



CITY OF
FORT SASKATCHEWAN
 10005 - 102 Street
 Fort Saskatchewan, AB T8L 2C5
 fortsask.ca

2026 PROPERTY ASSESSMENT NOTICE

PROPERTY ADDRESS	ROLL No.
10005 88 AV	4640000
Legal: Lot Blk Pln Cdo Cpln	DATE MAILED
4 3 9020877	Jan 29, 2026
TAXATION YEAR	NOTICE OF ASSESSMENT DATE
2026	Feb 06, 2026
Property Owners: 726913 ALBERTA LTD	

726913 ALBERTA LTD
 O/A STARS INN - MOTEL
 ATTEN: PAUL JANG
 1129 SPRICE AV
 COQUITLAM BC V3J 2P3

This is an assessment notice, not a tax notice. Tax notices will be mailed in May.

Assessment Class	Status	Assessment Description	Assessed Value
2	NON-RESIDENTIAL	T ~ COMMERCIAL IMPROVED	2,852,200
TOTAL ASSESSMENT:			2,852,200

Assessment complaint must be received on or before: Apr 07, 2026

LAST YEARS ASSESSMENT(For Comparison): 2,763,100

SCHOOL SUPPORT

Declaration as of Dec 31, 2025-Public 100%
 Declaration as of Dec 31, 2025-Separate 0%

EXPLANATION OF ASSESSMENT INFORMATION

Status: T - Taxable E - Exempt

Assessed Value: As required by the Municipal Government Act, the 'Assessed Value' reflects the market value of your property on July 1 of the previous year and physical condition and characteristics of your property as of December 31 of the previous year. For an estimate of your property tax, visit [fortsask.ca/taxcalculator](https://www.fortsask.ca/taxcalculator)

Review this Property Assessment Notice carefully, as the value(s) listed will be used to calculate property taxes for this year. Your Annual Property Tax Notice will be sent to you after Council approves the operating budget and sets the annual tax rates. If you have questions about or do not agree with your assessed value, please see the reverse side for further information.

Information About Your Property Assessment

Why separate Assessment & Tax Notices?

Assessment notices are mailed out earlier to all property owners to allow owners more time to review the new assessed value of their property and to contact the City regarding their assessment if there are any questions or concerns.

Tax Notices will be mailed in May once the City has factored in Provincial Education and Heartland Housing Foundation taxes which City Council includes in the Tax Rate Bylaw.

What is an assessment notice?

Your assessment notice provides the assessed value of your property upon which your taxes will be based. **Your assessment notice is not your tax notice.**

What is Market Value Assessment?

As provincially legislated, your assessment is an estimate of the price your property may have sold for on the open market by a willing seller to a willing buyer as of July 1, of the previous year.

Your assessed value reflects the physical condition of your property as of December 31, of the previous year.

What is my school support declaration?

The front of your notice indicates your declared school support. If you wish to declare or change your school support, a declaration form may be obtained online at fortsask.ca/taxes. The change does not take effect until the following calendar year.

How is my assessment calculated?

A number of characteristics are considered when determining market value, such as lot size, building size, age of building, construction, quality, and location. Selling prices, rental income, and construction costs of similar properties in similar areas are also taken into consideration. The assessor considers the same factors any real estate specialist would use in determining property values.

NOTE: Supplementary Assessment & Tax Notice: If your property was partially complete as of December 31st of the previous year, the assessment reflects the value based on the percent complete. If your building is completed or occupied in the current tax year, you will receive a prorated supplementary assessment and tax notice in the fall.

What was my assessment last year?

You can view the previous 2 years of assessed values for your property in the City by going to fortsask.ca/taxes.

What can you do if you have questions about your assessment?

If you have questions, contact the City and an assessor will be in touch with you. After speaking with an assessor if you are of the opinion that your assessment is incorrect, you can file a formal complaint to the Assessment Review Board (ARB).

Assessment Review Board (ARB) Information

Filing a Formal Complaint: After discussing your concerns with an assessor, if you are still not satisfied, you have the right to file a formal complaint with the Assessment Review Board in person or by mail:

City of Fort Saskatchewan
Secretary, Assessment Review Board
10005-102 Street
Fort Saskatchewan, AB T8L 2C5
Email: finance@fortsask.ca

Forms: All forms are available online at fortsask.ca/taxes or City Hall.

A separate complaint form and mandatory fee for each assessment you are disputing must be received at time of complaint.

Complaint Fee: Appropriate fee(s) must accompany the ARB complaint form and can be found at fortsask.ca/assessment.

Please be advised that the Assessment Review Board will not hear any matters or reasons that are not clearly described on the complaint form.

Filing Fee and Deadline: Your completed complaint form(s) and filing fee(s) must be received no later than 4:30pm on the deadline date indicated on the front of this notice.

Late Complaints: Complaints must be processed on or before the 'Final Complaint Date' as shown on the front of your notice, or the complaint is not valid and will not be filed. The Assessment Review Board has no jurisdiction to extend a complaint for any reason.

Agent Authorization: If you have hired someone to represent you, a completed agent authorization form must be submitted at the time of filing.

Sign up today to receive your Property Tax & Assessment Notices by email

The City of Fort Saskatchewan is now able to send Property Assessment and Taxation Communications by electronic means.

To receive your future Assessment, Taxation Notices, and other tax communications electronically, complete the online form available at fortsask.ca/taxes.