

## SAMPLE Property Tax Notice: Key Information

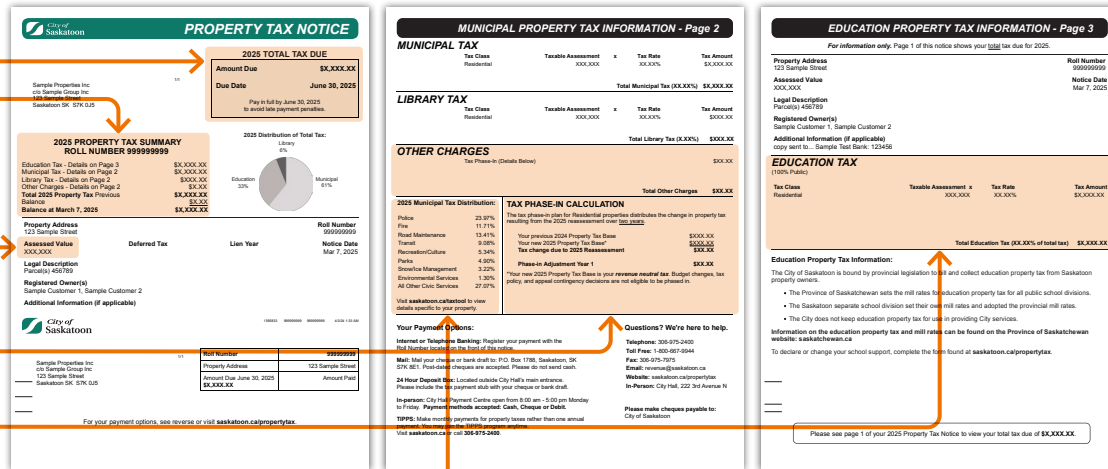
Your at-a-glance **2025 Total Tax Due** or your **New TIPPS Amount**

Your 2025 **Property Tax Summary**

2025 was a reassessment year. **This is your property's 2025 Assessed Value.** Visit [saskatoon.ca/assessment](https://saskatoon.ca/assessment)

Your property's phase-in adjustment calculation is detailed under **Other Charges on Page 2**

Details on your portion of **2025 Education Property Tax** and how it was calculated are shown on **Page 3**



The sample notice is divided into three main sections:

- Page 1: 2025 Total Tax Due** - Shows the total amount due for 2025, including the 2025 Property Tax Summary and a breakdown of the total tax due by category (Municipal, Education, etc.).
- Page 2: Municipal Property Tax Information** - Details the breakdown of the municipal tax into various services (Police, Fire, Road Maintenance, etc.) and includes a section for the 2025 Phase-In Calculation.
- Page 3: Education Property Tax Information** - Provides information about the education property tax, including the assessed value and the phase-in calculation.

Check how your portion of **municipal tax** is allocated to civic services in **2025** on **Page 2**

## 2025 Reassessment: Explaining Phase-in

City Council approved a tax phase-in plan for **residential** properties that evenly distributes the increase or decrease in property tax resulting from the 2025 Reassessment over **two years at a rate of 50% per year**; and, a phase-in plan for **commercial and multi-residential** properties that spans **four years and adjusts at a rate of 25% per year**.

## These two examples illustrate how the tax phase-in plan applies to residential and commercial/multi-residential properties

Example: How Two-Year Tax Phase-In* Works for an Increase in Residential Tax Base	Taxable Assessment	(Municipal & Library Tax)
<b>PREVIOUS 2024</b> Property Assessed Value (was Tax Base)	\$400,000	\$2,833.78
<b>NEW 2025</b> Property Assessed Value (forms new Tax Base)	\$480,000	\$3,047.58
<b>Increase in Tax Base due to 2025 Reassessment</b>	<b>\$80,000</b>	<b>\$213.80</b>
<b>Phase-in amount added in Year 1: 2025</b>		<b>+\$106.90</b>
<b>Phase-in amount added in Year 2: 2026</b>		<b>+\$106.90</b>

- In this example the full \$213.80 tax base increase is included in the original 2025 property tax calculation.
- However, only 50% of the total tax increase, or \$106.90, will be billed in Year 1. Then, the remaining 50%, \$106.90 is billed in Year 2.

\*Budget changes, tax policy and appeal contingency decisions are not eligible to be phased in.

Example: How Four-Year Tax Phase-In* Works for a Decrease in Commercial Tax Base	Taxable Assessment	(Municipal & Library Tax**)
<b>PREVIOUS 2024</b> Property Assessed Value (was Tax Base)	\$1,012,265	\$11,402.52
<b>NEW 2025</b> Property Assessed Value (forms new Tax Base)	\$788,460	\$8,491.18
<b>Decrease in Tax Base due to 2025 Reassessment</b>	<b>(\$223,805)</b>	<b>(\$2,911.34)</b>
<b>Phase-in amount deducted each year over the next four years</b>		<b>-\$727.84</b>

- In this example, the full \$2,911.34 tax base decrease is included in the original 2025 property tax calculation.

- However, only 25% of the total property tax decrease, or \$727.84, will be billed in Year 1. Then, an additional \$727.84 decrease will be billed in each of the next three years until the full \$2,911.34 decrease is realized in 2028.

\*Budget changes, tax policy and appeal contingency decisions are not eligible to be phased in.

\*\*For the same taxable assessment, multi-residential properties tax base will be lower due to lower tax rates.

The **Province of Saskatchewan** sets the Education property tax mill rates each year.

The City of Saskatoon is then bound by legislation to bill, collect and forward Education property tax to the Province.

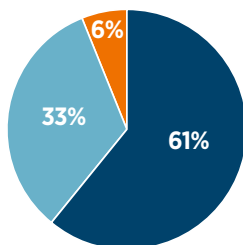
For 2025, the Province decreased the Education property tax mill rates.



Property Class	2024	2025
Residential	4.54	4.27
Commercial	6.86	6.37

Provincial legislation requires the City of Saskatoon to collect property tax on behalf of three taxing authorities:

- City of Saskatoon
- Education
- Library



Of the total tax collected for 2025, **61%** is kept by the City to invest in civic services and programs, **33%** is remitted to the Province for education, and **6%** goes to the Saskatoon Public Library.

**The City of Saskatoon does not keep Education property tax for use in providing City services.**

## Spread Your Payments Over The Year



Pay your property tax bill in 12 monthly instalments instead of one single annual payment.

Join the **Tax Instalment Payment Plan Service (TIPPS)** any time.

To set up your automatic withdrawal email [revenue@saskatoon.ca](mailto:revenue@saskatoon.ca) or call **306-975-2400** for more information.

We're here to help.

## Property Assessment & Tax Tool



**Interested in additional detailed tax information about your property?**

Enter your property's address at [saskatoon.ca/taxtool](http://saskatoon.ca/taxtool) to view:

- a detailed breakdown of your portion of municipal property tax showing how it is distributed to various civic services in 2025;
- your property's current and historical assessed value and tax information; &
- market area information, nearby sales and more.

## Answering Your Tax Questions

### How does the 2025 reassessment of my property connect to what I pay in property tax?

Your property's 2025 assessed value is used as the starting point to calculate your property tax for the years 2025 through to 2028. Assessment of all properties is a way to equitably distribute the tax load; owners of properties with similar values pay similar property tax.

### Who do I contact for questions about Education property tax?

Contact the Ministry of Government Relations at **1-306-787-2653** or visit [saskatchewan.ca/residents/taxes-and-investments/property-taxes](http://saskatchewan.ca/residents/taxes-and-investments/property-taxes)

### What if I don't pay my property tax bill by June 30 this year?

The late payment penalty is **1.75% per month** for property tax levied in the **current year** that remains outstanding beyond the June 30 payment deadline.

The late payment penalty is **2.25% per month** for property tax arrears, where a property tax balance remains **outstanding beyond December 31** of the year the property tax was levied in.

Late payment penalties, when added to your tax account, compound monthly.

## Tax Questions?

**We're here to help.**

Email: [revenue@saskatoon.ca](mailto:revenue@saskatoon.ca)

Website: [saskatoon.ca/propertytax](http://saskatoon.ca/propertytax)

Phone: **306-975-2400**