

## What is an assessment notice?

The assessment notice advises property owners of a change to their assessment. Property owners who have purchased property, built or renovated a structure, or demolished a building will receive an assessment notice. In a revaluation year, every property owner gets an assessment notice.



The assessment notice gives the property owner a chance to review the assessed value, as provided by the Saskatchewan Assessment Management Agency (SAMA). Detailed profile sheets are available at the town office, or by logging into SAMAView at [www.sama.sk.ca](http://www.sama.sk.ca). We suggest that you review the profile sheets, in case of errors. Further clarification on your profile sheets can be obtained by contacting the Weyburn SAMA office, at 1-800-498-0575. If you find any incorrect information, or wish to appeal your assessment, you may complete the bottom portion of the notice, submit the \$30.00 appeal fee, and return it to the town office.

### How do I read my assessment notice?

If you find yourself asking this question, please know you are not alone. Assessment notices can be confusing. The following is a quick description of what you'll find on the notice:

The **Legal Address** is the Lot, Block, and Plan Number identifying the property.

The **Civic Address** is the Street Address of the property.

**Frontage** is the width of the property.

**School Support** is Public or Separate school division, depending on whether the option is available to you.

The **Alternate Number** and **Roll Number** are assigned to track the property in both SAMA's system and the Town's system.

The Town is legislated to allow 30 clear days for property owners to review and appeal their assessment. This shows in the **Mailing Date of Notice** and **Final Date of Appeal** boxes on the notice. In a revaluation year (2021), **60** days are required.

The **Property Class** section outlines what type of property is being assessed. **Land** is the assessment for the property itself; **Impr** is used if there is a building or structure on the property. **RES** refers to residential; **COM/IND** means commercial or industrial.

The **Assessed Value** is the value of the property as determined by SAMA. The **Percentage of Value** is set by the Provincial Government each year (currently these rates are 80% for Residential, 85% for Commercial, and 55% for Other Agricultural Land). The **Assessed Value** is multiplied by the **Percentage of Value** based on the property class to determine the amount of **Taxable Assessment**. **Assessment Exemptions** would apply to a property (or portion thereof) that should not be taxed. This usually does not apply. The **Net Taxable Assessment** is the **Taxable Assessment** less any **Assessment Exemptions**.

The Assessment Notice also shows a comparison to **last year's** Net Taxable Assessment.



The **Net Taxable Assessment** is the number used by the Town to determine the taxes on each property. Council sets the mill rate based on the amount of money required to provide services and run the town's operations. The formula to arrive at the taxes is:  $\text{Net Taxable Assessment}/1,000 \times \text{mill rate} \times \text{mill rate factor} + \text{base tax} = \text{municipal property taxes}$ .