

2025 ASSESSMENT NOTICE



Revaluation 2025

The 2025 assessment roll is now open and available for public inspection for 60 days and this will be an opportunity for you to review and compare your assessment information with others in the municipality. During a revaluation year, assessment notices are sent to all landowners.



What is property assessment?

Property assessment sets a property's value for tax purposes. The assessed value is not the same as market value. Assessments follow specific rules and laws, and properties are reassessed every four years. The current base date used for valuation is January 1, 2023.

More information on property assessment and what it means to you can be found at:

www.saskatchewan.ca/residents/taxes-and-investments/property-taxes



Where can I get more information about my assessment?

1. Check the Saskatchewan Assessment Management Agency (SAMA) website at www.sama.sk.ca and use the SAMAView feature that allows the general public access to individual property assessments throughout the province. This is found under "Property Owner Services" then on the left-hand side click "Assessments Online (SAMAView)".

Users are required to register/create an account, either as a Public User (Public Account) or Commercial User (Organization Account). Generating reports from this site requires the use of credits. General public users have free access to SAMAView and users will receive 25 credits per revaluation cycle. These credits are only used when ordering a property report at a rate of one credit per report. Please reference the MY SAMA Quickstart Guide QR code on the reverse side of this page for more information - or via www.mysama.ca.

2. Call the local SAMA office at 306-924-8080 and speak to a SAMA representative about your assessment.

Can I appeal my assessment?

Yes, you may appeal an assessment if you believe there has been an error in the property valuation, property classification, exemption, preparation or content of the assessment roll, preparation or content of the notice of assessment. We recommend that you speak with a SAMA representative who may be able to address your questions. Only your property assessment can be appealed, not taxes or mill rates. Your Notice of Appeal and filing fee of \$75 for each assessment being appealed must be received by the Secretary of the Board of Revision, c/o RM of Edenwold No. 158, 100 Hutchence Road, Emerald Park, SK S4L 1C6 no later than June 10, 2025. An appeal fee must accompany your appeal submission payable to the RM of Edenwold No. 158.



Can I base my appeal on the fact I feel my taxes are too high?

No. Legislation outlines the valid grounds for an appeal. Only your property assessment can be appealed, not the property taxes or the mill rates.

What happens when I appeal my assessment?

You will have the opportunity to present your evidence to a Board of Revision, consisting of three members who have no affiliation with SAMA or the Municipality. You will be notified of the scheduled hearing and you must appear in person or be represented by an agent. A representative from the Municipality or SAMA will appear at the hearing as the respondent. The onus rests on you, as the appellant, to prove to the Board that your assessment is incorrect. The Board will render their decision based on the information presented at the hearing.

How do I determine what my taxes will be?

The school mill rates have been set by the Province for 2025. The municipal mill rate and mill rate factors have not yet been determined by the Municipality for 2025. To calculate your annual tax, you can use the following equation:

Municipal Taxes	$\text{Taxable Assessment Value} \times \text{Municipal Mill Rate} \times \text{Mill Rate Factor}^* / 1000 = \text{Municipal Taxes}$
School Taxes	$\text{Taxable Assessment Value} \times \text{School Mill Rate} / 1000 = \text{School Taxes}$

**(and/or other tax tools)*

FYI: KEEP IN MIND

PROPERTY VALUE: WHAT'S THE DIFFERENCE?

ASSESSMENT VS. MARKET VALUE

An increase or decrease in your property assessment does not mean there will be an increase or decrease in your taxes.



APPRAISAL:

Determines the value of a home when buying & selling.

ASSESSMENT:

Used to determine the property taxes you would owe.

The assessment value of your property is not the same as the market value when you buy or sell.