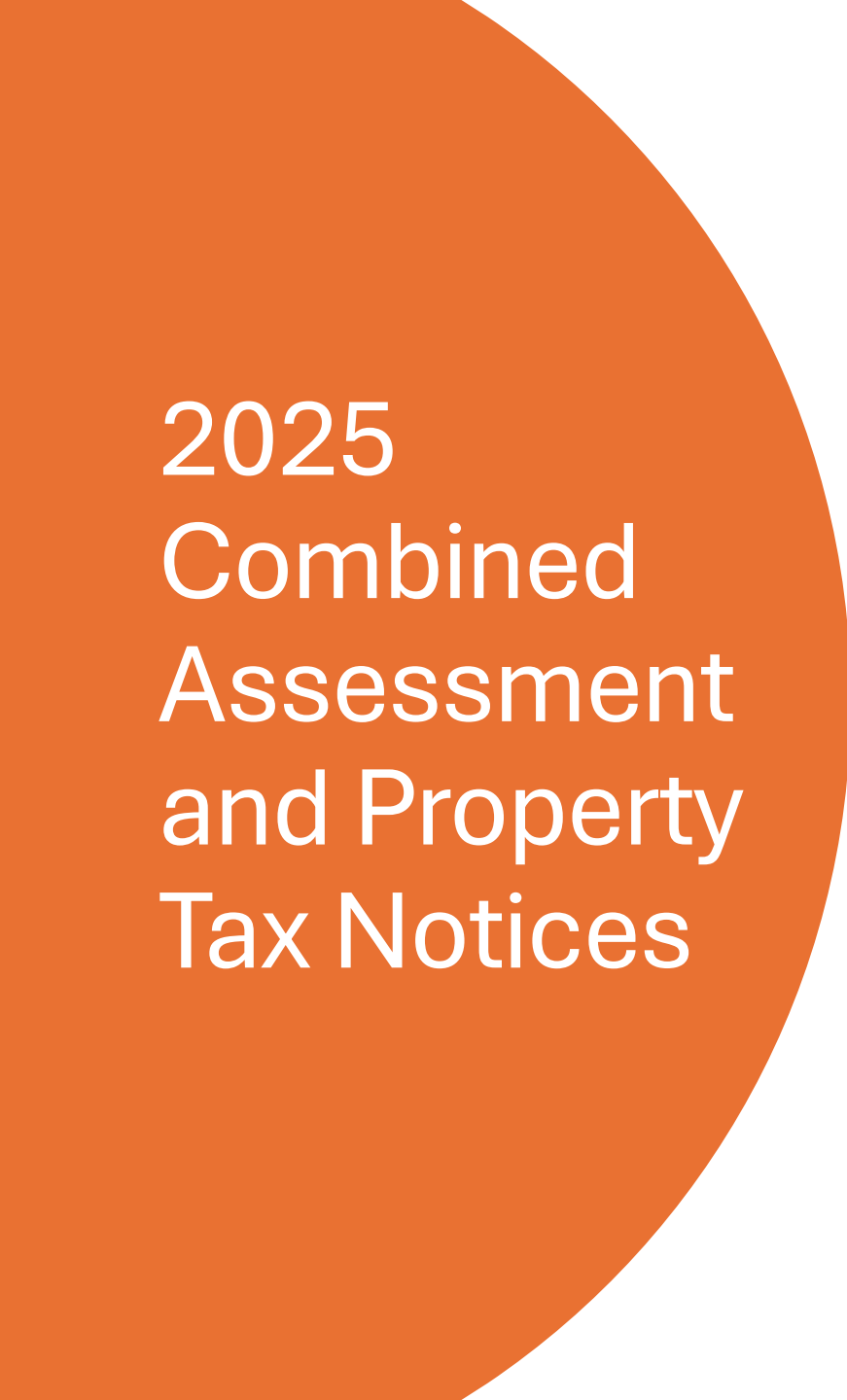




Improvement District No. 4

Property Assessment and Tax
Information 2025



A large orange circle on the left side of the page, partially cut off by the edge.

2025 Combined Assessment and Property Tax Notices

Public Notice – Mailing of Combined Assessment and Property Tax Notices

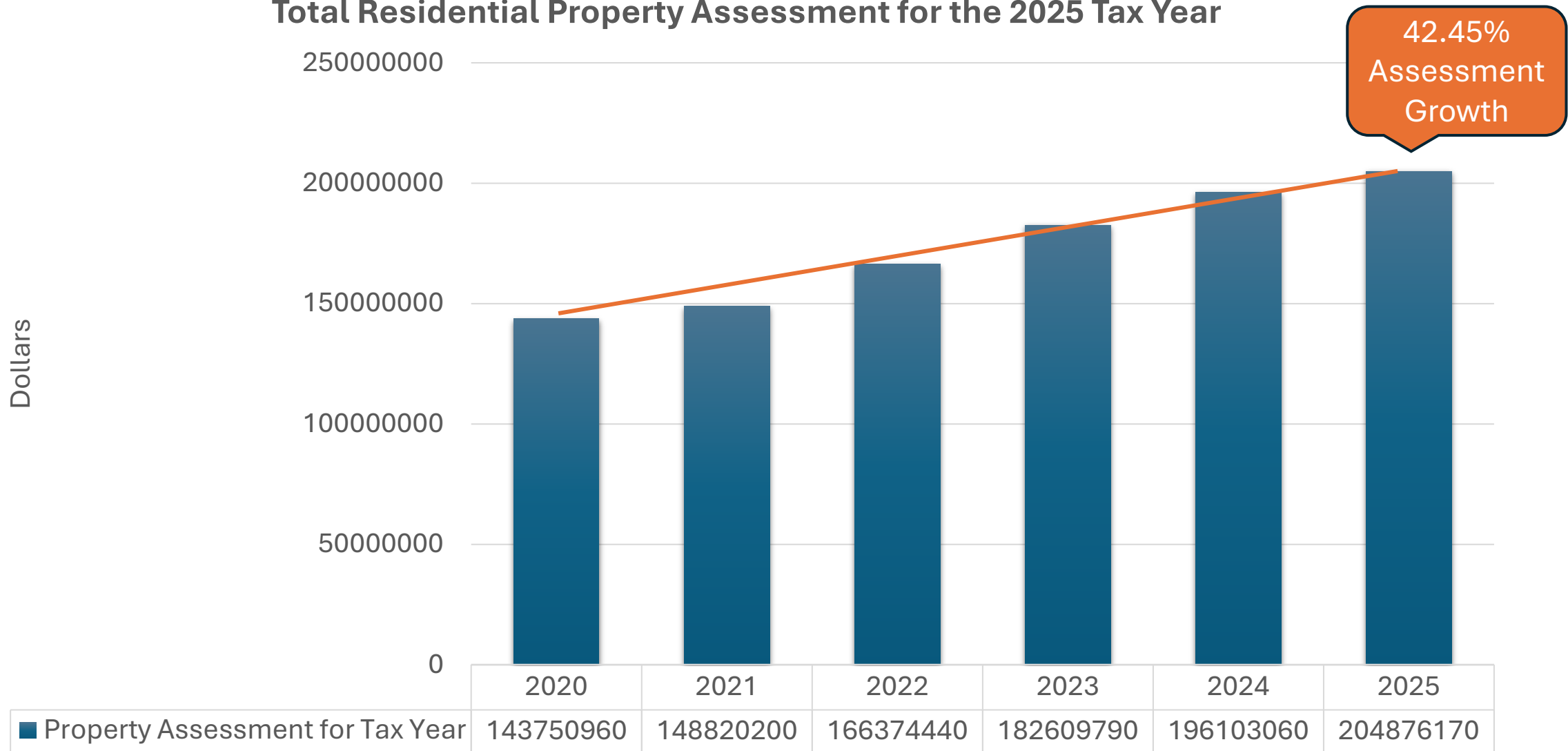
According to section 311(1) of the Municipal Government Act, please be advised that Improvement District No. 4 mailed through regular Canada Post or emailed the 2025 Combined Assessment and Property Tax Notice to all property and leaseholders on Thursday, May 8, 2025.

If you have any questions or require further information, please let us know.

J. Scott Barton, CAO
admin@id4waterton.ca

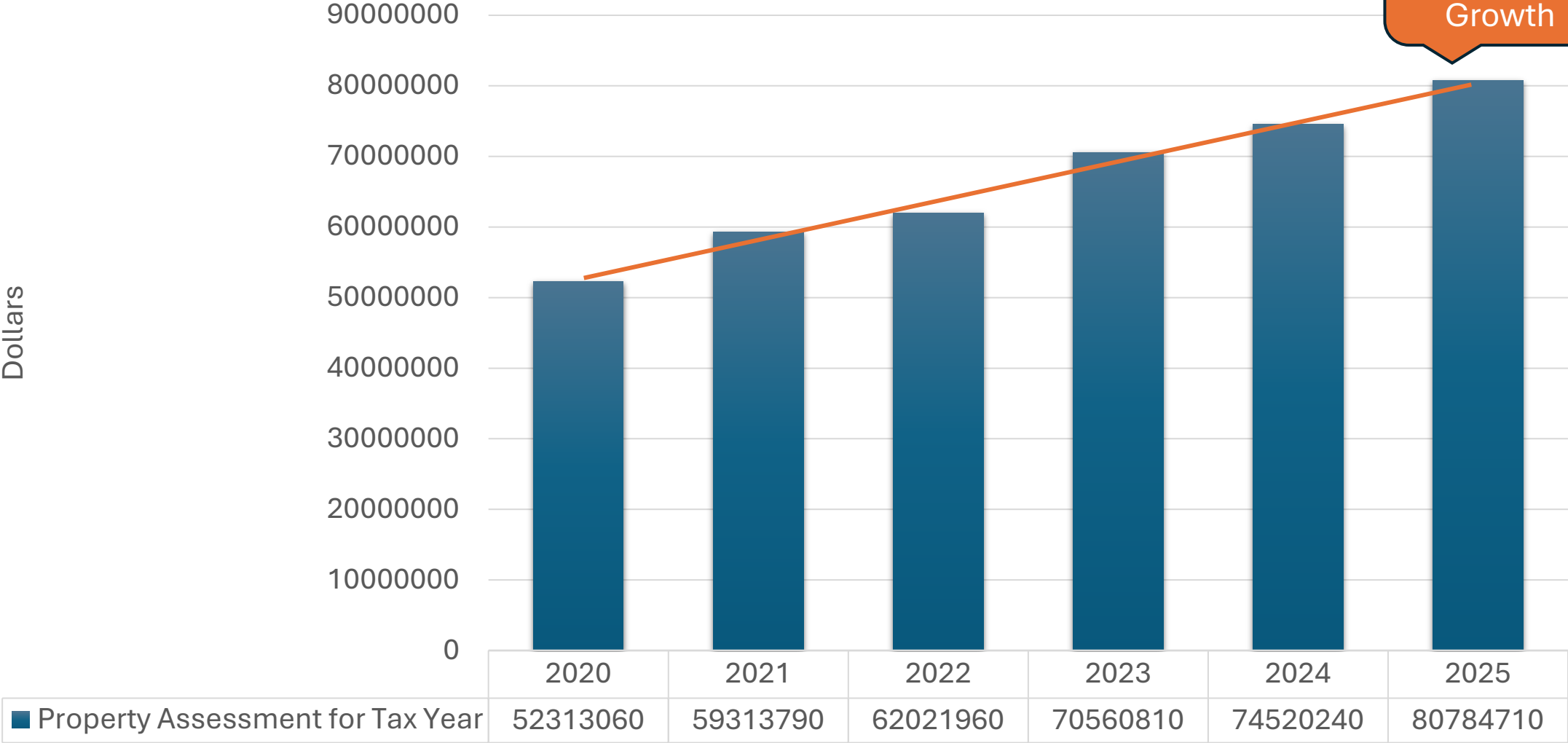
A series of blue dashed lines in the bottom right corner, forming a curved shape.

Total Residential Property Assessment for the 2025 Tax Year



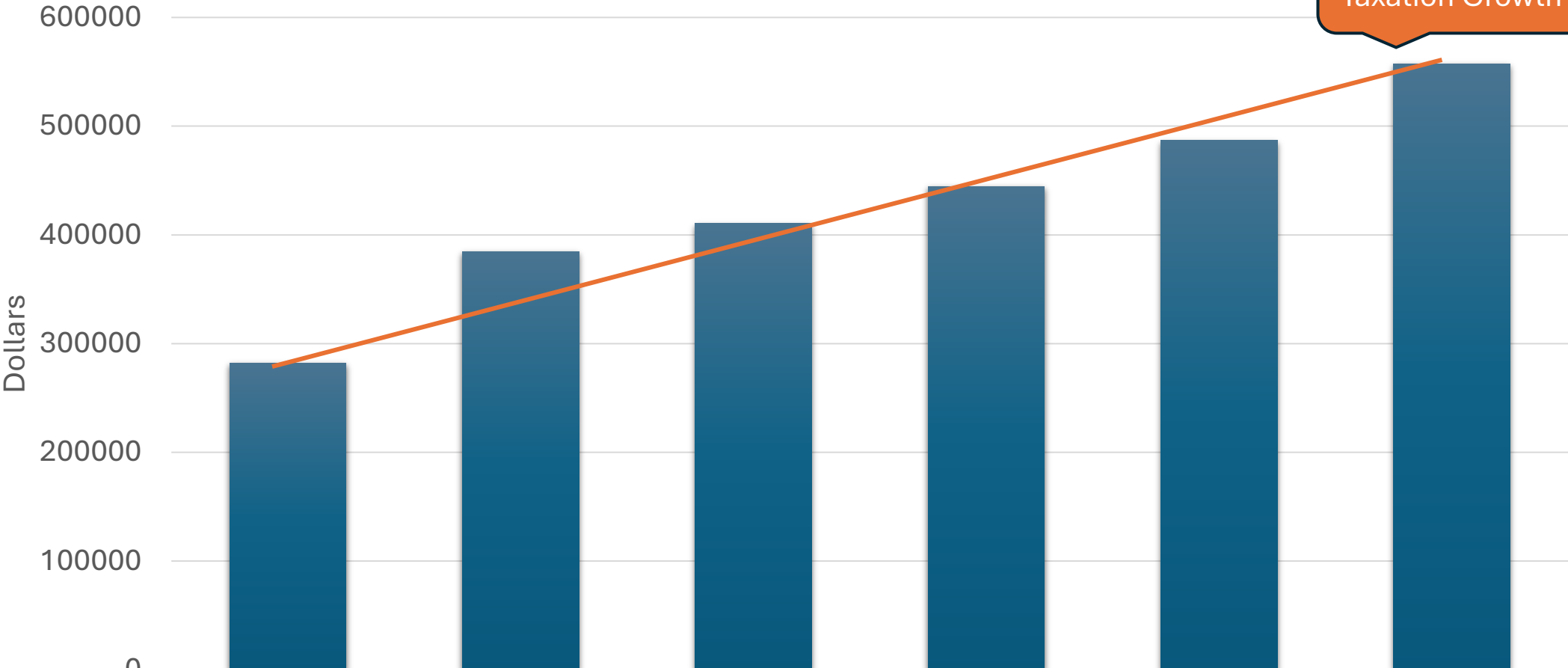
Total Non-Residential Property Assessment for the 2025 Tax Year

54.44%
Assessment
Growth



Total 2025 Provincial Education Property Tax - Residential

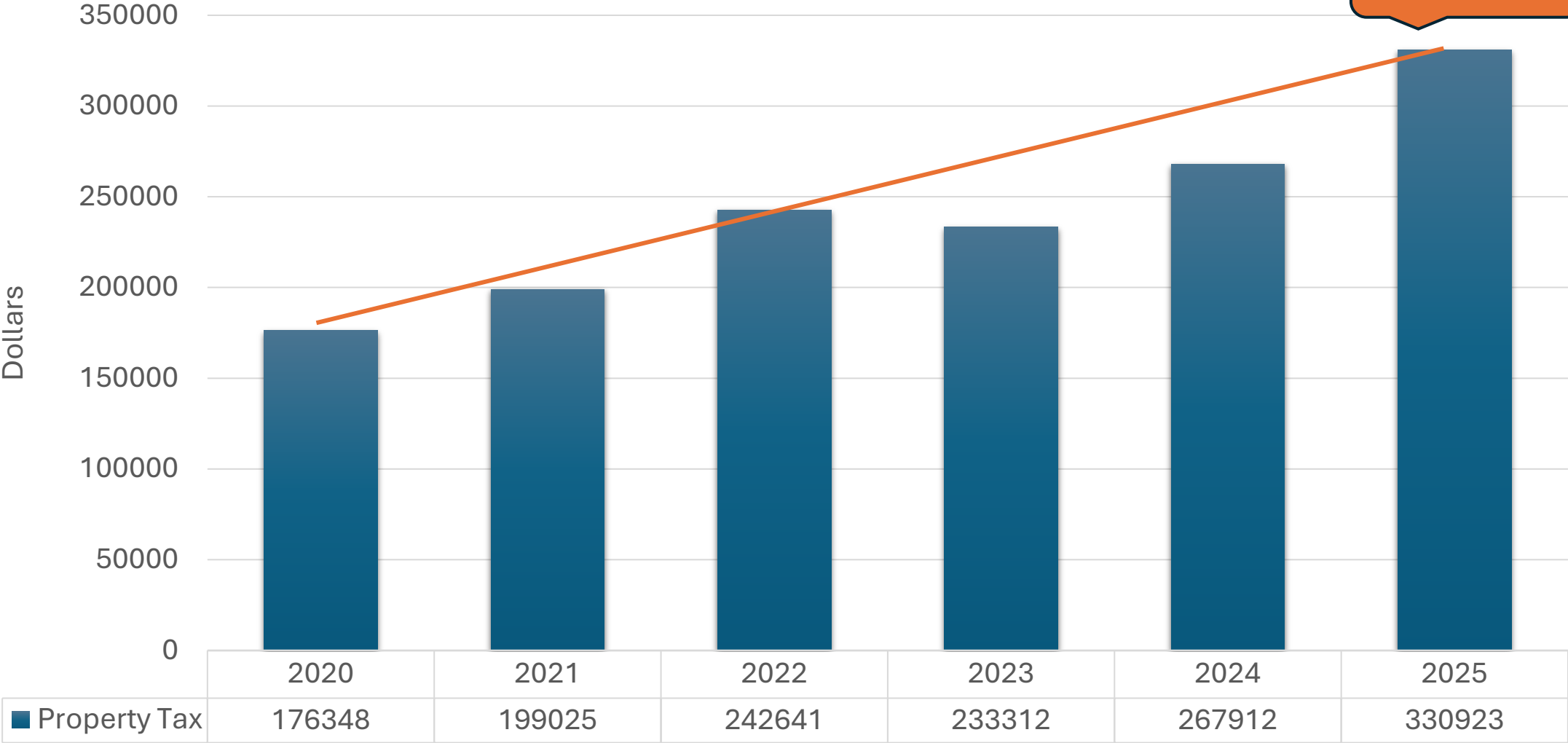
97.49%
Taxation Growth



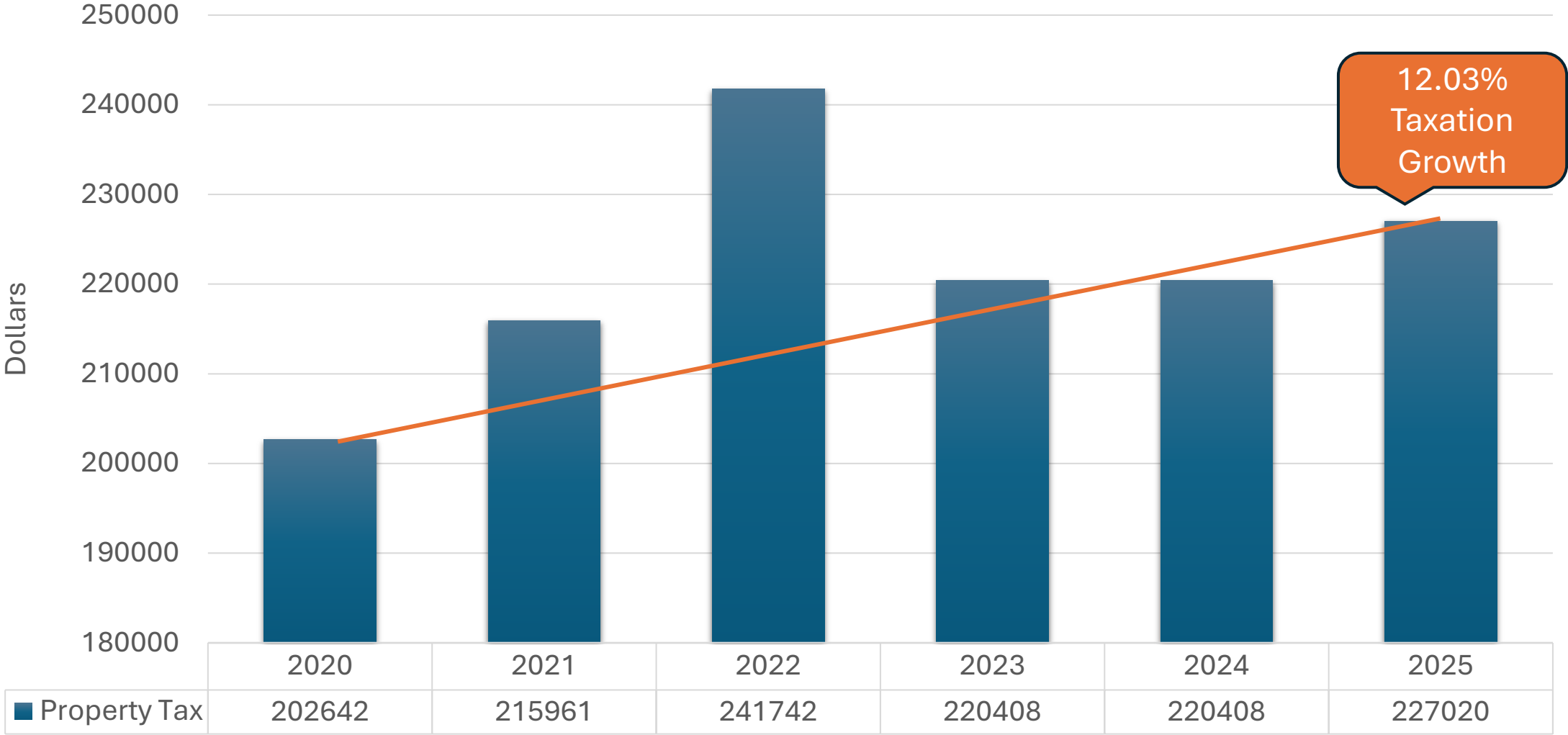
■ Property Tax	2020	2021	2022	2023	2024	2025
	282221	384538	410378	444591	486963	557367

Total 2025 Provincial Education Property Tax – Non-Residential

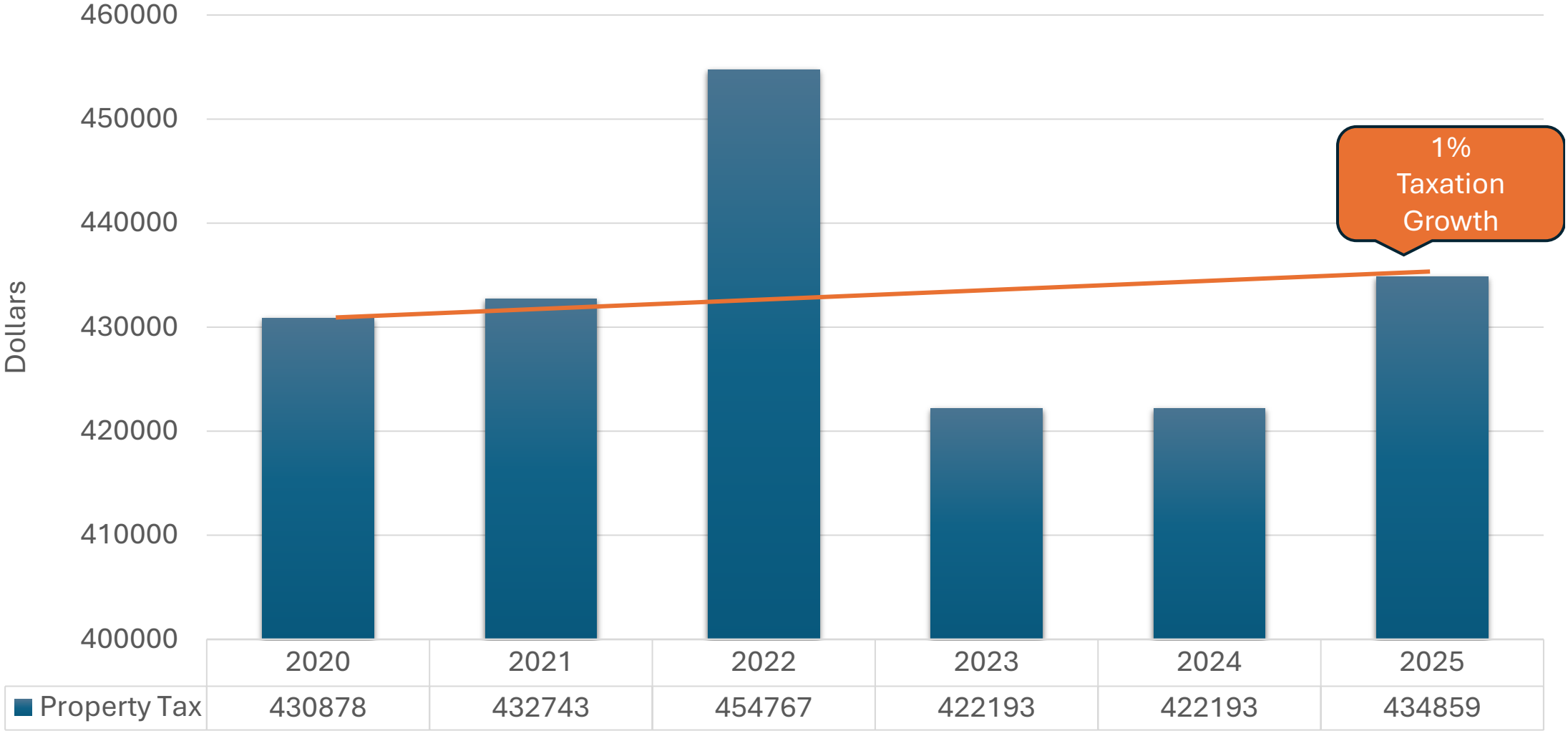
87.65%
Taxation Growth



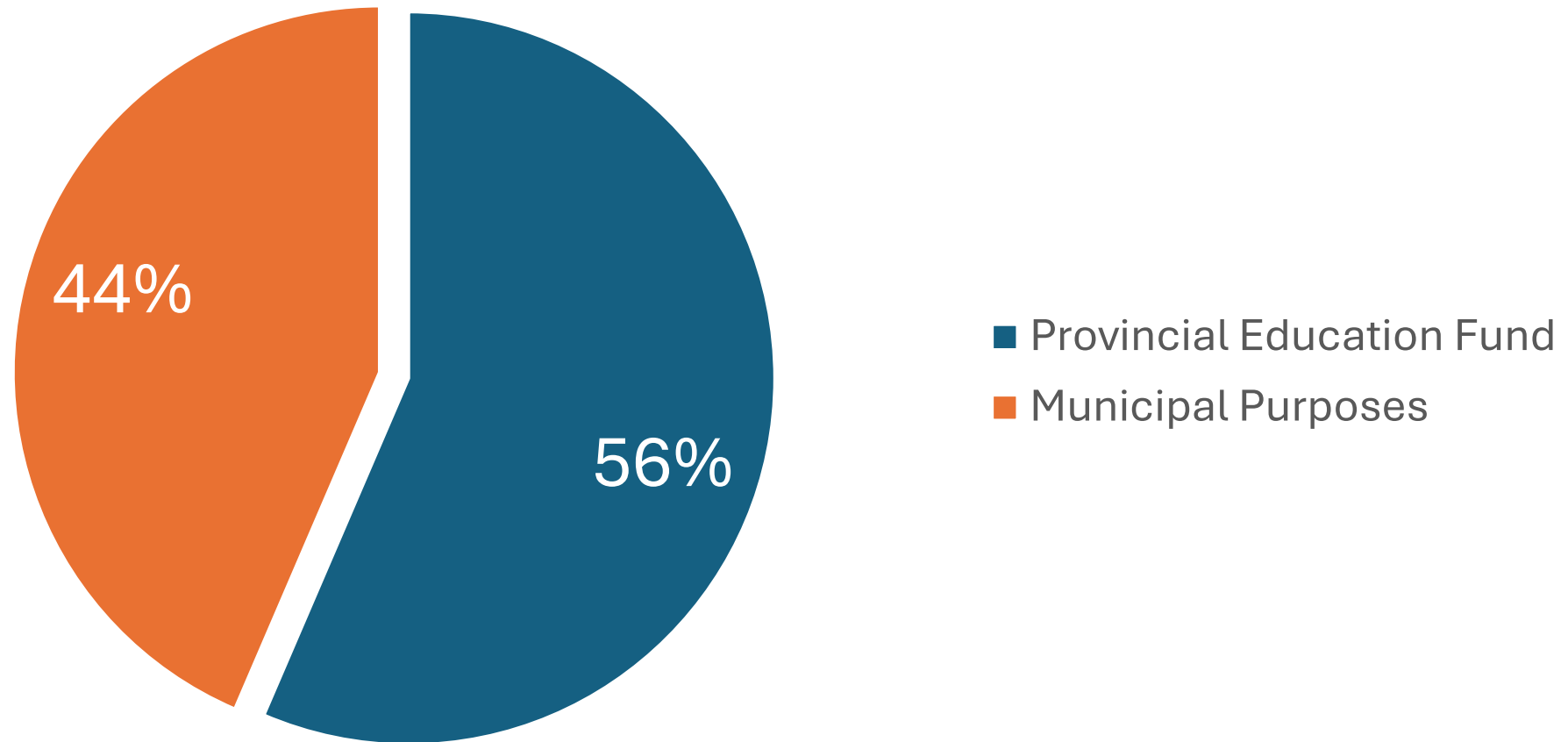
Total 2025 Municipal Property Tax - Residential



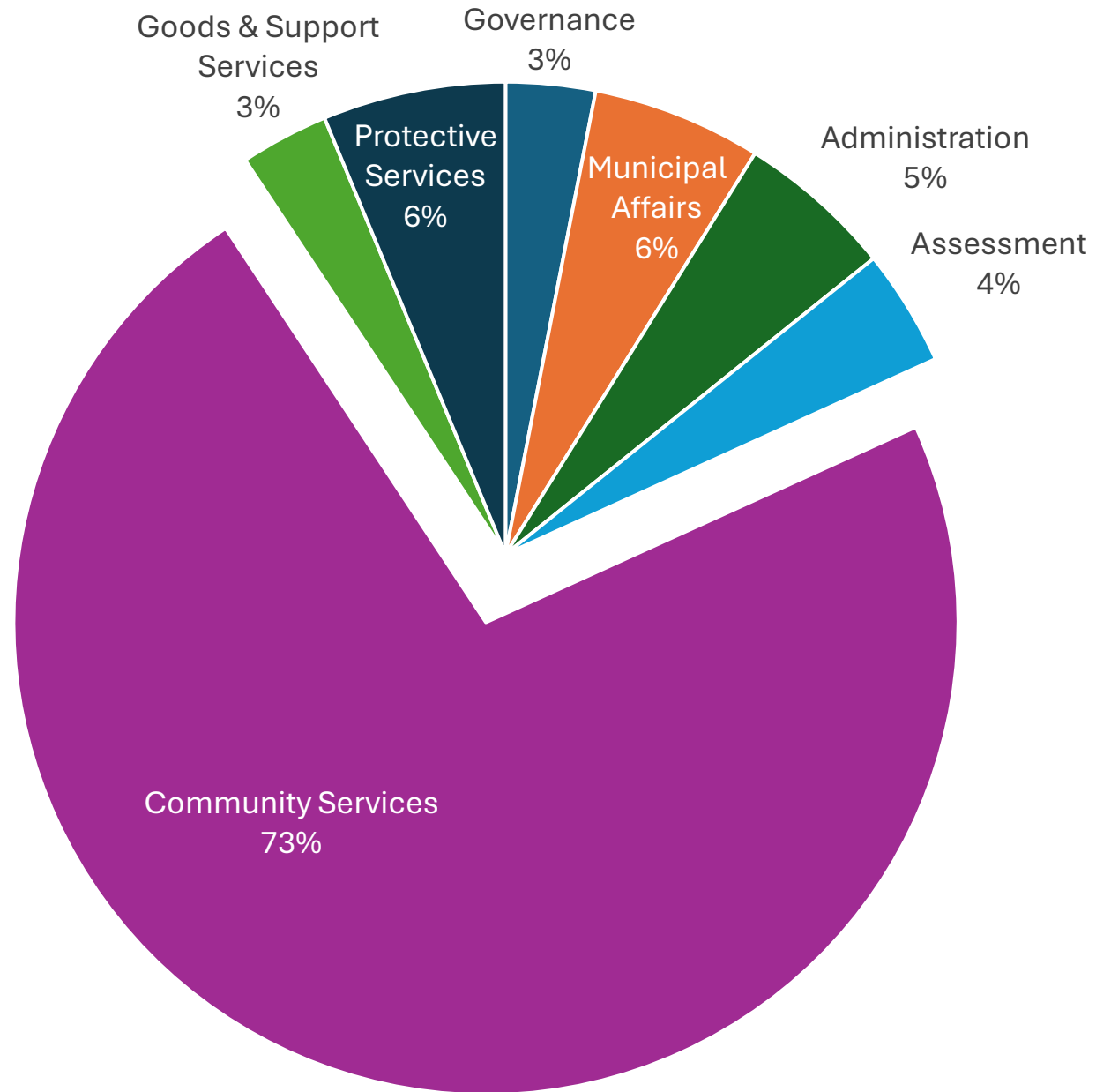
Total 2025 Municipal Property Tax – Non-Residential



2025 Property Tax Dollar



2025 Property Tax - Municipal Purposes



Education Property Tax

Fact Sheet

Highlights of the 2025-26 provincial education property tax

Budget 2025 will see an increase to the education property tax rates after being frozen in 2024-25. The higher rates, along with rising property values and increased development, are expected to raise the education property tax requisition from \$2.7 billion in 2024-25 to \$3.1 billion in 2025-26.

The share of education operating costs funded by the education property tax will increase to 31.6 per cent in 2025-26, following historic lows of about 28 per cent in 2023-24 and 29.5 per cent in 2024-25. This will enhance Alberta's ability to fund school operations, leading to better educational outcomes as student enrolment continues to grow.

Education property taxes provide a stable source of revenue and equitable funding that supports K-12 education, including teachers' salaries, textbooks and classroom resources. They are not used to fund government operations, school capital costs or teachers' pensions.

Under the provincial funding model, all education property taxes are pooled by Alberta Education through the Alberta School Foundation Fund and distributed to public and separate school boards on an equal per-student basis.

How education property tax is calculated for municipalities

All municipalities collect an equitable share of the provincial education property tax in proportion to their total taxable property assessments, which are equalized across the province. The equalization process ensures owners of properties of similar value and type across the province pay similar amounts of education property taxes. For more details on this process, refer to the [Guide to Equalized Assessment](https://www.municipalaffairs.alberta.ca/documents/as/guide_to_equalized_assessment.pdf) (www.municipalaffairs.alberta.ca/documents/as/guide_to_equalized_assessment.pdf) on the Alberta website.

The provincial equalized assessment base used to determine education property taxes this year reflects 2023 property values.

In 2025, the education property tax will be calculated at a rate of \$2.72 per \$1,000 of the total residential/farmland equalized assessment value. The non-residential rate will be set at \$4.00 per \$1,000 of equalized assessment value. Most property owners will see a change to their education tax bill due to increasing mill rates and assessment values. Individual properties are taxed based on the local education property tax rate set by the municipality.

How much Calgary and Edmonton contribute to education property tax

Based on this formula, Calgary taxpayers will contribute \$1.037 billion in education property tax in 2025. Edmonton taxpayers will contribute \$575 million in education property tax in 2025. Funding for Calgary and Edmonton school boards will be based on the published profiles expected to be released by the end of March 2025.

Declaration of faith

The Canadian Constitution guarantees Roman Catholic citizens' minority rights to a separate education system. In communities with separate school jurisdictions, property owners can declare they are of the Roman Catholic faith, so their education property tax dollars can be directed to those separate school jurisdictions.

Education system benefits everyone

Alberta's education system plays a crucial role in shaping a skilled workforce, driving economic growth and fostering the social well-being of individuals and the province as a whole. It serves as a cornerstone for personal and collective prosperity, benefiting all Albertans—regardless of age, marital status or parental responsibilities.

Questions about financial assistance for seniors or the Seniors Property Tax Deferral program can be directed to the Alberta Supports Contact Centre at 1-877-644-9992 (in Edmonton - 780-644-9992).