

2021 Reassessment

Assessment Roll Highlights

Technical Briefing– January 27, 2021

Bryce Trew, City Assessor



2021 Assessment Notice

- Assessment Notices mailed January 25, 2021
- 60-Day Customer Review Period - January 25 to March 29, 2021

2021 ASSESSMENT NOTICE

CIVIC ADDRESS

123 ANY STREET

ROLL NUMBER

123456789

10/020 10:14 PM 10330858

DOE, JOHN
123 ANY STREET
SASKATOON SK S1A 2B3

2/2

1

REGISTERED OWNERS					
Doe, John					
LEGAL DESCRIPTION					
Parcel(s): 111222333					

① This notice shows the assessment placed on the property as at January 1 for the current year. THIS IS NOT A TAX BILL.
Visit saskatoon.ca/assessment for more information.

Description	2	3	Taxable Assessment	4	5	Taxable Assessment
	Assessed Value	Previous Value % of Value		Assessed Value	Current Value % of Value	
Residential Land and Improvements	352,700	80%	282,160	337,800	80%	270,240
Taxable Portion			282,160			270,240
Totals	352,700		282,160	337,800		270,240

6

The school support for this property is designated as follows:
 Mailing Date: January 11, 2021.

Public School Board:	100%
Separate School Board:	0%

If you wish to appeal this assessment, you must fill out the Notice of Appeal form below and submit it to:
 The Board of Revision c/o the City Clerk's Office no later than March 12, 2021.

7

NOTICE OF APPEAL TO THE BOARD OF REVISION

Civic Address
123 Any Street

Roll Number
123456789

Last Date of Appeal
March 12, 2021

☐ School support shown is incorrect. To change your support (no fee), complete and attach the Individual School Tax Declaration Form available at saskatoon.ca/propertytax or call Assessment & Valuation at 306-975-3227 to make arrangements.

☒ I am appealing against the assessment of this property. Applicable appeal fee must be included. Specific grounds for appeal and summary facts must be provided. See reverse side for information.

8

Appellant's Name: (please print)		Agent's Name (if named/known): (please print)		Agent / Appellant's Signature:	
Mailing Address:		Mailing Address:			
City/Town:		City/Town:			
Province:	Postal Code:	Province:	Postal Code:	Date:	
Home Phone #:	Business Phone #:	Home Phone #:	Business Phone #:		
Fax #:	Cell #:	Fax #:	Cell #:		
E-mail address:		E-mail address:			
Appellant's interest in the property (eg. Owner, tenant, property mgr):					
Assessment value under appeal					Fee Enclosed \$:

2021 Reassessment

- Saskatchewan legislation requires assessed values to be updated every 4 years
- Purpose of reassessment is to update property values to reflect changes in the market over a 4-year assessment cycle
 - 2021 Reassessment values will be in place from 2021 to 2024
- Valuation base date is January 1, 2019
 - Any economic impact COVID-19 may or may not have had on a property's assessed value will not be reflected in the 2021 Reassessment

2021 Assessment Roll

	End of 2020	Beginning of 2021
Number of Accounts	94,866	94,866
Total Assessed Value	\$43.0B	\$41.3B

**Only properties with Taxable Tax Status were used for this report*

Property Values as of January 1, 2021

1. **Residential:** Relative consistent shifts across the city

- Overall Residential Tax Class: -7%
 - Single-family: -6%
 - Residential Condominiums: -12%
 - Multi-Residential: -11%

2. **Commercial:** Shifts varied based on sub-property type

- Overall Commercial Tax Class: 8%
 - Retail: 24%
 - Office: 16%
 - Industrial: -10%
 - Hotel/Motel: -23%

** Shift percentages base on aggregate taxable assessment*

Revenue Neutral

Reassessments are **revenue neutral** in Saskatoon

- This means the City collects:
 - the **same total amount of property tax** as the previous year
 - the **same amount of property tax** within each class of property as the previous year
- An increase or decrease in a property's assessed value does not mean that property tax will change at the same rate
 - For example, if a property's assessed value decreased by 7%, it would not necessarily see a 7% reduction in property tax
- Any increase or decrease as a result of the 2021 City budgetary requirements is kept separate from the reassessment process

Revenue Neutral Property Tax Examples

The typical residential property saw a **7% reduction** in its 2021 assessed value, therefore:



- if your residential property has a **10% reduction** in its 2021 assessed value, you will have **a decrease** in property tax
- if your residential property has a **7% reduction** in its 2021 assessed value, you will have **no change** in property tax



- if your residential property has a **2% reduction** in its 2021 assessed value, you will have **an increase** in property tax

Revenue Neutral Property Tax Examples

- Property owners can preview the change in their property tax as a result of the Reassessment using the Revenue Neutral Property Tax Estimator
- [Saskatoon.ca/taxestimator](https://saskatoon.ca/taxestimator)

Property Tax Estimator

Assessment Sub-Class

Residential/Condominium/Multi-Residential ▾

* 2020 Assessment (required)

100000

* 2021 Assessment (required)

93000

Taxation - Residential/Condominium/Multi-Residential

2020 Property Tax	\$912
2021 Estimated Revenue Neutral Property Tax	\$914
Estimated Increase / Decrease	\$2

Calculate >

Reset >

Percentage of Value

- Legislated by the Province every 4 years in conjunction with reassessment
- Commercial and Industrial, Railway Rights-of-Way and Pipelines, and Grain Elevators property tax classes **changed from 100% to 85% of assessed value**
- Residential and Multi-Residential property tax classes are **80% of assessed value**
 - **No change from previous cycle**
- Agricultural property tax class is **55% of assessed value**
 - **No change from previous cycle**

How Property Assessment Relates to Property Tax

- The assessment values for all properties determine the distribution of property tax
- Assessed Value X Percentage of Value = **Taxable Assessment**
- Taxable Assessment X Tax Rate = **Tax Levy**
- Tax rate can be adjusted using tax tools to keep the property tax unaffected by the percentage of value and overall value changes within property classes

Property Assessments: Residential, Condo, & Multi-Residential

Accounts: Approximately 91,000

2021 Assessment Roll Value: \$31.4 billion

Median Assessments:















- Single-Family Residential - \$344,000
- Residential Condominium - \$209,900
- Multi-Residential - \$1,404,900

City-Wide Single-Family Map

City Wide Results – 2021 Residential Reassessment

Two maps are included for your reference. These maps show the various degrees of change in residential assessed values by ward and city-wide, relative to the **aggregate change in the residential tax class of 0.93.**

Each map contains a colourized legend. The different colours represent the range of assessment change between the two valuation dates of January 1, 2015, and January 1, 2019. For example, the green band signifies a +/- 10% change in assessment from the aggregate residential tax class change of 0.93 (-7%). On a revenue neutral tax basis, properties within this band will experience a +/- 10% tax change.

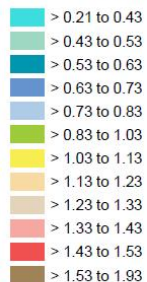
	> 0.21 to 0.43
	> 0.43 to 0.53
	> 0.53 to 0.63
	> 0.63 to 0.73
	> 0.73 to 0.83
	> 0.83 to 1.03
	> 1.03 to 1.13
	> 1.13 to 1.23
	> 1.23 to 1.33
	> 1.33 to 1.43
	> 1.43 to 1.53
	> 1.53 to 1.93
	Municipal Wards
	Neighbourhoods

Colour	What each colour indicates
Aqua	Greater than 50% less than the average
Jade	From minus 50% to minus 40% of the average
Dark Blue	From minus 40% to minus 30% of the average
Medium Blue	From minus 30% to minus 20% of the average
Light Blue	From minus 20% to minus 10% of the average
Green	Within plus or minus 10% of the average
Yellow	From 10 to 20% greater than the average
Peach	From 20 to 30% greater than the average
Light Sand	From 30 to 40% greater than the average
Light Pink	From 40 to 50% greater than the average
Red	From 50 to 60% greater than the average
Taupe	More than 60% greater than the average

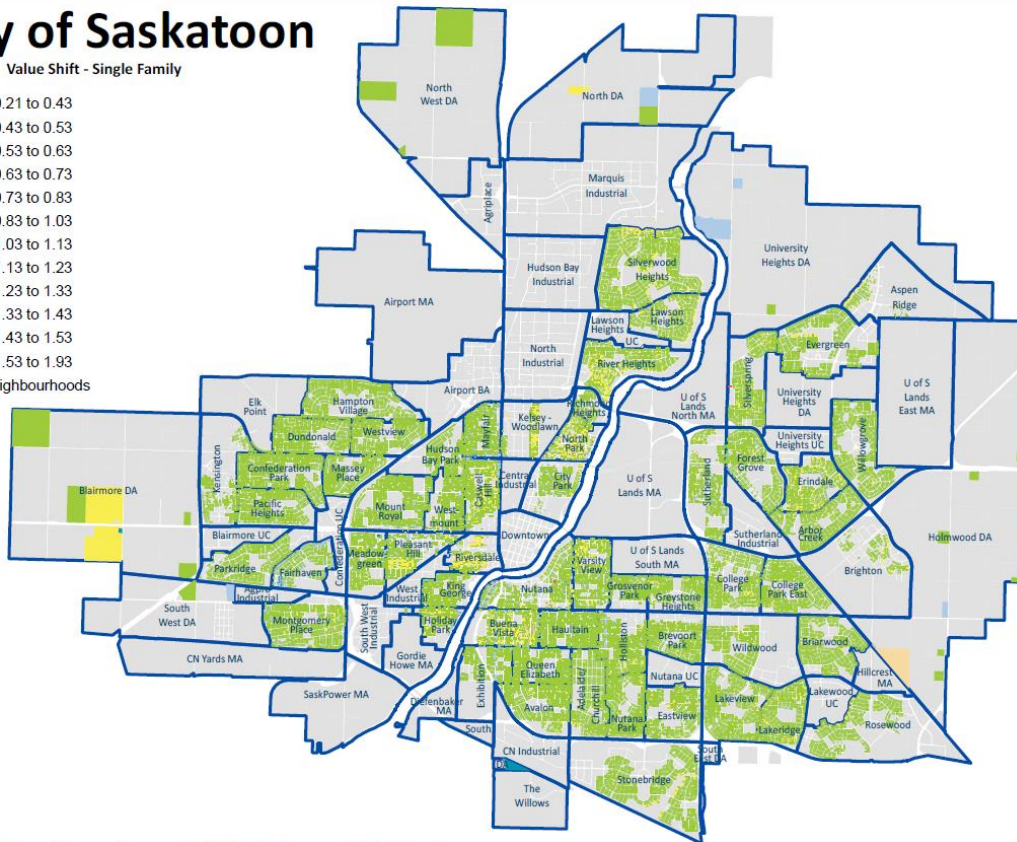
City-Wide Single-Family Map

City of Saskatoon

Value Shift - Single Family



Neighbourhoods



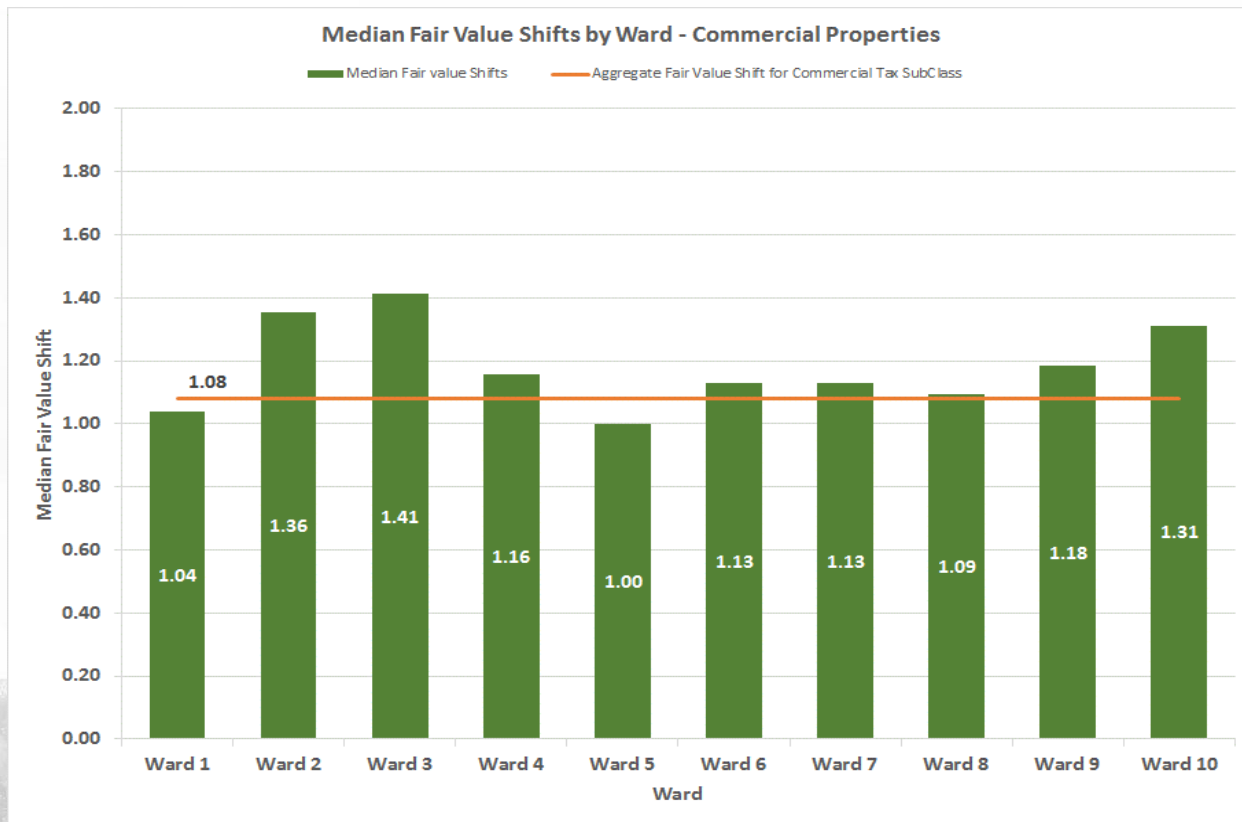
Property Assessments: Commercial

Accounts: Approximately 3,300

2021 Assessment Roll Value: \$9.9 billion

Typical market value assessment change for the Commercial tax class is **8%** as a result of updating the assessed values to a more current valuation date

Commercial Assessment Shift by Ward



Additional Assessment Information

Property Assessment and Tax Tool: saskatoon.ca/taxtool

- Easy-to-use online tool
- View current and historical assessment and property tax information
- Your property's characteristics ([now includes Commercial](#))
- Other properties' assessed values
- Sales information ([now includes Commercial](#))
- Commercial model information (new for 2021)

Revenue Neutral Property Tax Estimator: saskatoon.ca/taxestimator

- Easy-to-use online tool
- Allows property owners to view the estimated increase or decrease to their property tax as the result of the 2021 Reassessment

Updated Web Pages: saskatoon.ca/assessment

- FAQs, detailed information and related documents, including the 2021 Assessment Notice Guide, 2021 Reassessment Information Insert and 2021 Reassessment Glossary of Terms
- New video series (6) explaining how residential property values are calculated and answering assessment and property tax-related questions

- 2021 Reassessment Notices will be accompanied by a helpful guide
- February Utility bills will include an informative insert

[illegible]

2021 is a Reassessment Year

What Is Reassessment?

- ✓ Provincial legislation states that all property types must be reassessed every four years.
- ✓ In 2021, your property will be reassessed and updated to reflect its assessed value as of January 1, 2019.
- ✓ Any economic impact COVID-19 may or may not have had on a property's assessed value will not be reflected in 2021 property reassessment figures.
- ✓ Your property's reassessed value will be used as the starting point to calculate your property tax for 2021 - 2024. All properties types were last reassessed in 2017.

Why Is My Property Being Reassessed?

Reassessment is a way of equitably distributing the tax load; owners of similar properties pay similar taxes. Property tax is calculated using your property's assessed value as a starting point.

If your property's reassessed value changed more or less than the average property in your tax class, you could see a change in your taxes.

Reviewing Your Reassessment

Property Assessment & Tax Tool
saskatoon.ca/taxtool

Check the details used for the calculation of your property's 2021 reassessed value. Review market area and neighbourhood assessments similar to yours. View a breakdown of how your municipal property tax supports various civic services Saskatoon residents rely on.

Revenue Neutral Property Tax Estimator
saskatoon.ca/taxestimator

Enter details from your 2021 Reassessment Notice to preview the estimated change in your 2021 municipal property tax due to reassessment.

**The revenue neutral property tax estimator does not include 2021 budget changes.*



Your 2021 Property Reassessment

Questions or Concerns?

Most assessment-related inquiries can be resolved by chatting with an assessor—saving you formal appeal fees.

If you believe there's an error in your property's reassessment, tax class or exemption status, give us a call first at 306-975-3227. We're pleased to assist.

Still disagree with your property's reassessment after speaking with an assessor? Your formal appeal must be received by the Saskatoon Board of Revision during the 60-day Customer Review Period.

saskatoon.ca/assessmentappeals

Timeline

January 25, 2021
Reassessment Notices
mailed to residents

January 25 -
March 29, 2021
60-Day Customer
Review Period

 **May 2021**
Property Tax Notice
mailed to residents.

June 30, 2021
2021 Property Tax
payments are due

[Contact Us](#)

@ Email
asmt.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.

View our 2021 Reassessment video series and more information at saskatoon.ca/assessmont



- Ongoing social media support will include information graphic posts

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saskatoon.ca/assessment



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saskatoon.ca/assessment



- Social media support will also promote the informative new video series (6):
 - **Animated Video:** explains how residential property assessed values are calculated
 - **Live Interview Style Videos:** City Assessor and Property Tax and Accounting Control Manager answer frequently asked assessment and property tax-related questions

1		2021 Reassessment City of Saskatoon
2		2021 Reassessment: How Was My Property's Assessed Value Calculated City of Saskatoon
3		2021 Reassessment: Why Is A Bank Appraisal Different? City of Saskatoon
4		2021 Reassessment: Why Did My Taxes Go Up? City of Saskatoon
5		2021 Reassessment: Can I Pay Lower Property Tax? City of Saskatoon
6		2021 Reassessment: How Can I Appeal My Property's Assessment? City of Saskatoon

WE'RE HERE TO HELP

The Assessment & Valuation team and Corporate Revenue Customer Service are pleased to assist citizens with their assessment, assessment appeal process and property tax-related inquiries.

There are several ways to contact us:



Email: asmt.submit@saskatoon.ca



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



Call: 306-975-3227 Assessment & Valuation or
306-975-2400 Corporate Revenue Customer Service