



Village of Clive
Property Tax and Assessment
Notice 2025

This is certification under Sections 310(4) and 336(1) of the *Municipal Government Act* that the 2025 Combined Assessment and Tax Notices prepared by the Village of Clive have been issued and mailed on June 5, 2025.

All assessed persons are deemed to have received their Assessment and Tax Notice as a result of this publication.

Deadline to file an Assessment Complaint – August 12
Deadline for payment – August 31, 2025

J. Carla Kenney, CAO
Village of Clive
5115 – 50th Street
Clive, AB T0C 0Y0

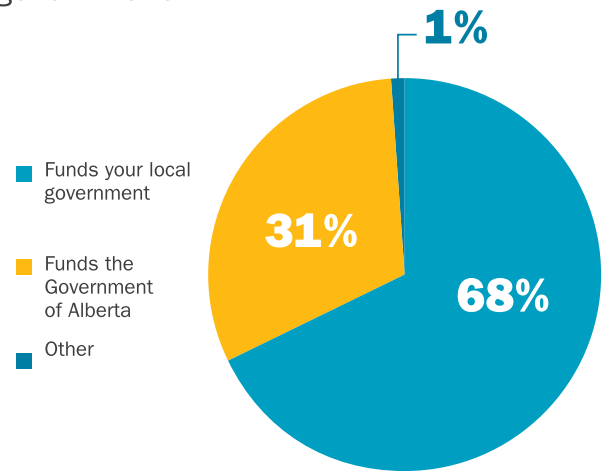
Provincial property taxes are going up

DID YOU KNOW?

Your property tax bill has two main taxes. A tax set by your municipal (local) government council and a tax set by the Government of Alberta.



Here's a look at how property taxes on homes are allocated. On average, almost one third of property taxes on homes is a tax by the Government of Alberta. About two-thirds of the average property tax bill is set by your council to fund services provided by your local government.




In 2025, the Government of Alberta increased its tax on homes and property by 14%

Another 10% increase in provincial property tax is planned in 2026.

Your local government and council has no control over the provincial property tax but is required to collect the tax and then transfer it to the Government of Alberta for their use. The Government of Alberta decides how much money it wants to collect from property taxes to help cover the costs of Alberta's K-12 schools and are choosing to increase that tax by almost \$1 billion over the next three years.

The provincial property tax is collected by your local government through your property tax bill. Your bill may refer to the provincial property tax as "education tax", "Alberta School Foundation Fund", "ASFF", or another name.

If you have questions about your provincial property tax and why it's increasing, contact your provincial Member of the Legislative Assembly (MLA). If you have questions about your municipal property tax, contact your local government office or council.

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How Are My Property Taxes Calculated?

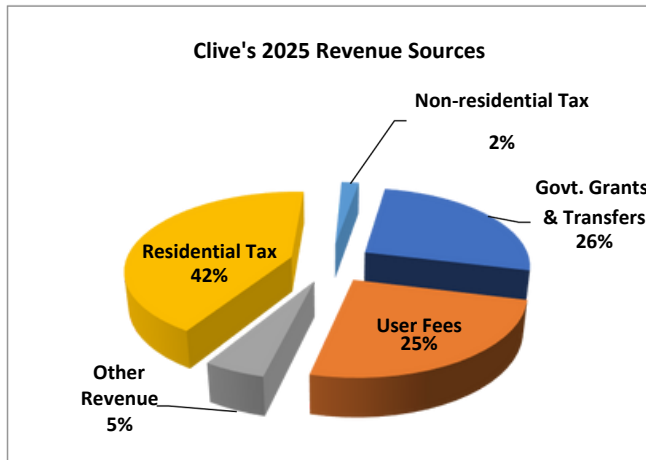
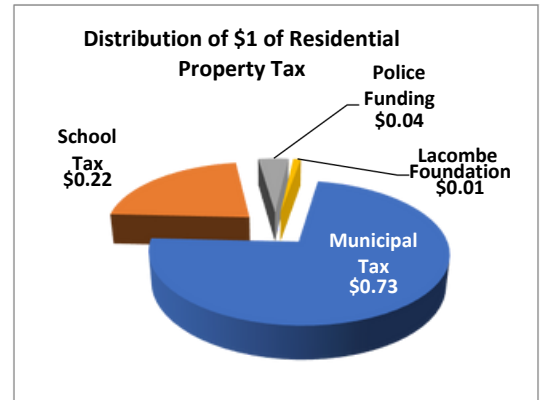
Your property tax is calculated by multiplying the assessed value of your property by the Property Tax Rate(s).

$$\text{Property Tax Bill} = \frac{\text{Assessed Value} \times \text{Tax Rate}}{1,000}$$

The 2025 property taxes on an average \$243,528 residence in Clive will be \$2,884 which is an increase of \$120 from 2024.

Your property tax is made of four parts;

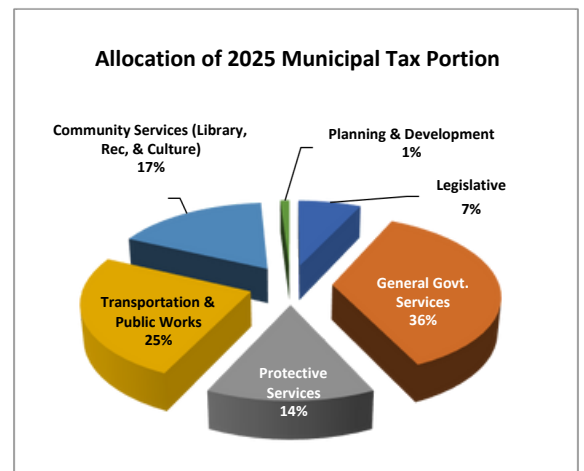
- A municipal portion – based on the budget set by the Clive Council
- A provincial education portion – the Alberta Government sends the Village an invoice for the education tax which Clive is required to collect from property owners on behalf of the province
- A seniors and affordable housing portion – set by the Lacombe Foundation
- A police model funding portion – the Village is responsible for 30% of our front line policing costs in 2025



The Village is required to prepare a balanced capital and operating budget. It has three primary revenue sources; government grants, user fees and property taxation. User fees fund water, sewer & garbage services. Government grants are the primary funding source for capital projects. The balance is then collected through residential and non-residential municipal property taxes.

How Will My 2025 Municipal Taxes Be Spent?

The municipal portion pays for services such as general government, enforcement, fire protection, parks, library, roads, public works and planning and development. The chart on the right indicates how the Village of Clive allocated municipal taxes to the operations and services of the Village.



TAX PAYMENTS ARE DUE AUGUST 31st

Tax payments are payable to the Village of Clive and can be made using one of the following options:

- **In person at the Village Office** located at 5115 – 50 Street during office hours.
- **Deposit in the afterhours drop box** located at the Village Office.
- By **mail** to: Village of Clive, P.O. Box 90, Clive, AB T0C 0Y0
 - o All payments sent by mail must be postmarked by Canada Post on or before August 31, 2025.
 - o **Cheques** should be made payable to “Village of Clive”, please ensure the remittance portion of your notice accompanies your payment.
- By **electronic payment methods**, including internet or telephone banking payments (Use your tax roll number as your account number). Funds must be received in the Village’s bank account no later than August 31, 2025.
- By **credit card**: visit PaySimply.ca, click on Municipalities then Clive (Village of) – Utilities (a 2.5% convenience fee will apply at the time of transaction).
- Through **TIPP** (Tax Installment Payment Plan). Those enrolled in the Village’s TIPP program will see their payment adjusted to reflect the new tax rates for 2025 on their next monthly payment.

When taxes are to be paid by a mortgage company, the owner is responsible for ensuring that the taxes are paid on time.

Tax information has been sent to your mortgage company only if so stated on the front of this tax notice.

Request a receipt for taxes paid by contacting the Village Office at 403-784-3366 or email admin@clive.ca

ASSESSMENT COMPLAINTS

Pursuant to Section 299 and 300 of the Municipal Government Act, all assessed persons are entitled to see or receive sufficient information about the person’s property or the summary of assessment. If you have any questions with your assessment, please contact the Village of Clive’s office at 403-784-3366 and we will be happy to ensure Clive’s assessor gets in touch with you.

If you believe your own or any other assessment is unfair you may file a written complaint on the prescribed form to the Clerk of the Assessment Review Board. The Assessment Review Board has the authority to review your assessment and direct the Assessor to make amendments. Its function is to hear evidence as to whether your property is assessed on an equitable basis, with similar properties pursuant to Section 460 of the Municipal Government Act.

Pursuant to Section 308(2) of the Municipal Government Act, an assessment complaint for linear property cannot be filed in regard to this notice.

Pursuant to Section 460 and 481 of the Municipal Government Act, if a complaint is to be heard by an Assessment Review Board, you or your agent must:

- Complete and submit the prescribed complaint form to the Clerk of the Assessment Review Board. This form is available at the Village Office or can be downloaded from the Municipal Affairs website at <http://www.municipalaffairs.alberta.ca>
- Pay the complaint fee of \$50.00 at the time the complaint is filed.
- **The completed form must be received by the Clerk of the Assessment Review Board, Village of Clive, P.O. Box 90, Clive, AB T0C 0Y0 on or before the final date of complaint which is August 12, 2025 as shown on the front of this notice (FINAL DATE FOR APPEAL).**

The Assessment Review Board does not have the jurisdiction to hear a complaint if any one of the above conditions are not met.

A complaint against your assessed property value does not exempt you from paying taxes on time or from late payment penalties.

If an appeal is successful, the adjustment will be applied to the tax roll.