

The Assessment Notice is NOT a Tax Notice and does not equal property tax. An Assessment Notice is a notice that is sent to a ratepayer either every four years after a re-valuation (basically a review of the entire province's assessment) or anytime there is a change done to a property, this includes a simple change of ownership.

The values on the notice are determined by the Saskatchewan Assessment Management Agency (SAMA) for the municipality. The notice is telling you what your property is worth compared to other similar properties. The assessed value is not necessarily the selling price of your property or even what an insurance company or financial institution would consider the value of the property. Generally, properties may be sold approx. 2 times or more the assessed value.

You can look up your property report using this link for SAMA's website <https://www.sama.sk.ca/property-owner-services/assessments-online-samaview> scroll down the page to click register as a public user follow the prompts. You may contact them if you need assistance navigating their page.

Your notice will tell you the following:

- A. Legal Address: is your land description
- B. Alternate Number: is a unique number to your property that SAMA uses to identify your property, this number is also the best way to look up your property report on their website.
- C. Roll Number: is a unique number to your property in the municipalities tax system
- D. Assessed value: This is the assessed value of your property. You may see the value broke down into Land and Improvements (anything that improves the bare lot such as dwelling, deck, shed, garage)
- E. Taxable assessed value: is a calculation for the assessed value x property class percentage. This value is what legislation dictates property taxes are calculated from. Residential land has a property class of 80% Commercial 100% . I.e. Impr-res assessed value 369,500 x Property Class 80% = 295,600 taxable assessment.
- F. Net Taxable Assessment: is the end value that is used by the municipality to calculate taxes and is the taxable assessment minus assessment exemptions. You will see this value used when we send out tax notice.

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