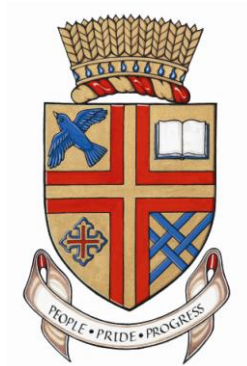


City of Lacombe  
2011 Property Assessment and Taxation  
Briefing Report

For Lacombe City Council

April 8, 2011  
Updated

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City of Lacombe



## **Executive Summary**

The 2011 Property Tax Bylaw is composed of the latest updates to the City's 2011 Assessment Roll (including both growth and inflation factors) and the revenue requirements of four taxing authorities. The highlights of this year's assessment roll and tax levies are summarized as follows:

- Revenue from new construction exceeded budget expectations, while linear assessment saw significant depreciation. As a result, the required tax increase to meet the municipal revenue requirements is now 2.49% compared to the budget tax rate increase of 2.93%. In addition, the City will collect an additional \$100,610 in tax revenue due to higher than expected residential construction growth.
- Residential property owners as a whole in Lacombe will pay \$180,660 or 6.81% more in education taxes than in 2011, while commercial property owners in Lacombe will pay \$30,442 or 4.55% more.
- Lacombe property owners will pay \$91,553 in 2011 compared to \$58,289 in 2010 toward the operations and capital requirements of the Lacombe Foundation senior's housing facilities.
- Growth in the 2011 Assessment Roll from New Construction of Residential and Commercial Properties was 3.21% and 1.25% respectively.
- The Market Value of existing properties on the assessment roll decreased by .06% for residential and increased 1.56% for commercial in 2011.
- Higher than expected new construction and development in 2011 will result in the City's average tax increase being 2.49% versus the 2011 budget tax increase of 2.93%.
- The City will also generate an additional \$100,610 in new growth tax revenue that can be applied against the 2011 operating budget.
- The combined residential tax rate for 2011 will be 9.1909 compared to 8.9722 in 2010. The combined commercial tax rate for 2011 will be 12.4624 compared to 11.7875 in 2010. (Updated)
- An average single-family home assessed at \$251,540 will see an overall property tax increase of \$54. An average business property assessed at \$631,210 will see an overall property tax increase of \$538.

\*Note. This version updates the school tax rates for 2011 to ensure consistency between taxing authorities.

## **Introduction – Assessment versus Taxation**

The calculation of the annual property tax levy involves two major components: the property assessment established for each property and the tax rates approved by Council and the Province. On the surface, property taxes should be a simple calculation:

### **ASSESSMENT x TAX RATE (formerly called mill rate) divided by 1000**

The challenge of course is that both variables change each year and the changes in assessment vary property by property each year. In addition, properties are classified by one of a number uses. The City categorizes its 5,288 properties (see [Table 1](#)) into 31 property classes (see [Table 2a](#) and [Table 2b](#)).

Compounding this issue are the four taxing authorities and ten different tax rates used in the annual calculation of property taxes for the various properties in Lacombe (City proper and annexed properties). Providing a single explanation for the changes or the impact on all of the various properties is difficult if not impossible. Traditionally, the City explains the changes in property taxes by relying on an average commercial or average residential property example. Unfortunately, for most properties the impact is either larger or smaller than the average. To explain the process beyond the simple average example, a systematic approach to explaining the assessment and taxation process for 2011 is provided here. Key points will be highlighted throughout the report. These same points will also be highlighted in the communication with taxpayers.

## **2011 Funding Requirements**

The City collects revenue through the taxation process for a variety of purposes. The City collects taxes to cover its operations (municipal) and to cover funding requests (requisitions). For 2011, the City had funding requisitions from the Provincial School Fund (ASFF), St. Thomas Aquinas Roman Catholic School Division and the Lacombe Foundation.

### Municipal Revenue Funding

The City's municipal levy is divided into two tax levies, the general municipal and the street renewal. The general levy funds the non-utility operations for the year. The street renewal levy was established to replace the City's local improvement program. This levy is used to fund road and sidewalk replacement projects. The street levy remains relatively unchanged from 2010 while the municipal general levy included a budgeted increase of \$424,850 (new assessment and tax rate increase). The higher than expected assessment growth has provided the municipality the opportunity to collect additional municipal revenue while proposing a lower than budgeted tax rate increase. To achieve this municipal revenue increase the City relies on new construction and a tax rate increase. [Table 3](#) compares the budget to actual 2011 municipal tax levy.

***Revenue from new construction exceeded budget expectations, while linear assessment saw significant depreciation. As a result, the required tax increase to meet the municipal revenue requirements is now 2.49% compared to the budget tax rate increase of 2.93% In addition, the City will collect an additional \$100,610 in tax revenue due to higher than expected residential construction growth.***

### Alberta School Foundation Fund (ASFF) & St. Thomas RCS Regional Division

The Province's 2011 Education requisition is also collected via the City's property tax system. The annual requisition is based on the City's equalized assessment for 2011. This complex formula relies on previous year's (2010) assessment to determine the 2011 requisition. The total requisition for the year was \$3,532,392, an increase of \$211,102 or 6.36% from 2010. This requisition is now split between the public and separate school systems.

The increases in school requisition are spread across both commercial and residential properties. Commercial properties in Lacombe will pay a combined \$30,442 (4.55%) **more** than in 2010. The amount of education tax collected from residential properties will **increase by** \$180,660 from 2010, a 6.81% increase. [Table 4](#) shows the process for calculating the education tax rates.

***Residential property owners as a whole in Lacombe will pay \$180,660 or 6.81% more in education taxes than in 2011, while commercial property owners in Lacombe will pay \$30,442 or 4.55% more.***

### Lacombe Foundation Requisition

For 2011, Lacombe Foundation has requisitioned for debt and interest costs on capital, and funding to cover operating deficits for the lodges. The funding requisition of the Foundation is divided amongst its member municipalities based on the same equalized assessment values used in the determination of the annual school requisition. The City's share is \$91,553 (before adjustments). Funding for the Foundation is applied uniformly across all taxable properties in Lacombe (except annexed properties). [Table 5](#) shows the calculation of the Foundation's requisition.

***Lacombe property owners will pay \$91,553 in 2011 compared to \$58,289 in 2010 toward the operations and capital requirements of the Lacombe Foundation senior's housing facilities.***

### **Assessment – Growth versus Market Value Changes**

#### Difference between Growth and Market Value Change

The City's annual assessment roll increase or decrease is based on two factors: (1) growth – i.e. new construction and (2) inflation – i.e. market value. [Table 2a](#) and [Table 2b](#) show the changes (both growth and inflation) for each property class. Although both factors affect the overall value of the City's assessment roll, only growth results in additional tax revenue for the City. Inflation (Market value) is *not used* to generate additional tax revenue. New construction expands the tax base for the community while Market Value determines how taxes are distributed between the properties in Lacombe.

#### Changes between Asset Classes

[Table 2a](#) shows the increase in assessment roll due to new construction (growth) and market value (inflation). The 2011 assessment roll includes all new construction as of December 31, 2010, while market values were based on values as of July 1, 2010. Residential construction was strong in 2010 compared to 2009 and resulted in a higher than expected increase in residential assessments of 3.21%. Commercial new construction was stronger with commercial assessments growing by 1.25%. However, this growth was tempered by higher depreciation of machinery & equipment and linear assessment which resulted in an overall change of 1.17%. Housing prices appear to

have stabilized which is reflected in the market values of existing properties on the 2011 assessment roll with residential market values decreasing slightly by .06%, while commercial properties increased slightly by 1.56%. These increases are the average increases across each the various property classes. Variations exist on a property-by-property basis.

***Growth in the 2011 Assessment Roll from New Construction of Residential and Commercial Properties was 3.21% and 1.25% respectively.***

***The Market Value of existing properties on the assessment roll decreased by .06% for residential and increased 1.56% for commercial in 2011.***

#### Budget versus Actual Assessment Changes

The higher than expected new residential construction has reduced the municipal tax increase needed to balance the 2011 operating budget while at the same generating an additional \$100,610 in new growth revenue that can be applied to the 2011 operating budget. [Table 3](#) compares the actual assessment changes to the budget changes. Residential new construction (including grant in lieu properties) was significantly higher than budgeted. Commercial new construction (including provincial and federal grant in lieu properties) was also higher than budget. As a result, the City will generate an additional \$100,610 in tax revenue. The City's tax increase on existing properties is lower than the budgeted from 2.93% to the proposed 2.49%. This reduction in the municipal tax increase can be used to offset the higher school tax requisition. The municipal tax rate increase is an average increase across all properties. The effect on individual properties will vary depending on the market value change of that particular property.

***Higher than expected new construction and development in 2011 will result in the City's average tax increase being 2.49% versus the 2011 budget tax increase of 2.93%***

***The City will also generate an additional \$100,610 in new growth tax revenue that can be applied against the 2011 operating budget.***

## **Taxation Rates**

Besides influencing the distribution of property taxes between properties and property classes, the change in the City's assessment roll also results in a change in the various tax rates. Prior to 1994, assessment values were based on a fixed year and did not vary from year to year. Any change in tax rates (usually upward) resulted in a measurable increase in property taxes for a particular property. Now that assessments are updated on an annual basis, the relationship between tax rates and the amount of taxes levied to a particular property is not as clear. In fact the City's municipal tax rates had decreased every year since 1994. This reversed itself in 2010.

### Lacombe Municipal Tax Rates

The City of Lacombe applies two tax rates to all City proper properties. Those areas still covered by the 2000 and 2007 annexation agreements are covered by the Lacombe County Municipal rate. Repeating a trend started last year, the decrease in the market value of assessments has resulted in an increase in the municipal general tax rate from 6.3182 to 6.4387 for residential. The percentage spread between residential and commercial tax rates has increased again due to the larger increase in residential construction versus new commercial construction. The 2011 commercial tax rate is 8.5483, up from 7.9464 in 2010. The commercial rate is equal to 1.3276 times the residential tax rate. The target is 1.2 times residential.

The City's 2011 budget kept the street levy revenue at the 2010 budget level. The street renewal levy decreased from 0.2843 to 0.2757 resulting in revenue of \$371,353. [Table 6a](#) and [Table 6b](#) highlight all of the tax rates as they apply to various classes of property owners.

### Annexation Municipal Tax Rates

Properties annexed in 2000 and 2007 and which have not been subdivided or further developed are still subject to the Lacombe County municipal tax rate. Lacombe County has not yet adopted their 2011 Tax Rate bylaw. As a result, the City is relying on the County's forecasted tax rates included in its 2011 operating budget. The

residential and farm tax rates have increased from 2.120 to 2.2631 for residential and from 4.2 to 4.49 for farmland and commercial assessments.

#### Education Tax Rate

There are two education tax rates in Lacombe, a residential and commercial education tax rate. The school tax requisition collected from both commercial properties and residential properties increased. The addition of new residential and commercial development only partially offset the decline in market values and the additional school tax requisition. As a result, the residential education tax rate increased from 2.3252 to 2.4089 for both the public system and the separate system. The commercial education tax rate also increased from 3.5123 to 3.5708.

#### Lacombe Foundation Tax Rate

The Foundation tax rate reflects the requirement to fund the City's share of the Foundations operating and capital requirements for 2011. A uniform tax rate of 0.0676 is applied to all non-annexation properties.

***The combined residential tax rate for 2011 will be 9.1909 compared to 8.9722 in 2010. The combined commercial tax rate for 2011 will be 12.4624 compared to 11.7875 in 2010. (Updated)***

### **Tax Implications for City Property Owners**

Explaining the impact of these various assessment and tax changes in generalities is difficult due to the various assessment changes to the various 31 property classes. Providing examples based on average changes must be tempered by the fact that many properties will pay more while others pay less than the amounts identified in the average scenario. A review on a case-by-case basis has shown variation of residential property taxes from a reduction of \$14 to an increase as high as \$211.

[Table 7a](#), [Table 7b](#) and [Table 7c](#) outline the impact on average residential and commercial properties. For residential properties, the average increase is 2.38%. For a single-family dwelling assessed at \$251,540, the increase is \$54. For a commercial property assessed at 631,210, the increase is \$538 or 7.35%. The split between



municipal, foundation and education taxes is provided on [Table 7b](#) for residential and [Table 7c](#) for commercial.

***An average single-family home assessed at \$251,540 will see an overall property tax increase of \$54. An average business property assessed at \$631,210 will see an overall property tax increase of \$538.***

### **Conclusion**

The 2011 assessment roll changes provide a variety of results depending on what type of property in question. Clearly, the most positive news is the fact that new construction far exceeded budget expectations. As result the 2011 municipal tax increase is proposed to fall from the 2011 operating budget estimate of 2.93% to 2.49%. Unfortunately, the additional foundation and school tax increases have not been covered by the additional new residential and commercial construction. As a result, the average tax increase for a residential home is 2.38% while commercial taxes will increase an average of 7.35%. [Table 8](#) provides the detailed levies for all taxing authorities by property class. The 2011 Tax levy is summarized in [Table 9a](#) and [Table 9b](#) which are the foundation for this year's 2011 Property Tax bylaw.

**Table 1**  
**City of Lacombe**  
**Number of Parcels for Assessment**

	<b>2010</b>	<b>2011</b>	<b>Increase</b>	<b>% Change</b>
Residential	4092	4183	91	2%
Vacant Residential	227	270	43	19%
Commercial	277	278	1	0%
Industrial	100	104	4	4%
Vacant Industrial	37	37	0	0%
Farmland -Occupied and Vacant	32	32	0	0%
Grant-In-Lieu	12	12	0	0%
Municipal Rental	0	0	0	n/a
Machinery and Equipment	13	11	-2	-15%
Railway/Airport	3	3	0	0%
Linear	20	20	0	0%
Exempt	333	338	5	2%
<b>Totals</b>	<b>5146</b>	<b>5288</b>	<b>142</b>	<b>2.76%</b>

**Table 2a**  
**City of Lacombe**  
**2011 Tax Year - 2010 Assessment Analysis**  
**Property Type Analysis (Including Linear)**

General - As of April 6, 2011

Linear - As of January 31, 2011- Province

Area	Type	code	Description	Previous	New previous	New assesment	Growth & Policy Change	Inflation	Growth	
									Growth	Inflation
Lacombe	Exempt and Grants	160	Grant In Lieu - Municipal	\$6,446,440	\$6,446,440	\$6,545,810	\$0	\$99,370	0.00%	1.54%
Lacombe	Exempt and Grants	300	Provincial Grant In Lieu	\$10,363,810	\$10,363,810	\$10,526,670	\$0	\$162,860	0.00%	1.57%
Lacombe	Exempt and Grants	305	Federal Grant in Lieu	\$807,390	\$807,390	\$819,600	\$0	\$12,210	0.00%	1.51%
Lacombe	Exempt and Grants	500	Exempt	\$178,185,040	\$179,858,270	\$182,770,140	\$1,673,230	\$2,911,870	0.94%	1.63%
Lacombe	Exempt and Grants	505	Exempt	\$22,205,360	\$22,502,310	\$22,825,630	\$296,950	\$323,320	1.34%	1.46%
Annexed	Exempt and Grants	505a	Exempt - Annexed	\$1,074,070	\$1,074,070	\$1,093,810	\$0	\$19,740	0.00%	1.84%
Annexed	Exempt and Grants	510	Exempt - Annexed	\$65,720	\$65,720	\$65,720	\$0	\$0	N/A	N/A
<b>Exempt and Grants Total</b>				<b>\$219,147,830</b>	<b>\$221,118,010</b>	<b>\$224,647,380</b>	<b>\$1,970,180</b>	<b>\$3,529,370</b>	<b>0.90%</b>	<b>1.61%</b>
Annexed	Non-Res	195	Vac.Farm. - Annex.	\$356,100	\$354,250	\$354,250	(\$1,850)	\$0	-0.52%	0.00%
Lacombe	Non-Res	200	Farm Vacant	\$115,750	\$115,750	\$115,750	\$0	\$0	0.00%	0.00%
Lacombe	Non-Res	205	Municipal Rental	\$0	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!
Lacombe	Non-Res	220	Commercial	\$113,382,920	\$115,444,390	\$117,491,020	\$2,061,470	\$2,046,630	1.82%	1.81%
Lacombe	Non-Res	221	Vacant Industrial	\$3,713,470	\$3,824,770	\$3,928,190	\$111,300	\$103,420	3.00%	2.78%
Annexed	Non-Res	225	Commercial - Annex.	\$1,421,040	\$1,131,590	\$1,152,000	(\$289,450)	\$20,410	-20.37%	1.44%
Lacombe	Non-Res	240	Industrial	\$38,423,480	\$38,621,050	\$39,342,910	\$197,570	\$721,860	0.51%	1.88%
Lacombe	Non-Res	250	Machinery and Equipment	\$1,640,300	\$1,532,130	\$1,501,910	(\$108,170)	(\$30,220)	-6.59%	-1.84%
Lacombe	Non-Res	260	Railway	\$324,710	\$324,710	\$309,820	\$0	(\$14,890)	0.00%	-4.59%
Lacombe	Non-Res	270	Airport	\$1,317,710	\$1,430,480	\$1,449,680	\$112,770	\$19,200	8.56%	1.46%
Annexed	Non-Res	195a	Vac.Farm. - Annex.	\$0	\$0	\$0	\$0	\$0	<b>0.00%</b>	<b>0.00%</b>
Annexed	Non-Res	225a	Commercial - Annex.	\$1,387,280	\$1,378,130	\$1,402,320	(\$9,150)	\$24,190	-0.66%	1.74%
Annexed	Non-Res	245a	Industrial - Annex.	\$4,729,920	\$4,729,920	\$4,855,720	\$0	\$125,800	0.00%	2.66%
Lacombe	Non-Res	310	Power and Pipe - Telus	\$3,490,650	\$3,271,830	\$3,302,640	(\$218,820)	\$30,810	-6.27%	0.88%
Lacombe	Non-Res	315	Power and Pipe - Fortis	\$4,410,170	\$4,602,150	\$4,602,560	\$191,980	\$410	4.35%	0.01%
Lacombe	Non-Res	320	Power and Pipe - ATCO Gas	\$5,867,390	\$5,912,100	\$5,693,710	\$44,710	(\$218,390)	0.76%	-3.72%
Lacombe	Non-Res	330	Power and Pipe - Shaw	\$852,550	\$878,170	\$882,220	\$25,620	\$4,050	3.01%	0.48%
<b>Non-Residential</b>				<b>\$181,433,440</b>	<b>\$183,551,420</b>	<b>\$186,384,700</b>	<b>\$2,117,980</b>	<b>\$2,833,280</b>	<b>1.17%</b>	<b>1.56%</b>
Lacombe	Res	100	Farm	\$9,430	\$9,430	\$9,430	\$0	\$0	N/A	N/A
Lacombe	Res	110	Residential	\$1,093,878,810	\$1,130,198,700	\$1,129,022,370	\$36,319,890	(\$1,176,330)	3.32%	-0.11%
Annexed	Res	115	Residential - Annex.	\$13,465,850	\$13,453,450	\$13,472,290	(\$12,400)	\$18,840	-0.09%	0.14%
Lacombe	Res	130	Vacant Residential	\$21,103,490	\$21,388,340	\$21,813,920	\$284,850	\$425,580	1.35%	2.02%
Annexed	Res	135	Residential/Vacant - Annex.	\$781,540	\$791,090	\$804,320	\$9,550	\$13,230	1.22%	1.69%
Annexed	Res	115a	Residential - Annex.	\$10,786,760	\$10,804,580	\$10,837,320	\$17,820	\$32,740	0.17%	0.30%
Annexed	Res	135a	Residential/Vacant - Annex.	\$224,190	\$224,190	\$228,680	\$0	\$4,490	0.00%	2.00%
<b>Residential</b>				<b>\$1,140,250,070</b>	<b>\$1,176,869,780</b>	<b>\$1,176,188,330</b>	<b>\$36,619,710</b>	<b>(\$681,450)</b>	<b>3.21%</b>	<b>-0.06%</b>
<b>Grand Total</b>				<b>\$1,540,831,340</b>	<b>\$1,581,539,210</b>	<b>\$1,587,220,410</b>	<b>\$40,707,870</b>	<b>\$5,681,200</b>	<b>2.64%</b>	<b>0.37%</b>

**Table 2b**  
**City of Lacombe**  
**2011 Tax Year - 2010 Assessment Analysis**  
**Area by Property Type Analysis (Including Linear)**

Area	Type	code	Description	Previous	New previous	New assesment	Growth			
							& Policy Change	Inflation	Growth	Inflation
Annexed	Exempt and Grants	505a	Exempt - Annexed	\$1,074,070	\$1,074,070	\$1,093,810	\$0	\$19,740	0.00%	1.84%
Annexed	Exempt and Grants	510	Exempt - Annexed	\$65,720	\$65,720	\$65,720	\$0	\$0	0.00%	0.00%
<b>Exempt and Grants Total</b>				<b>\$1,139,790</b>	<b>\$1,139,790</b>	<b>\$1,159,530</b>	<b>\$0</b>	<b>\$19,740</b>	<b>0.00%</b>	<b>1.73%</b>
Annexed	Non-Res	195	Vac.Farm. - Annex.	\$356,100	\$354,250	\$354,250	(\$1,850)	\$0	-0.52%	0.00%
Annexed	Non-Res	225	Commercial - Annex.	\$1,421,040	\$1,131,590	\$1,152,000	(\$289,450)	\$20,410	-20.37%	1.44%
Annexed	Non-Res	195a	Vac.Farm. - Annex.				\$0	\$0	N/A	N/A
Annexed	Non-Res	225a	Commercial - Annex.	\$1,387,280	\$1,378,130	\$1,402,320	(\$9,150)	\$24,190	-0.66%	1.74%
Annexed	Non-Res	245a	Industrial - Annex.	\$4,729,920	\$4,729,920	\$4,855,720	\$0	\$125,800	0.00%	2.66%
<b>Non-Residential</b>				<b>\$7,894,340</b>	<b>\$7,593,890</b>	<b>\$7,764,290</b>	<b>(\$300,450)</b>	<b>\$170,400</b>	<b>-3.81%</b>	<b>2.16%</b>
Annexed	Res	115	Residential - Annex.	\$13,465,850	\$13,453,450	\$13,472,290	(\$12,400)	\$18,840	-0.09%	0.14%
Annexed	Res	135	Residential/Vacant - Annex.	\$781,540	\$791,090	\$804,320	\$9,550	\$13,230	1.22%	1.69%
Annexed	Res	115a	Residential - Annex.	\$10,786,760	\$10,804,580	\$10,837,320	\$17,820	\$32,740	0.17%	0.30%
Annexed	Res	135a	Residential/Vacant - Annex.	\$224,190	\$224,190	\$228,680	\$0	\$4,490	0.00%	2.00%
<b>Residential</b>				<b>\$25,258,340</b>	<b>\$25,273,310</b>	<b>\$25,342,610</b>	<b>\$14,970</b>	<b>\$69,300</b>	<b>0.06%</b>	<b>0.27%</b>
<b>Annexed Total</b>				<b>\$34,292,470</b>	<b>\$34,006,990</b>	<b>\$34,266,430</b>	<b>(\$285,480)</b>	<b>\$259,440</b>	<b>-0.83%</b>	<b>0.76%</b>
Lacombe	Exempt and Grants	160	Grant In Lieu - Municipal	\$6,446,440	\$6,446,440	\$6,545,810	\$0	\$99,370	0.00%	1.54%
Lacombe	Exempt and Grants	300	Provincial Grant In Lieu	\$10,363,810	\$10,363,810	\$10,526,670	\$0	\$162,860	0.00%	1.57%
Lacombe	Exempt and Grants	305	Federal Grant in Lieu	\$807,390	\$807,390	\$819,600	\$0	\$12,210	0.00%	1.51%
Lacombe	Exempt and Grants	500	Exempt	\$178,185,040	\$179,858,270	\$182,770,140	\$1,673,230	\$2,911,870	0.94%	1.63%
Lacombe	Exempt and Grants	505	Exempt	\$22,205,360	\$22,502,310	\$22,825,630	\$296,950	\$323,320	1.34%	1.46%
<b>Exempt and Grants Total</b>				<b>\$218,008,040</b>	<b>\$219,978,220</b>	<b>\$223,487,850</b>	<b>\$1,970,180</b>	<b>\$3,509,630</b>	<b>0.90%</b>	<b>1.61%</b>
Lacombe	Non-Res	200	Farm Vacant	\$115,750	\$115,750	\$115,750	\$0	\$0	0.00%	0.00%
Lacombe	Non-Res	205	Municipal Rental				\$0	\$0	N/A	N/A
Lacombe	Non-Res	220	Commercial	\$113,382,920	\$115,444,390	\$117,491,020	\$2,061,470	\$2,046,630	1.82%	1.81%
Lacombe	Non-Res	221	Vacant Industrial	\$3,713,470	\$3,824,770	\$3,928,190	\$111,300	\$103,420	3.00%	2.78%
Lacombe	Non-Res	240	Industrial	\$38,423,480	\$38,621,050	\$39,342,910	\$197,570	\$721,860	0.51%	1.88%
Lacombe	Non-Res	250	Machinery and Equipment	\$1,640,300	\$1,532,130	\$1,501,910	(\$108,170)	(\$30,220)	-6.59%	-1.84%
Lacombe	Non-Res	260	Railway	\$324,710	\$324,710	\$309,820	\$0	(\$14,890)	0.00%	-4.59%
Lacombe	Non-Res	270	Airport	\$1,317,710	\$1,430,480	\$1,449,680	\$112,770	\$19,200	8.56%	1.46%
Lacombe	Non-Res	310	Power and Pipe - Telus	\$3,490,650	\$3,271,830	\$3,302,640	(\$218,820)	\$30,810	-6.27%	0.88%
Lacombe	Non-Res	315	Power and Pipe - Fortis	\$4,410,170	\$4,602,150	\$4,602,560	\$191,980	\$410	4.35%	0.01%
Lacombe	Non-Res	320	Power and Pipe - ATCO Gas	\$5,867,390	\$5,912,100	\$5,693,710	\$44,710	(\$218,390)	0.76%	-3.72%
Lacombe	Non-Res	330	Power and Pipe - Shaw	\$852,550	\$878,170	\$882,220	\$25,620	\$4,050	3.01%	0.48%
<b>Non-Residential</b>				<b>\$173,539,100</b>	<b>\$175,957,530</b>	<b>\$178,620,410</b>	<b>\$2,418,430</b>	<b>\$2,662,880</b>	<b>1.39%</b>	<b>1.53%</b>
Lacombe	Res	100	Farm	\$9,430	\$9,430	\$9,430	\$0	\$0	0.00%	0.00%
Lacombe	Res	110	Residential	\$1,093,878,810	\$1,130,198,700	\$1,129,022,370	\$36,319,890	(\$1,176,330)	3.32%	-0.11%
Lacombe	Res	130	Vacant Residential	\$21,103,490	\$21,388,340	\$21,813,920	\$284,850	\$425,580	1.35%	2.02%
<b>Residential</b>				<b>\$1,114,991,730</b>	<b>\$1,151,596,470</b>	<b>\$1,150,845,720</b>	<b>\$36,604,740</b>	<b>(\$750,750)</b>	<b>3.28%</b>	<b>-0.07%</b>
<b>Lacombe Total</b>				<b>\$1,506,538,870</b>	<b>\$1,547,532,220</b>	<b>\$1,552,953,980</b>	<b>\$40,993,350</b>	<b>\$5,421,760</b>	<b>2.72%</b>	<b>0.36%</b>
<b>Grand Total</b>				<b>\$1,540,831,340</b>	<b>\$1,581,539,210</b>	<b>\$1,587,220,410</b>	<b>\$40,707,870</b>	<b>\$5,681,200</b>	<b>2.64%</b>	<b>0.37%</b>



**Table 4**  
**City of Lacombe**  
**2011 Education Tax Calculation**

	2010	2011	% Change
<b>Equalized Assessment</b>			
<b><u>Residential</u></b>			
Alberta School Foundation		\$ 987,086,229	
St. Thomas Aquinas RCSR		<u>62,324,216</u>	
Total Residential	\$ 905,374,884	\$ 1,049,410,445	15.91%
<b><u>Non-Residential</u></b>			
Alberta School Foundation		\$ 175,898,768	
St. Thomas Aquinas RCSR		<u>167,601</u>	
Total Non-residential	155,114,044	176,066,369	13.51%
<b><u>Machinery and Equipment</u></b>			
Alberta School Foundation		\$ -	
St. Thomas Aquinas RCSR		<u>-</u>	
Total Machinery and Equipment	1,647,460	-	-100.00%
<b>Total</b>	<b>\$ 1,062,136,388</b>	<b>\$ 1,225,476,814</b>	<b>15.38%</b>
<b>Education Tax Levy (Total)</b>			
<b><u>Provincial Mill Rate on Equalized</u></b>			
Residential	2.9300	2.7000	-7.85%
Non-Residential	4.3100	3.9700	-7.89%
<b><u>Total Requisition</u></b>			
<b><u>Alberta School Foundation (ASFF)</u></b>			
Residential	\$ 2,652,748	\$ 2,665,132.82	0.47%
Non-Residential	<u>668,542</u>	<u>698,318.11</u>	4.45%
Subtotal	\$ 3,321,290	3,363,450.93	1.27%
<b><u>St Thomas Aquinas RCSR</u></b>			
Residential	\$ -	\$ 168,275.38	#DIV/0!
Non-Residential	<u>-</u>	<u>665.38</u>	#DIV/0!
Subtotal	\$ -	\$ 168,940.76	#DIV/0!
<b><u>Total</u></b>			
Residential	\$ 2,652,748	\$ 2,833,408.20	6.81%
Non-Residential	<u>668,542</u>	<u>698,983.49</u>	4.55%
Subtotal	\$ 3,321,290	\$ 3,532,391.69	6.36%
<b><u>Recovery of prior year overlevy</u></b>			
<b><u>Alberta School Foundation (ASFF)</u></b>			
Residential	\$ (64.88)	\$ 641.63	
Non-Residential	<u>(1,195.64)</u>	<u>(927.71)</u>	
Subtotal	\$ (1,260.52)	\$ (286.08)	
<b><u>St Thomas Aquinas RCSR</u></b>			
Residential	\$ -	\$ 6.88	
Non-Residential	<u>-</u>	<u>1.15</u>	
Subtotal	\$ -	\$ 8.03	
<b><u>Total</u></b>			
Residential	\$ (64.88)	\$ 648.51	
Non-Residential	<u>(1,195.64)</u>	<u>(926.56)</u>	
Total	\$ (1,260.52)	\$ (278.05)	

**Live Assessment available for Education Tax Levy****Alberta School Foundation (ASFF)**

Residential	\$ 1,073,112,190	\$ 1,107,631,410	3.22%
Non-Residential	190,160,960	195,095,020	2.59%
Mach & Equip	-	-	0.00%
Total Assessment	\$ 1,263,273,150	\$ 1,302,726,430	3.12%

**St Thomas Aquinas RCSR**

Residential	\$67,755,860	\$68,885,360	1.67%
Non-Residential	\$181,190	\$393,830	117.36%
Mach & Equip	-	-	0.00%
Total Assessment	\$ 67,937,050	\$ 69,279,190	1.98%

**Total**

Residential	\$ 1,140,868,050	\$ 1,176,516,770	3.12%
Non-Residential	190,342,150	195,488,850	2.70%
Mach & Equip	-	-	0.00%
Total Assessment	\$ 1,331,210,200	\$ 1,372,005,620	3.06%

**Live Mill Rate****Alberta School Foundation (ASFF)**

Residential	2.325	2.4089	3.60%
Non-Residential	3.512	3.5708	1.67%
Mach & Equip	0.000	0.000	0.00%

**St Thomas Aquinas RCSR**

Residential	2.325	2.4089	3.60%
Non-Residential	3.512	3.5708	1.67%
Mach & Equip	0.000	0.000	0.00%

**Education Taxes Collected****Alberta School Foundation (ASFF)**

Residential	\$ 2,495,200.46	\$ 2,668,173.30	6.93%
Non-Residential	667,902.34	696,645.30	4.30%
Mach & Equip	-	-	0.00%
Subtotal	\$ 3,163,102.80	\$ 3,364,818.60	0.00%

**St Thomas Aquinas RCSR**

Residential	\$ 157,545.93	\$ 165,937.94	5.33%
Non-Residential	636.39	1,406.29	120.98%
Mach & Equip	-	-	0.00%
Subtotal	\$ 158,182.32	\$ 167,344.23	0.00%

**Total**

Residential	\$ 2,652,746.39	\$ 2,834,111.24	6.84%
Non-Residential	668,538.73	698,051.59	4.41%
Mach & Equip	-	-	0.00%
Total Education Taxes Collected	\$ 3,321,285.12	\$ 3,532,162.83	6.35%

**Under (Over) Levy****Alberta School Foundation (ASFF)**

Residential	(2,398.85)
Non-Residential	745.10
Mach & Equip	-
Subtotal	(1,653.75)

**St Thomas Aquinas RCSR**

Residential	2,344.32
Non-Residential	(739.76)
Mach & Equip	-
Subtotal	1,604.56

**Total**

Residential	(63.27)	(54.53)
Non-Residential	(1,192.37)	5.34
Mach & Equip	-	-
Total	(1,255.64)	(49.19)

**Table 5**  
**City of Lacombe**  
**2011 Lacombe Foundation Tax Calculation**

	<b>Equalized Assessment</b>	<b>Percent</b>	<b>Requisition</b>
Requisition Amount \$572,000			
Lacombe County & Mirror	6,113,647,534	71.49%	\$ 408,923.00
City of Lacombe	1,368,765,214	16.01%	91,553.00
Town of Blackfalds	709,299,334	8.29%	47,443.00
Village of Alix	98,548,590	1.15%	6,591.00
Town of Eckville	104,016,486	1.22%	6,958.00
Town of Bentley	97,674,367	1.14%	6,533.00
Village of Clive	59,777,271	0.70%	3,999.00
Village of Mirror		0.00%	-
	8,551,728,796	100.00%	\$ 572,000.00

	<b>2010</b>	<b>2011</b>
<b><u>Requisition Payable</u></b>	\$ 58,289.00	\$ 91,553.00
Over (Under) Levy from previous years	216.48	<b>452.36</b>
	\$ 58,072.52	\$ 91,100.64
Live Assessment	\$ 1,306,029,340	\$ 1,346,946,440
Live Mill Rate	0.045	0.0676
<b><u>Foundation Tax Collected</u></b>	<b>\$ 58,524.88</b>	\$ 91,053.58
Over(Under) Levy	\$452.36	-\$47.06



**Table 6a**  
**City of Lacombe**  
**2011 Property Tax Rates**

	2010 Assessment	2011 Assessment	% Change
<b>Total Tax Rates - Excluding Annexed Properties</b>			
<b>Residential - subject to Public School requisition</b>			
Municipal rate	6.3182	6.4387	1.91%
Street renewal and Maintenance rate	0.2843	0.2757	-3.02%
Lacombe Foundation rate	0.0445	0.0676	51.91%
School Foundation rate	2.3252	2.4089	3.60%
<b>Total Tax Rate</b>	8.9722	9.1909	2.44%
<b>Residential - subject to Separate School requisition</b>			
Municipal rate	6.3182	6.4387	1.91%
Street renewal and Maintenance rate	0.2843	0.2757	-3.02%
Lacombe Foundation rate	0.0445	0.0676	51.91%
St. Thomas Aquinas rate	2.3252	2.4089	3.60%
<b>Total Tax Rate</b>	8.9722	9.1909	2.44%
<b>Residential - not subject to school requisition</b>			
Municipal rate	6.3182	6.4387	1.91%
Street renewal and Maintenance rate	0.2843	0.2757	-3.02%
Lacombe Foundation rate	0.0445	0.0676	51.91%
School Foundation rate	6.6470	6.7820	2.03%
<b>Total Tax Rate</b>	6.6470	6.7820	2.03%
<b>Non-Residential - subject to Public School requisition</b>			
Municipal rate	7.9464	8.5483	7.57%
Street renewal and Maintenance rate	0.2843	0.2757	-3.02%
Lacombe Foundation rate	0.0445	0.0676	51.91%
School Foundation rate	3.5123	3.5708	1.67%
<b>Total Tax Rate</b>	11.7875	12.4624	5.73%
<b>Non-Residential - subject to Separate School requisition</b>			
Municipal rate	7.9464	8.5483	7.57%
Street renewal and Maintenance rate	0.2843	0.2757	-3.02%
Lacombe Foundation rate	0.0445	0.0676	51.91%
St. Thomas Aquinas rate	3.5123	3.5708	1.67%
<b>Total Tax Rate</b>	11.7875	12.4624	5.73%
<b>Machinery &amp; Equipment - not subject to school requisition</b>			
Municipal rate	7.9464	8.5483	7.57%
Street renewal and Maintenance rate	0.2843	0.2757	-3.02%
Lacombe Foundation rate	0.0445	0.0676	51.91%
School Foundation rate	8.2752	8.8916	7.45%
<b>Total Tax Rate</b>	8.2752	8.8916	7.45%

**Table 6b**  
**City of Lacombe**  
**2011 Property Tax Rates**

	<b>2010</b>	<b>2011</b>	<b>%</b>
	<b>Assessment</b>	<b>Assessment</b>	<b>Change</b>
<b>Total Tax Rates - Annexed Properties</b>			
<b>Residential - subject to Public School requisition</b>			
County Municipal Residential rate	2.1200	2.2631	6.75%
School Foundation rate	2.3252	2.4089	3.60%
<b>Total Tax Rate</b>	4.4452	4.6720	5.10%
<b>Residential - subject to Separate School requisition</b>			
County Municipal Residential rate	2.1200	2.2631	6.75%
St. Thomas Aquinas rate	2.3252	2.4089	3.60%
<b>Total Tax Rate</b>	4.4452	4.6720	5.10%
<b>Residential - not subject to school requisition</b>			
County Municipal Residential rate	2.1200	2.2631	6.75%
School Foundation rate			
<b>Total Tax Rate</b>	2.1200	2.2631	6.75%
<b>Non-Residential - subject to school requisition</b>			
County Municipal Non-Residential rate	4.2490	4.4900	5.67%
School Foundation rate	3.5123	3.5708	1.67%
<b>Total Tax Rate</b>	7.7613	8.0608	3.86%
<b>Farmland - subject to school requisition</b>			
County Municipal Farmland rate	4.2000	4.4900	6.90%
School Foundation rate	2.3252	2.4089	3.60%
<b>Total Tax Rate</b>	6.5252	6.8989	5.73%
<b>Machinery &amp; Equipment - not subject to school requisition</b>			
County Machinery & Equipment rate	4.2490	4.4900	5.67%
School Foundation rate			
<b>Total Tax Rate</b>	4.2490	4.4900	5.67%

**Table 7a**  
**City of Lacombe**  
**2011 Property Tax Comparisons - Summary**

	2010			% Increase Value	2011			Increase (Decrease)	Percentage Change
	Assessment	Tax Rate	Total Bill		Assessment	Tax Rate	Total Bill		
Residential	\$251,692	8.9722	\$2,258	-0.06%	\$251,542	9.1909	\$2,312	\$54	2.38%
	\$348,985	8.9722	\$3,131	-0.06%	\$348,776	9.1909	\$3,206	\$74	2.38%
	\$488,579	8.9722	\$4,384	-0.06%	\$488,287	9.1909	\$4,488	\$104	2.38%
Non-Residentia	\$311,384	11.7875	\$3,670	1.53%	\$316,162	12.4624	\$3,940	\$270	7.35%
	\$621,671	11.7875	\$7,328	1.53%	\$631,210	12.4624	\$7,866	\$538	7.35%
	\$1,243,341	11.7875	\$14,656	1.53%	\$1,262,420	12.4624	\$15,733	\$1,077	7.35%

**Table 7b**  
**City of Lacombe**  
**2011 Property Tax Comparisons - Detailed**

Residential

<b>#1</b>						
<u>Year</u>	<u>Assessment</u>	<u>Mun</u>	<u>Street</u>	<u>Foundation</u>	<u>School</u>	<u>Total</u>
2010	251,692	6.3182	0.2843	0.0445	2.3252	8.9722
2011	251,542	6.4387	0.2757	0.0676	2.4089	9.1909
<u>Change</u>						
2010	251,692	1,590.24	71.56	11.20	585.23	2,258.23
2011	<u>251,542</u>	<u>1,619.60</u>	<u>69.35</u>	<u>17.00</u>	<u>605.94</u>	<u>2,311.89</u>
Difference	(150)	29.36	(2.21)	5.80	20.70	53.66
% Change	-0.06%	1.85%	-3.08%	51.82%	3.54%	2.38%
 <b>#2</b>						
<u>Year</u>	<u>Assessment</u>	<u>Mun</u>	<u>Street</u>	<u>Foundation</u>	<u>School</u>	<u>Total</u>
2010	348,985	6.3182	0.2843	0.0445	2.3252	8.9722
2011	348,776	6.4387	0.2757	0.0676	2.4089	9.1909
<u>Change</u>						
2010	348,985	2,204.96	99.22	15.53	811.46	3,131.16
2011	<u>348,776</u>	<u>2,245.67</u>	<u>96.16</u>	<u>23.58</u>	<u>840.17</u>	<u>3,205.57</u>
Difference	(209)	40.71	(3.06)	8.05	28.71	74.41
% Change	-0.06%	1.85%	-3.08%	51.82%	3.54%	2.38%
 <b>#3</b>						
<u>Year</u>	<u>Assessment</u>	<u>Mun</u>	<u>Street</u>	<u>Foundation</u>	<u>School</u>	<u>Total</u>
2010	488,579	6.3182	0.2843	0.0445	2.3252	8.9722
2011	488,287	6.4387	0.2757	0.0676	2.4089	9.1909
<u>Change</u>						
2010	488,579	3,086.94	138.90	21.74	1,136.04	4,383.63
2011	<u>488,287</u>	<u>3,143.93</u>	<u>134.62</u>	<u>33.01</u>	<u>1,176.23</u>	<u>4,487.80</u>
Difference	(292)	56.99	(4.28)	11.27	40.19	104.17
% Change	-0.06%	1.85%	-3.08%	51.82%	3.54%	2.38%

**Table 7c**  
**City of Lacombe**  
**2011 Property Tax Comparisons - Detailed**

Non-Residential

#1							
<u>Year</u>	<u>Assessment</u>	<u>Mun</u>	<u>Street</u>	<u>Foundation</u>	<u>School</u>	<u>Total</u>	
2010	311,384	7.9464	0.2843	0.0445	3.5123	11.7875	
2011	316,162	8.5483	0.2757	0.0676	3.5708	12.4624	
<u>Change</u>							
2010	311,384	2,474.38	88.53	13.86	1,093.67	3,670.43	
2011	<u>316,162</u>	<u>2,702.64</u>	<u>87.17</u>	<u>21.37</u>	<u>1,128.95</u>	<u>3,940.13</u>	
Difference	4,778.04	228.27	(1.36)	7.52	35.28	269.70	
% Change	1.53%	9.23%	-1.54%	54.24%	3.23%	7.35%	
#2							
<u>Year</u>	<u>Assessment</u>	<u>Mun</u>	<u>Street</u>	<u>Foundation</u>	<u>School</u>	<u>Total</u>	
2010	621,671	7.9464	0.2843	0.0445	3.5123	11.7875	
2011	631,210	8.5483	0.2757	0.0676	3.5708	12.4624	
<u>Change</u>							
2010	621,671	4,940.04	176.74	27.66	2,183.49	7,327.94	
2011	<u>631,210</u>	<u>5,395.77</u>	<u>174.02</u>	<u>42.67</u>	<u>2,253.92</u>	<u>7,866.39</u>	
Difference	9,539	455.73	(2.72)	15.01	70.43	538.45	
% Change	1.53%	9.23%	-1.54%	54.24%	3.23%	7.35%	
#3							
<u>Year</u>	<u>Assessment</u>	<u>Mun</u>	<u>Street</u>	<u>Foundation</u>	<u>School</u>	<u>Total</u>	
2010	1,243,341	7.9464	0.2843	0.0445	3.5123	11.7875	
2011	1,262,420	8.5483	0.2757	0.0676	3.5708	12.4624	
<u>Change</u>							
2010	1,243,341	9,880.09	353.48	55.33	4,366.99	14,655.89	
2011	<u>1,262,420</u>	<u>10,791.54</u>	<u>348.05</u>	<u>85.34</u>	<u>4,507.85</u>	<u>15,732.78</u>	
Difference	19,079	911.46	(5.43)	30.01	140.86	1,076.90	
% Change	1.53%	9.23%	-1.54%	54.24%	3.23%	7.35%	

**Table 8**  
**City of Lacombe**  
**2011 Assessment and Tax Levy by Assessment Class**

Ref	Assessment Class	Assessment					Tax Levy							
		Land	Improvements	Linear	Total	Exemptions	Total w/ exemptions	Municipal	Street Renewal	Alta School Foundation	St. Thomas Foundation	Total		
100	Farm	9,430	0		\$9,430		9,430	60.72	2.60	22.72		0.64	86.68	
110	Residential	335,815,460	793,206,910		\$1,129,022,370		1,129,022,370	7,269,436.33	311,271.47	2,555,494.57	164,207.41	76,321.91	10,376,731.69	
130	Vacant Residential	21,813,920	0		\$21,813,920	-25,810	21,788,110	140,287.10	6,006.98	52,485.38		1,472.88	200,252.34	
160	Grant In Lieu - Municipal	1,217,610	5,328,200		\$6,545,810		6,545,810	42,146.51	1,804.68			442.50	44,393.69	
	<b>Total Residential &amp; Farmland</b>	<b>358,856,420</b>	<b>798,535,110</b>	<b>0</b>	<b>\$1,157,391,530</b>	<b>-25,810</b>	<b>1,157,365,720</b>	<b>7,451,930.66</b>	<b>319,085.73</b>	<b>2,608,002.67</b>	<b>164,207.41</b>	<b>78,237.93</b>	<b>10,621,464.40</b>	
200	Farm Vacant	115,750	0		\$115,750		115,750	989.47	31.91	413.32		7.82	1,442.52	
205	Municipal Rental	0	0		\$0		0	0.00	0.00	0.00		0.00	0.00	
220	Commercial	38,908,410	78,582,610		\$117,491,020	-385,960	117,105,060	1,001,049.18	32,285.87	417,496.90	661.85	7,916.30	1,459,410.10	
221	Vacant Industrial	3,928,190	0		\$3,928,190		3,928,190	33,579.35	1,083.00	13,282.34	744.44	265.55	48,954.68	
240	Industrial	13,271,420	26,071,490		\$39,342,910		39,342,910	336,315.00	10,846.84	140,485.66		2,659.58	490,307.08	
250	Machinery and Equipment	0	1,501,910		\$1,501,910		1,501,910	12,838.78	414.08			101.53	13,354.39	
260	Railway	0	309,820		\$309,820		309,820	2,648.43	85.42	1,106.31		20.94	3,861.10	
270	Airport	326,270	1,123,410		\$1,449,680		1,449,680	12,392.30	399.68	5,176.52		98.00	18,066.50	
300	Provincial Grant In Lieu	1,073,310	9,453,360		\$10,526,670		10,526,670	89,985.13	2,902.20	37,588.63		711.60	131,187.56	
305	Federal Grant in Lieu	306,250	513,350		\$819,600		819,600	7,006.19	225.96	2,926.63		55.40	10,214.18	
310	Power and Pipe - Telus	0		3,302,640	\$3,302,640		3,302,640	28,231.96	910.54	11,793.07		223.26	41,158.83	
315	Power and Pipe - Fortis	0		4,602,560	\$4,602,560		4,602,560	39,344.06	1,268.93	16,434.82		311.13	57,358.94	
320	Power and Pipe - ATCO Gas	0		5,693,710	\$5,693,710		5,693,710	48,671.54	1,569.76	20,331.10		384.89	70,957.29	
321	NUL Franchise	0		0	\$0		0	0.00	0.00	0.00		0.00	0.00	
330	Power and Pipe - Shaw	0		882,220	\$882,220		882,220	7,541.48	243.23	3,150.23		59.64	10,994.58	
	<b>Total Non Residential</b>	<b>57,929,600</b>	<b>117,555,950</b>	<b>14,481,130</b>	<b>189,966,680</b>	<b>-385,960</b>	<b>189,580,720</b>	<b>1,620,592.87</b>	<b>52,267.42</b>	<b>670,185.53</b>	<b>1,406.29</b>	<b>12,815.64</b>	<b>2,357,267.75</b>	
	<b>Total Taxable</b>	<b>416,786,020</b>	<b>916,091,060</b>	<b>14,481,130</b>	<b>1,347,358,210</b>	<b>-411,770</b>	<b>1,346,946,440</b>	<b>9,072,523.53</b>	<b>371,353.15</b>	<b>3,278,188.20</b>	<b>165,613.70</b>	<b>91,053.57</b>	<b>12,978,732.15</b>	
500	Exempt	45,516,070	137,254,070		\$182,770,140		182,770,140							
	<b>Total Municipal</b>	<b>462,302,090</b>	<b>1,053,345,130</b>	<b>14,481,130</b>	<b>1,530,128,350</b>	<b>-411,770</b>	<b>1,529,716,580</b>	<b>9,072,523.53</b>	<b>371,353.15</b>	<b>3,278,188.20</b>	<b>165,613.70</b>	<b>91,053.57</b>	<b>12,978,732.15</b>	
115	Residential - Annex.	5,717,830	7,754,460		\$13,472,290		13,472,290	30,489.14		30,782.78	1,670.62		62,942.54	
115A	Residential - Annex.	3,069,910	7,767,410		\$10,837,320		10,837,320	24,525.94		26,106.02			50,631.96	
135	Residential/Vacant - Annex.	804,320	0		\$804,320		804,320	1,820.26		1,937.53			3,757.79	
135A	Residential/Vacant - Annex.	228,680	0		\$228,680		228,680	517.53		550.87			1,068.40	
195	Vac.Farm. - Annex.	354,250	0		\$354,250		354,250	1,590.58		793.44	59.91		2,443.93	
195A	Vac.Farm. - Annex.	0	0		\$0		0	0.00		0.00			0.00	
225	Commercial - Annex.	856,940	295,060		\$1,152,000		1,152,000	5,172.48		4,113.56			9,286.04	
225A	Commercial - Annex.	685,500	716,820		\$1,402,320		1,402,320	6,296.42		5,007.40			11,303.82	
245	Industrial - Annex.	0	0		\$0		0	0.00		0.00			0.00	
245A	Industrial - Annex.	411,100	4,444,620		\$4,855,720		4,855,720	21,802.18		17,338.80			39,140.98	
255	Machinery & Equip.-Annex.	0	0		\$0		0	0.00		0.00			0.00	
	<b>Total Taxable</b>	<b>12,128,530</b>	<b>20,978,370</b>	<b>0</b>	<b>33,106,900</b>	<b>0</b>	<b>33,106,900</b>	<b>92,214.53</b>	<b>0.00</b>	<b>86,630.40</b>	<b>1,730.53</b>	<b>0.00</b>	<b>180,575.46</b>	
505A	Exempt	875,990	217,820		\$1,093,810		1,093,810						0.00	
505	Exempt	1,096,030	21,729,600		\$22,825,630		22,825,630							
510	Exempt - House on Farmland	0	65,720		\$65,720		65,720							
	<b>Total Exempt</b>	<b>1,972,020</b>	<b>22,013,140</b>	<b>0</b>	<b>\$23,985,160</b>	<b>0</b>	<b>\$23,985,160</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
	<b>Total Annexation Area</b>	<b>14,100,550</b>	<b>42,991,510</b>	<b>0</b>	<b>57,092,060</b>	<b>0</b>	<b>57,092,060</b>	<b>92,214.53</b>	<b>0.00</b>	<b>86,630.40</b>	<b>1,730.53</b>	<b>0.00</b>	<b>180,575.46</b>	
	<b>Total Assessment</b>	<b>476,402,640</b>	<b>1,096,336,640</b>	<b>14,481,130</b>	<b>1,587,220,410</b>	<b>-411,770</b>	<b>1,586,808,640</b>	<b>9,164,738.06</b>	<b>371,353.15</b>	<b>3,364,818.60</b>	<b>167,344.23</b>	<b>91,053.57</b>	<b>13,159,307.61</b>	
Revenue Targets								**	9,164,727.28	371,338.00	\$3,363,164.85	168,948.79	91,100.64	13,159,279.56
									10.78	15.15	1,653.75	(1,604.56)	(47.07)	28.05

Additional exemptions				
class	Name	Roll Number	Land	Improvements
220	Lacombe Kozy Korner	040007650	\$25,810	\$132,870
130	Kozy Korner Parking lot	040007640	\$25,810	
220	Eureka Lodge	080001010	\$94,760	\$132,520

Residential vs Non-residential rate comparison per year			
	% increase	2011	2010
Residential rate for industrial		6.439	6.318
Commercial rate		8.548	7.946
			8.307

**Table 9a**  
**City of Lacombe**  
**2011 Property Tax Revenue**

	2010*	2011	%
	Assessment	Assessment	Change
<b>Assessment</b>			
Residential subject to School Tax	\$ 1,115,138,690	\$ 1,150,819,910	3.20%
Residential not subject to School Tax	6,446,440	6,545,810	1.54%
Commercial	182,803,910	188,078,810	2.89%
Machinery and Equipment	1,640,300	1,501,910	-8.44%
	\$1,306,029,340	\$1,346,946,440	3.13%
<b>Annexed Properties</b>			
Residential subject to School Tax	\$ 25,373,260	\$ 25,342,610	-0.12%
Farmland	356,100	354,250	-0.52%
Commercial/Industrial	7,538,240	7,410,040	-1.70%
Machinery and Equipment	-	-	
	\$ 33,267,600	\$ 33,106,900	-0.48%
<b>Total Assessment</b>	<b>\$ 1,339,296,940</b>	<b>\$ 1,380,053,340</b>	<b>3.04%</b>
*Based on 2010 Tax Rate Bylaw Assessment. Excludes 2010 supplementary assesment and assesor corrections during the year.			
<b>Tax Revenue (Previous Year Excludes Supplementary Taxation)</b>			
<b>Municipal</b>			
Municipal - Residential Mill Rate	6.3182	6.4387	1.91%
Municipal - Non - Residential Mill Rate	7.9464	8.5483	7.57%
Municipal - Mach & Equip Mill Rate	7.9464	8.5483	7.57%
Residential Municipal Tax Revenue	\$ 7,086,399	\$ 7,451,931	5.16%
Non-residential Municipal Tax Revenue	1,452,633	1,607,754	10.68%
Machinery & Equip Mun Tax Revenue	13,034	12,839	-1.50%
Municipal Tax Revenue	\$ 8,552,066	\$ 9,072,524	6.09%
<b>Annexed Properties</b>			
County Municipal Farmland Tax Rate	4.2000	4.4900	6.90%
County Municipal Residential Tax Rate	2.1200	2.2631	6.75%
County Municipal Commercial/Industrial	4.2490	4.4900	5.67%
County Municipal Machinery and Equipment	4.2490	4.4900	5.67%
Farmland Revenue	\$ 1,496	\$ 1,591	6.35%
Residential Tax Revenue - Annexed Properties	53,791	57,353	6.62%
Non-Residential Tax Revenue - Annexed Properties	32,030	33,271	3.87%
Machinery & Equip. Tax Revenue - Annexed Properties	-	-	0.00%
Annexed Properties Tax Revenue	\$ 87,317	\$ 92,215	5.61%
<b>Total Tax Revenue</b>	<b>\$ 8,639,383</b>	<b>\$ 9,164,738</b>	<b>6.08%</b>

**Table 9b**  
**City of Lacombe**  
**2011 Property Tax Revenue**

	2010 Assessment	2011 Assessment	% Change
<b>Street Renewal and Maintenance (exclusive of College Heights &amp; East Area Annexation properties)</b>			
Street Renewal - Residential Mill Rate	0.2843	0.2757	-3.02%
Street Renewal - Non - Residential Mill Rate	0.2843	0.2757	-3.02%
Street Renewal - Mach & Equip Mill Rate	0.2843	0.2757	-3.02%
Residential Street Renewal Tax Revenue	\$ 318,867	\$ 319,086	0.07%
Non-residential Street Renewal Tax Revenue	51,971	51,853	-0.23%
Machinery & Equip Street Renewal Tax Revenue	466	414	-11.14%
Street Renewal Tax Revenue	\$ 371,304	\$ 371,353	0.01%
<b>Lacombe Foundation (exclusive of College Heights &amp; East Area Annexation properties)</b>			
Foundation - Residential Mill Rate	0.0445	0.0676	51.91%
Foundation - Non - Residential Mill Rate	0.0445	0.0676	51.91%
Foundation - Mach & Equip Mill Rate	0.0445	0.0676	51.91%
Residential Foundation Requisition Revenue	\$ 49,911	\$ 78,238	56.76%
Non - Res Foundation Requisition Revenue	8,135	12,714	56.29%
Machinery & Equip Fndtn Requisition Rev	73	102	39.09%
Total Foundation Requisition	\$ 58,118	\$ 91,054	56.67%
<b>St. Thomas Aquinas RCSD</b>			
Education - Residential Mill Rate	2.3252	2.4089	3.60%
Education - Non - Residential Mill Rate	3.5123	3.5708	1.67%
Education - Machinery and Equipment	0.0000	0.0000	0.00%
Residential Education Tax Revenue	\$ 157,546	\$ 165,938	5.33%
Non-residential Education Tax Revenue	636	1,406	120.98%
Machinery and Equipment Tax Revenue	-	-	
St. Thomas Aquinas RCSD	\$ 158,182	\$ 167,344	5.79%
<b>Alberta School Foundation Fund</b>			
Education - Residential Mill Rate	2.3252	2.4089	3.60%
Education - Non - Residential Mill Rate	3.5123	3.5708	1.67%
Education - Machinery and Equipment	0.0000	0.0000	0.00%
Residential Education Tax Revenue	\$ 2,495,200	\$ 2,668,173	6.93%
Non-residential Education Tax Revenue	667,902	696,645	4.30%
Machinery and Equipment Tax Revenue	-	-	
Alberta School Foundation Fund	\$ 3,163,103	\$ 3,364,819	6.38%
<b>Summary (Previous Year Excludes Supplementary Taxation)</b>			
Municipal Revenue	\$ 8,552,066	\$ 9,072,524	6.09%
Municipal Revenue - Annexed Areas A,B,C	87,317	92,215	5.61%
Street Renewal Revenue	371,304	371,353	0.01%
Lacombe Foundation Requisition	58,118	91,054	56.67%
St Thomas Aquinas RCSD	158,182	167,344	5.79%
Alberta Schoold Foundation Fund	3,163,103	3,364,819	6.38%
	\$ 12,390,090	\$ 13,159,308	6.21%