



CITY OF PRINCE ALBERT

2025 Property Tax Tools

EXECUTIVE COMMITTEE
MEETING

MONDAY, April 7, 2025

Property Tax Tools

Mill Rate &
Mill Rate Factor

Special Taxes

Base Tax

Minimum Tax



City of
Prince Albert

2025 Tax Tools

GENERAL MUNICIPAL LEVY

Taxation
Required



Total Taxable
Assessment



1,000



Mill Rate

Tax Revenue Required

\$44,348,690

Total Taxable Assessment

3,774,553,670

Remove exempt

(588,211,960)

3,186,341,710

Mill Rate

13.918



City of
Prince Albert

2025 Budget Increase

Name	Year 2025	Year 2024	Increase
Municipal Levy *	\$47,068,690	\$38,627,076	\$8,441,614
Library Levy	\$2,429,396	\$2,375,430	\$53,966
Capital Projects Levy	\$1,550,000	\$1,550,000	\$0
Snow Management Special Tax	\$1,764,785	\$1,682,850	\$81,935
Roadways Special Tax	\$4,400,000	\$4,400,000	\$0
Police Special Tax	\$554,600	\$554,600	\$0
Base Tax	\$720,000	\$720,000	\$0
	\$11,418,781	\$11,282,880	\$135,901
Total Increase	\$58,487,471	\$49,909,956	\$8,577,515

* Includes amount from properties who pay a Grant in Lieu based on the municipal levy.

Fire and Policing Services

As per approved budgets for Fire and Police, the breakdown is as follows:

	<u>2025 Budget</u>	<u>2025 Increase</u>
Prince Albert Fire Services	\$9,733,082	\$821,817
Prince Albert Police Service	\$21,406,245	\$2,310,285
Total 2025 Budget Increase	\$31,139,327	\$3,132,102

Total Taxable Properties Paying Base Tax	12,392
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Amount per Taxable Property	\$2,512.86	\$252.75
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Based on Recommendation

	<u>2024 Tax Tools</u>	<u>2025 Tax Tools</u>
Percentage of Properties over \$2,500 municipal only	24.59%	52.36%
Percentage of Properties under \$2,500 municipal only	75.41%	47.64%
	100.00%	100.00%

Recommended:

	2024	2025 (Recommended)
General Municipal Levy	11.307	13.918
Library Levy	0.662	0.789
Civic Facilities Levy	0.47	0.516
Minimum Tax	\$800	\$900
Base Tax	\$45	\$365
Snow Special Tax	\$75	\$75
Roadways Special Tax	\$204	\$204
Police Special Tax	\$35	\$35
Residential Mill Rate Factor	0.938	0.805

Commercial to Residential Property Tax Ratio

	2024		2025 (Recommended)	
	Factor	Ratio	Factor	Ratio
Residential	0.938		0.805	
Commercial Tier 1	1.95	2.08	1.28	1.59
Commercial Tier 2	1.95	2.08	1.28	1.59
Commercial Tier 3	2.10	2.24	1.40	1.74
Commercial Tier 4	2.50	2.67	1.56	1.94
Commercial Tier 5	2.20	2.35	1.54	1.91

Tax Rates

Property Class	2024 Tax Rate	2025 Tax Rate	% Change
Residential	0.0106059	0.0112039	5.64%
Multi-Residential	0.0123243	0.0094503	-23.32%
Condominium	0.0096787	0.0112039	15.76%
Care Home	0.0106059	0.0125262	18.11%
Commercial - Tier 1	0.0220486	0.0178150	-19.20%
Commercial - Tier 2	0.0220486	0.0178150	-19.20%
Commercial - Tier 3	0.0237447	0.0194852	-17.94%
Commercial - Tier 4	0.0282675	0.0217120	-23.19%
Commercial - Tier 5	0.0248754	0.0214337	-13.84%
Hotels	0.0248754	0.0167016	-32.86%

Recommendation:

- Addresses Commercial and Residential Tax Rate Disparity
- Increase in Base Tax Redistributes Cost of Essential Services

Residential Properties	# of Properties	Percentage	Average Per Year
Increase Greater than \$1,000	652	6.48%	\$1,178.15
Increase \$0 to \$1,000	9,383	93.23%	\$561.06
Decrease	6	0.06%	(\$400.87)
New Properties	23	0.23%	
	10,064	100.00%	

Comparison

- Higher increase for lower valued homes as per base tax increase

Assessed Value	\$106,250	\$200,000	\$250,000	\$350,125	\$450,375
Taxable Value	\$85,000	\$160,000	\$200,000	\$280,100	\$360,300
2024 Taxes	\$1,737	\$2,952	\$3,601	\$4,899	\$6,199
2025 Taxes	\$2,084	\$3,323	\$3,984	\$5,308	\$6,633
Dollar Increase Amount	\$347	\$371	\$383	\$409	\$434
Total per Month	\$28.91	\$30.91	\$31.95	\$34.06	\$36.18

Commercial Impact

Commercial Tier 1 and 2	# of Properties	%	Average Per Year
\$20,000 and greater	5	0.93%	\$33,414.11
\$10,000 to \$20,000	21	3.90%	\$14,485.41
\$5,000 to \$10,000	41	7.62%	\$7,046.41
\$1,000 to \$5,000	101	18.77%	\$2,546.83
\$0 to \$1,000	73	13.57%	\$495.24
Decrease \$0 to \$10,000	238	44.24%	(\$3,006.43)
Decrease \$10,000 to \$50,000	55	10.22%	(\$18,219.99)
Decrease Greater than \$50,000	4	0.74%	(\$83,848.14)
	538	100.00%	



Questions