

# TOWN OF STRATHMORE 2025 Budget Breakdown



The Town of Strathmore's budget covers all the essential services that residents use each and every day. Whether you're diving into the Aquatic Centre, borrowing a book from the Strathmore Municipal Library, having your garbage or compost picked up, drinking clean water from the tap, riding the handibus on a road, or having emergency services rush to your aid—you're using a Town of Strathmore service.

The capital and operating budget is the plan for how tax dollars and other funding will be invested. This year's \$48,632,700 total budget equates to a 3.62% levy increase over the 2024 budget. In relation to a typical home assessed at \$491,800 in Strathmore, this would roughly equal a property tax increase of \$126.00 per year, \$10.50 per month, or an average weekly increase of only \$2.42 towards the services Strathmore residents rely on each day. Roughly 30% of our property taxes are collected on behalf of the Provincial government to help fund education.

**\$39,319,000**

Operating budget

+

=

**\$48,632,000**

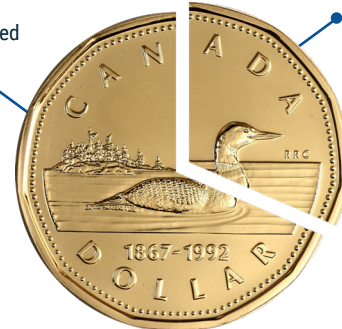
Total 2025 budget

**\$9,313,000**

Capital budget

## For every dollar of property tax

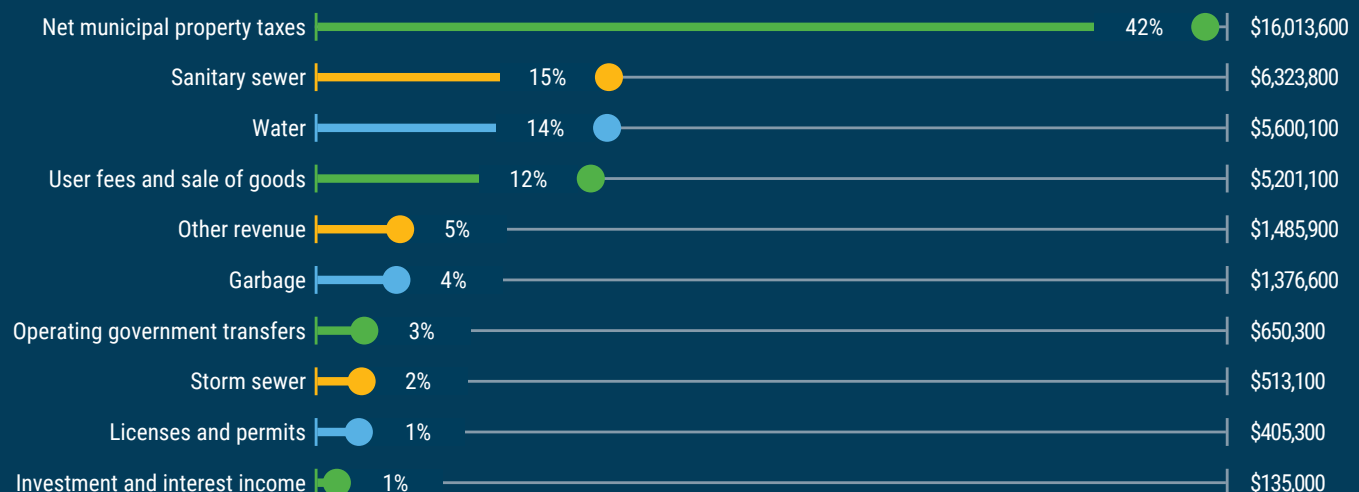
70 cents fund services provided by The Town of Strathmore.



30 cents fund services provided by The Government of Alberta.

(This year, the province has increased Strathmore's education property tax rate by over 23%)

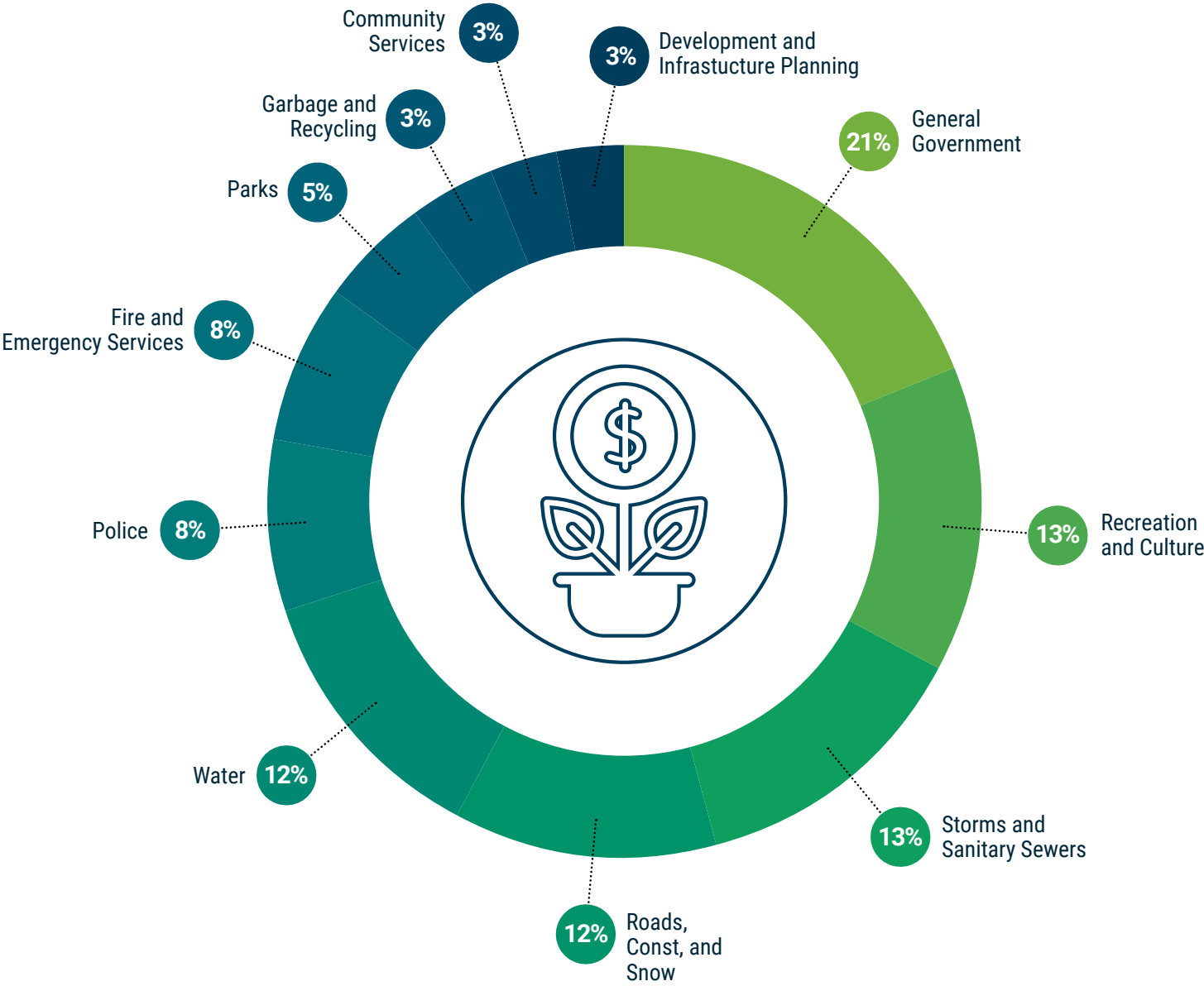
Strathmore's total budget relies on many revenue sources in addition to property taxes. While we often focus on the property tax portion, it's only 42% of budget funding. There are many other sources including grants, reserves, franchise fees, investment returns, user fees and more. Here's how budget revenue is broken down:





**Here's a summary of how our municipal portion of tax dollars fund 2025 services.**

View the full budget at [Strathmore.ca/Budget](https://strathmore.ca/Budget)



# Property values and your taxes—It's complicated but we'll try to explain.



Did you know that rising property assessments don't automatically mean higher taxes? That's because municipal budgets are set separately from assessments. Whether property values go up or down, the Town doesn't collect extra revenue—it only collects what's needed to fund services.

## How your taxes are calculated

**Expenses:** Each year, Council sets a budget based on the cost of services like police, fire, recreation, parks, and roads. Inflation, service demand, and other levels of government all play a role. Town Council works to balance prudent and predictable taxes with quality services.

**Revenue:** In Alberta, towns collect taxes based on property assessments, which determine each owner's fair share of municipal costs. In Strathmore, a third-party assessor (not the Town) determines property values. The Town then calculates a tax rate (mill rate) that raises exactly the amount needed to fund the budget.

## Let's break it down:

For example, imagine a town with...

- A **\$30 million** budget
- **10,000 homes** valued between \$200K and \$2M
- An **average home value** of \$500K
- A **total property value** of \$5 billion

To fund the budget, the town sets a tax rate of **\$6 per \$1,000 of assessed value**.

That means a \$500,000 home pays **\$3,000 in taxes**.

Now let's say property values **rise 20%** to a total of **\$6 billion**.

The budget stays the same, so the tax rate is lowered to **\$5 per \$1,000**.

If your home's value also rose **20%**, your tax bill stays at **\$3,000**.

- If your home's assessment **increased less** than average, you might see a **tax decrease**.
- If your home's assessment **increased more** than average, your taxes will likely **go up**.

## What about tax increases?

If the Town raises taxes by 3%, the **average** homeowner will see a **3% increase**. However, because assessments don't rise evenly, some property owners will see **higher** or **lower** changes. In the above example, a 3% tax increase means the Town's total tax revenue rises from \$30,000,000 to \$30,900,000, which is then distributed among property owners based on their assessments.



## Tax calculations get even more complex because:

- Commercial properties pay different tax rates.
- Some properties, like charities, are exempt.
- New development can spread out tax costs but also increases expenses.
- A portion of your tax bill goes to other levels of government, not just the Town.

## TL;DR (Too long; didn't read)

- Higher assessments don't mean more revenue for the Town.
- Assessments determine how taxes are split, not how much is collected.
- If your assessment rises above average, your taxes go up.
- If your assessment rises below average, you could see savings.



# 2025 Budget

Understanding your taxes  
and where they go.

## VALUE OF YOUR HOME

Your property assessment is based on your properties market value as of July 1 last year, and its condition on December 31. Independent assessors use something called mass appraisal, which looks at recent home sales—only fair, arms-length ones—to estimate what homes like yours are worth. Things like size, age, features, and overall condition all play a role. Because assessments reflect the market, values can go up or down depending on demand. Renovations or upgrades can also affect your home's value.

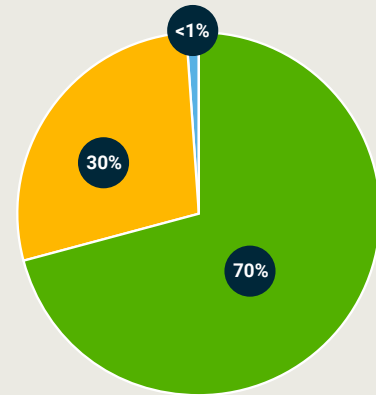
## TAXES COLLECTED FOR OTHERS


Part of your property tax bill covers amounts set by others—not the Town. We collect taxes on behalf of the Alberta Government and Wheatland Housing Management Body, then pass those funds along. Wheatland Housing uses their share to support affordable seniors' housing. The Alberta Government puts theirs toward education for students in grades 1 to 12. This year, the province has increased Strathmore's education tax by over 23%.

## TAXES COLLECTED FOR MUNICIPAL OPERATIONS

The municipal tax component is based on the Town's operating budget requirements. Town Council sets the budget based on service levels for residents and priorities for sustaining and developing our community. The budget process typically begins in June and wraps up in December. Over these 7-months, residents are invited to engage with Council and Administration to provide their feedback and insights. To fund the budget, the Town projects revenue from grants, user fees, permits, etc. Any revenue requirement shortfall is funded through property taxes.

- Town of Strathmore
- Government of Alberta (Education Funding)
- Wheatland Housing





**TOWN OF STRATHMORE**  
PO Box 2280  
1 Parklane Dr.  
Strathmore, AB Canada T1P 1K2  
Phone: 403-934-3133  
Fax: 403-934-4713  
www.strathmore.ca

**STRATHMORE, SYLVIA**  
  
**STRATHMORE**  
  
AB T1P C0W

### 2025 ANNUAL PROPERTY TAX NOTICE

Mailing Date  
**05/15/2025**

ROLL NUMBER  
**123456.00**

LEGAL DESCRIPTION  
**1 1 123456789**

MUNICIPAL ADDRESS  
**1 Dairy Lane**

A COPY OF THIS NOTICE IS SENT TO

ASSESSMENT CLASS	TOTAL ASSESSMENT	LEVY AMOUNT BY ASSESSMENT CLASS
RESIDENTIAL	428,700	\$3,623.00
<b>TOTAL ASSESSMENT &amp; LEVY</b>	<b>428,700</b>	<b>\$3,623.00</b>

#### TAX BREAKDOWN BY TAX CATEGORY

SCHOOL SUPPORT	SCHOOL SUPPORT TAX	TAX RATE	LEVY AMOUNT
Status: as of Dec 31, 2023	AB School Fnd Public-Re	0.002200	\$952.00
Public: 100.00% Separate:			
<b>TOTAL SCHOOL SUPPORT TAXES</b>			<b>\$952.00</b>

SCHOOL SUPPORT TAXES + MUNICIPAL TAXES = TOTAL TAX LEVY	MUNICIPAL TAX	TAX RATE	LEVY AMOUNT
	Municipal - Residential	0.006132	\$2,629.00
	Wheatland Housing Mgt	0.000099	\$42.00
	<b>TOTAL MUNICIPAL TAXES</b>		<b>\$2,671.00</b>

**NOTE**  
YOU CAN NOT APPEAL  
YOUR TAXES OR TAX RATE

TOTAL TAX LEVY	AMOUNT
TOTAL TAX LEVY	\$3,623.00
ARREARS	\$0.00
CREDIT (PAYMENTS TO MAY)	\$0.00
BALANCE	\$3,623.00
<b>AMOUNT DUE BY 06/30/2024</b>	<b>\$3,623.00</b>

**PLEASE RETURN THIS PORTION WITH PAYMENT**  
  
STRATHMORE, SYLVIA  
  
STRATHMORE  
  
AB T1P C0W

ROLL NUMBER	AMOUNT DUE
123456.00	\$3,623.00

Payment may be accepted at any Bank OR at the Town of Strathmore Office.

ENTER AMOUNT PAID HERE	