

# Guide to Your 2021 Reassessment Notice



## Check the Revenue Neutral Property Tax Estimator

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.

[saskatoon.ca/taxestimator](http://saskatoon.ca/taxestimator)

- Property Tax Notices are mailed to property owners in early May 2021
- Your Property Tax payment is due June 30, 2021

Provincial legislation requires all municipalities to conduct a reassessment of all properties every four years.

Property reassessment recalculates property values to reflect an updated and more current market value assessment.

Assessment is a way of equitably distributing the tax load; owners of similar properties pay similar taxes.

## 2021 ASSESSMENT NOTICE

CIVIC ADDRESS
123 ANY STREET
ROLL NUMBER
123456789

10/9/20 10:14 PM 15033666

2/2

DOE, JOHN  
123 ANY STREET  
SASKATOON SK S1A 2B3

### REGISTERED OWNERS

Doe, John
LEGAL DESCRIPTION
Parcel(s): 111222333

Your Property's Previous 2017- 2020 Assessed Value

Your Property's New 2021-2024 Assessed Value

This notice shows the assessment placed on the property as of January 1 for the current year. THIS IS NOT A TAX BILL. Visit [saskatoon.ca/assessment](http://saskatoon.ca/assessment) for more information.

Description	2 Previous Values			4 Current Values		
	Assessed Value	% of Value	Taxable Assessment	Assessed Value	% of Value	Taxable Assessment
Residential Land and Improvements Taxable Portion	352,700	80%	282,160	337,800	80%	270,240
<b>Totals</b>	<b>352,700</b>		<b>282,160</b>	<b>337,800</b>		<b>270,240</b>

The school support for this property is designated as follows:  
Mailing Date: **January 25, 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 29, 2021.**

## NOTICE OF APPEAL TO THE BOARD OF REVISION

Civic Address: 123 Any Street | Roll Number: 123456789 | Last Date of Appeal: March 29, 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](http://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.

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 \$:	

- ROLL NUMBER:** The Roll Number is the unique identifier for your property.
- PREVIOUS ASSESSED VALUE:** This shows last year's Assessed Value, based on your property's market value assessment as of January 1, 2015. The last reassessment of your property was conducted in 2017 and values were used from 2017 to 2020.
- PREVIOUS % OF VALUE/TAXABLE ASSESSMENT:** 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. In this example, the **previous Taxable Assessment** was 80% of \$352,700 or \$282,160.

- NEW ASSESSED VALUE:** This shows your property's new 2021 Assessed Value, based on your property's market value assessment as of January 1, 2019. This Assessed Value will be used from 2021 to 2024. Any economic impact COVID-19 may have had on market values will not be reflected in the 2021 property reassessments. In this example, the property's Assessed Value has decreased.

Your property's Assessed Value is not the value of what you'd sell your property for today. It's calculated to reflect what it might have sold for, or the market value assessment, as of January 1, 2019.

- CURRENT % OF VALUE/TAXABLE ASSESSMENT:** The percentage of value is 80% for residential properties in 2021. In this example, the new assessed value is multiplied by the percentage of value to get the taxable assessment for your property. This value is used to calculate your property tax.

- SCHOOL SUPPORT:** This is the school support as recorded for this property. Please refer to the back of your assessment notice for information on changes or corrections for your school support.

- QUESTIONS OR CONCERNS?** Most concerns can be addressed by speaking with an assessment appraiser before starting a formal appeal process with required fees. Call 306-975-3227, or visit [saskatoon.ca/assessment](http://saskatoon.ca/assessment) for more information on your assessment or the formal appeal process.

- THE 60-DAY CUSTOMER REVIEW PERIOD** is open from January 25 - March 29, 2021. Changes to your assessment will only be considered if your formal appeal is received during the review period. Only your property's assessed value can be appealed, not your property tax.