

## 2021 Reassessment Information Background:

- Property reassessment recalculates property values to reflect an updated and more current market value assessment. In Saskatchewan, provincial legislation states that all property types must be reassessed every four years.
- In Saskatchewan, assessed values are calculated using the mass appraisal approach. Similar groups of properties are grouped together using common data, including market area sales to ensure fair and equitable assessments.
- Assessment is a way of equitably distributing the tax load; owners of similar properties pay similar taxes.
- The provincial government determines the percentage of the Assessed Value that is taxable by a municipality (City of Saskatoon). The “Percentage of Value” is applied to a property’s Assessed Value to arrive at the Taxable Assessment.
- The updated 2021 assessed value for your property was determined based on sales of similar properties as of the base date January 1, 2019. The Saskatchewan Assessment Management Agency (SAMA) Board determines the base date to use in the four-year assessment cycle.
- Your property's new 2021 reassessed value will be used as the starting point to calculate your property tax for the years 2021 – 2024 and will remain in place until the next provincially legislated reassessment in 2025. All property types were last reassessed in 2017 using the base date of January 1, 2015.
- You can easily verify what the City has on file for the characteristics of your home or view more information on your property’s assessment by entering your property’s address into the online [Property Assessment & Tax Tool](#).
- To preview the estimated change in your 2021 property tax due to the 2021 Reassessment, enter your property’s previous assessed value and the 2021 reassessed value (both shown on your 2021 Reassessment Notice) into the [Revenue Neutral Property Tax Estimator](#). The estimate shown is revenue neutral and will not show your final 2021 property tax as that will not be known until the provincial budget and tax policy changes are communicated in April 2021.

## Revenue Neutral

- City Council requires the results of a reassessment to be revenue neutral, meaning no change in property tax revenue is created for the City due to increases or decreases in property assessments.
- Revenue neutral is a property tax calculation which means that changes in assessment are offset by changes in the tax rates to ensure the same amount of tax dollars are collected by the City. For example, if the Residential property class increased in total assessment, the residential property tax rate must be lowered to ensure the same amount of property tax is collected from the residential property class.
- Budgetary adjustments and tax policy decisions are applied to the new revenue neutral tax rates. The tax increases brought forward by the City and the Province are communicated through the budgetary process – not the reassessment process.

### **Appealing Your Assessment**

- Property owners are encouraged to review their 2021 Reassessment Notice and contact Assessment & Valuation at [306-975-3227](tel:306-975-3227) if you have questions about your property's new assessed value, tax class, or exemption status. Most assessment-related questions can be resolved by chatting with an assessor before deciding to file a formal appeal with required fees. We're here to help.
- If you [choose to proceed and file a formal appeal](#) with the City's Board of Revision, your Notice of Appeal and the accompanying fee must be received during the [60-Day Customer Review Period](#) which is between [January 25, 2021 - March 29, 2021](#).
- [Information on the appeal process](#) is located on the back of your 2021 Assessment Notice which property owners will receive in the mail starting January 25, 2021.

### **2021 Reassessment: Important Dates**

**January 1, 2019:** Base date used to calculate the reassessed value for all property types

**January 25, 2021:** 2021 Reassessment Notices issued

**January 25 – March 29, 2021:** 2021 Assessment Roll open for public inspection, and 60-Day Customer Review Period in which property owners may file a formal appeal on their assessment

**March 29, 2021:** Final date to file a formal appeal on your property's assessment to the City's Board of Revision

**May 2021:** 2021 Property Tax Notice mailed

**June 30, 2021:** 2021 Property Taxes due

**Questions? We're here to help.**

**Email**

assessment.submit@saskatoon.ca

**Mail**

City of Saskatoon, Assessment & Valuation, 222 - 3rd Avenue North, Saskatoon, SK  
S7K 0J5

**Call 306-975-3227** for questions or to book an in-person appointment Monday to  
Friday, 8:00 a.m. to 5:00 p.m.

Visit [saskatoon.ca/assessment](https://saskatoon.ca/assessment) for more information.