

TOWN OF STRATHMORE 2026 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 \$52,980,000 total budget equates to a 0.9% municipal levy increase over the 2025 budget for the average homeowner in Strathmore. In relation to a typical home assessed at \$512,400, this would roughly equal a municipal levy increase of \$24 per year, \$2 per month, or an average weekly increase of \$0.46 towards the services Strathmore residents rely on each day. Roughly 33% of our property taxes are collected on behalf of the Provincial government to help fund education.

$$\begin{array}{r}
 \$44,259,300 \\
 \text{Operating budget} \\
 + \\
 \$8,721,000 \\
 \text{Capital budget} \\
 \hline
 = \\
 \$52,980,300 \\
 \text{Total 2026 budget}
 \end{array}$$

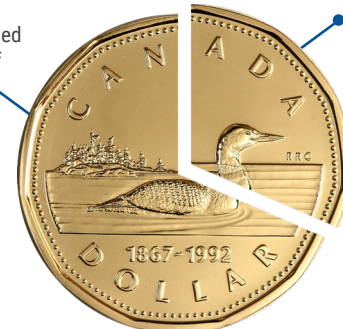
For every dollar of property tax



67 cents fund services provided by The Town of Strathmore.

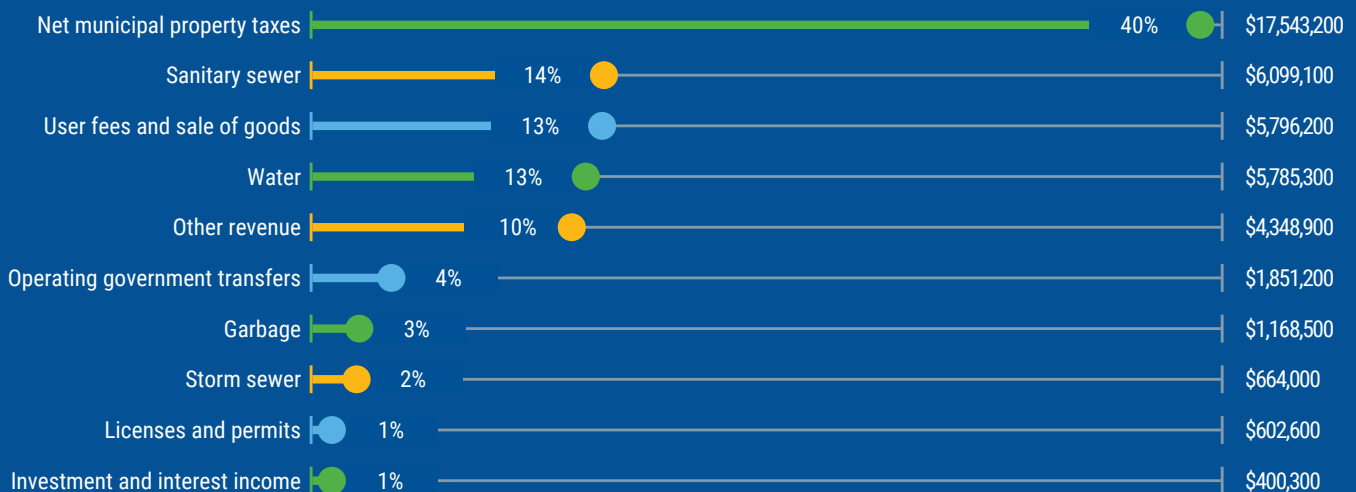


33 cents fund services provided by The Government of Alberta.



(This year, the province has increased Strathmore's education property tax rate by over 16%)

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 40% 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 2026 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.**

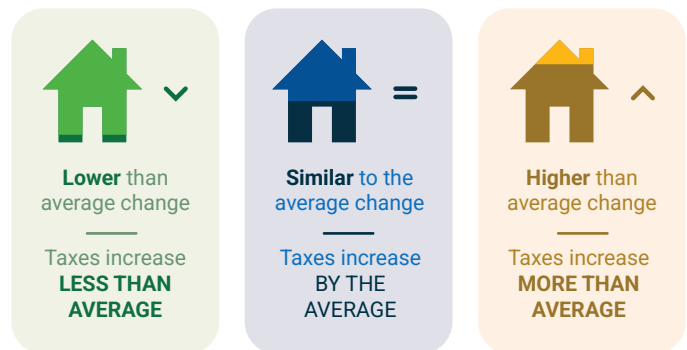
The budget stays the same, so the tax rate is lowered to **\$5 per \$1,000.**

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:

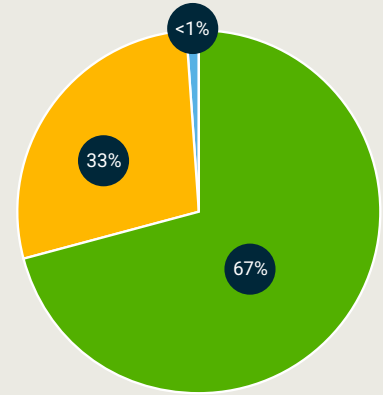
- Commercial properties pay different tax rates.
- Some properties, like charities, are exempt.
- New development can spread out tax costs but also increases expenses.
- A portion of your tax bill goes to other levels of government, not just the Town.

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.

2026 Budget

Understanding your taxes and where they go.



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

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 16%.

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
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www.strathmore.ca

STRATHMORE, SYLVIA
STRATHMORE

AB T1P C0W

2026 ANNUAL PROPERTY TAX NOTICE

Mailing Date	05/19/2026	ROLL NUMBER	123456.00
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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	512,400	\$4,212.00
TOTAL ASSESSMENT & LEVY	512,400	\$4,212.00

TAX BREAKDOWN BY TAX CATEGORY

SCHOOL SUPPORT			
	SCHOOL SUPPORT TAX	TAX RATE	LEVY AMOUNT
Status: as of Dec 31, 2025	AB School Fnd Public-Re	0.002748	\$1,408.00
Public: 100.00% Separate:			
TOTAL SCHOOL SUPPORT TAXES			\$1,408.00

SCHOOL SUPPORT TAXES + MUNICIPAL TAXES = TOTAL TAX LEVY			
	MUNICIPAL TAX	TAX RATE	LEVY AMOUNT
	Municipal - Residential	0.005423	\$2,779.00
	Wheatland Housing Mgt	0.000048	\$25.00
TOTAL MUNICIPAL TAXES			\$2,803.00

TOTAL TAX LEVY	\$4,212.00
ARREARS	\$0.00
CREDIT (PAYMENTS TO MAY)	\$0.00
BALANCE	\$4,212.00
AMOUNT DUE BY	06/30/2026 \$4,212.00

NOTE: YOU CAN NOT APPEAL YOUR TAXES OR TAX RATE

PLEASE RETURN THIS PORTION WITH PAYMENT

STRATHMORE, SYLVIA

STRATHMORE

AB T1P C0W

ROLL NUMBER	AMOUNT DUE
123456.00	\$4,212.00

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

ENTER AMOUNT PAID HERE	
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