



UNDERSTANDING YOUR 2017 ASSESSMENT NOTICE

2017 Provincial Revaluation of Property Assessments

- Legislation requires all Saskatchewan properties to be revalued every 4 years. This year, 2017 is a revaluation year.
- Revaluation will update all property values from January 2011 to January 2015 market values.

Did your Current Assessment increase/decrease?

- Your property assessment on the enclosed notice is the 2017 revaluation Assessed Value.
- Please review the Previous Assessment to the Current Assessment on the enclosed 2017 Assessment Notice to determine if your assessment has increased. Whether or not your tax bill will increase will depend on the average increase in taxable assessment in your property subclass and whether City Council changes the mill rate. For more information check with the City of Moose Jaw Tax and Assessment Department.
- The City of Moose Jaw mill rates are expected to be set in May 2017 and tax bills will be issued by May 30, 2017. Until that time, please refer to your 2017 prepayment notice as an estimated 2017 tax levy.

Government of Saskatchewan Property Tax Percentages of Value (POV) for 2017 Revaluation

Changes to POV impact the tax level among property classes. Percentage of Value or POVs are used to calculate taxable assessments from the assessed values, which are calculated by assessment appraisers. Taxable assessments are then multiplied by the mill rates and the mill rate factors established by municipalities for the municipal portion and the province's mill rates for the education portion.

In 2017 the province made changes to the POV for two property types:

- The non-arable (range) land or pasture land POV will increase from 40% (established in 2013) to 45% in 2017.
- The residential, multi-unit residential and seasonal residential POV will increase from 70% (established in 2013) to 80% in 2017.

These changes will increase the taxable assessment and as a result may increase the property taxes paid.

How the Provincial Percentage of Value (POV) is used to calculate your Taxable Assessment

Assessed Value X Provincial % (POV) = Taxable Assessment
2016 Residential example: \$100,000 x 70% = \$70,000 taxable assessment
2017 Residential example: \$100,000 x 80% = \$80,000 taxable assessment

2017 Assessment Appeals

Prior to filing an Appeal; you are encouraged to contact the City of Moose Jaw's Assessment Coordinator at (306) 694-4482 or SAMA at (306) 694-4425 to discuss any concerns you may have regarding your assessment. Eligible grounds for appeal are errors involving: property valuation, property classification, exemption, preparation or content of the Assessment Roll, preparation and content of your Notice of Assessment.

- The appeal period for a revaluation year is 60 days. The deadline for appeal is indicated on your assessment notice and no further appeals will be allowed after that date.
- If you file an appeal and are awaiting the decision, you must pay your property taxes by June 30, 2017 to avoid penalties. If your assessment is decreased after the appeal process, any available credit will remain on your property tax account and may be eligible for a refund.