

VILLAGE OF CANWOOD

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2021 Assessment

The Assessment Roll for the Village of Canwood for the year of 2021 has been prepared and is open for inspection at the Village office Monday to Thursday from 9:00 a.m. to 3:00 p.m. until May 26, 2021.

This is not a TAX NOTICE!

Understanding Assessment

Assessment is the act of determining a property's value. The Saskatchewan Assessment Management Agency (SAMA) determines the assessed value for properties in the Village as part of the process established by provincial legislation.

2021 is a Revaluation Year

SAMA conducts revaluations based on a four-year cycle with 2017 being the year of the last revaluation. 2021 Revaluation will see assessed values updated to reflect a new legislated base date of a property's value to January 1, 2019.

Valuation Standards

Saskatchewan uses the Market Valuation Assessment (MVA) system with three generally accepted appraisal techniques to value property: the cost approach, the sales comparison approach and the property income (rental) approach. The use of any of the three techniques provides for flexibility in determining the assessed values of property.

Property Assessment Does Not Equal Property Tax

SAMA's role in determining assessed value is the first part of the process. The second part is the application of provincial government established tax policy, such as property classes, percentages of values and exemptions. The third and final part of the process involves municipalities annually determining the local mill rate* based on local budget needs. Municipalities then multiply the taxable assessment by the local mill rate* to produce property tax levies, also known as your Tax Notice. The province sets the mill rate for the education sector.

$$\begin{array}{l} \text{Assessed Value} \\ \text{(SAMA)} \end{array} \times \begin{array}{l} \text{Percentage of Value} \\ \text{\& Exemptions} \\ \text{(Province)} \end{array} \times \begin{array}{l} \text{Mill Rates} \\ \text{Education (Province)} \\ \text{and *Municipalities} \\ \text{(Local Governments)} \end{array} = \text{PROPERTY TAXES} \\ \text{(Taxpayer)}$$

*Municipalities have the authority to utilize a series of tax tools such as mill rate factors, base tax and minimum tax.

Details on the Assessment of Your Property

To assist in understanding your assessment value, you can obtain your Property Report(s) online at www.sama.sk.ca. By clicking into “MySAMA and SAMView Login”, public users are able to sign up for a SAMAView account that will entitle you to 25 free credits in a revaluation cycle that you can use to access:

- Map search of the Village and basic pop-up data;
- General property overviews;
- Compare property assessments; and
- View and print Property Reports.

SAMAView can be used on mobile devices or on a computer (Chrome is the recommended browser). Once you have your account, you can search by text or map with either your legal address, civic address or Assessment ID Number (alternate number on your assessment notice). If you have questions relating to the valuation of your property, contents of your Property Report or how to use SAMAView, **please contact SAMA** at the below information.



Saskatchewan Assessment Management Agency, Saskatoon Region
300 - 333 25th Street East, Saskatoon, SK S7K 0L4

Email: saskatoon.region@sama.sk.ca
Phone: 1-800-667-5203 or (306)933-5385
Fax: (306)933-7997
On the web: <http://www.sama.sk.ca>

Appeal Process

Legislation outlines the valid grounds of appeal. The notice of appeal is on your Assessment Notice and must be fully completed with specific facts and evidence that supports an error has been made in the:

- ❖ Property Valuation or Classification of the property; and/or
- ❖ Preparation and/or content of the Assessment Roll or Assessment Notice.

You may not make an appeal based on your assessment being too high. Every property owner has the right to appeal his or her assessment. An appellant must submit evidence to the Villages appointed Board of Revision that the assessor made an error in the property valuation or classification. SAMA is required to explain to the Board of Revision how the property value was determined and if an error was made, the Board will correct the assessment.

Please contact the municipal office when making an assessment appeal to the Board of Revision. The Notice of Appeal to The Board of Revision must be accompanied by the fee of \$100.00 per appeal, payable to the Village of Canwood. The appeal fee will be refunded if the appellant is successful in his/her appeal. If the property owner is not satisfied with the decision made by the Board of Revision, the second step would be to contact the Assessment Appeal Committee of the Saskatchewan Municipal Board.

The deadline for appeals is 3:00 p.m. **May 26, 2021.**