

What is an assessment notice?



An assessment notice advises property owners of a change to their assessment. Property owners that have purchased land, built or renovated a structure, or demolished a building will have received an assessment notice. The notices are also sent to persons that have purchased property from April, 2015 to February, 2016, even if the assessment hasn't changed.

Assessment notices give the property owner a chance to review the assessed value, as provided by Saskatchewan Assessment Management Agency (SAMA). Detailed profile sheets are available at the town office, or by logging into SAMAView at www.sama.sk.ca. We recommend that the profile sheets are reviewed, in case of any errors. Further clarification on your profile sheets can be obtained by contacting Joanne Fraser, SAMA appraiser, at 1-800-498-0575. If you find any incorrect information, or wish to appeal your assessment, please complete the bottom portion of the notice, submit the \$100 appeal fee, and return to the administration office.

How do I read my assessment notice?

If you find yourself asking this question, please don't feel you are alone. Assessment notices can be very confusing. Following is a quick description of the notice:

The Legal Address, Civic Address, Frontage, and School Support is basic information about your property.

The Alternate Number and Roll Number is information that SAMA and the administration office uses to track your property.

We are legislated to allow 30 clear days for property owners to review and appeal their assessment. The Mailing Date of Notice and Final Date of Appeal details the dates the Town of Carnduff has given.

The Property Class section will outline what type of property you are being assessed for. Common types, along with further descriptions, are: *Land* is the assessment given for the property. *Impr* is any building or structure on the property; *RES* refers to residential; *COM/IND* is commercial or industrial.

SAMA provides the Town of Carnduff the Assessed Value for your property. They have a complex formula system, which must be explained by a SAMA appraiser.

The provincial government established the Property Class for each type of property. Residential property class is 70%, Commercial and Industrial is set at 100%, Other Agricultural Land has been given a rate of 55%. The assessed value is then multiplied by the property class to determine the amount of Taxable Assessment. If an owner has any property that should not be taxed, that amount would be included under the Assessment Exemptions (this is extremely rare). The Net Taxable Assessment is simply the taxable assessment less any assessment exemptions. Municipalities then use the Net Taxable Assessment figures when setting the annual taxes.