



Feb 14, 2025

2025 Assessment Information Sheet

The Assessment Notice is **NOT** a tax notice, and does not equal property tax. Assessment notices are sent annually to those property owners whose properties have changed in value. In a revaluation year, assessment notices are sent to every property owner on the municipal tax roll. At this time, the Council for the Village of Muenster has not established its tax policy for 2025, and property taxes are an unknown value for 2025.

To arrive at these values, SAMA conducts market research and uses industry standard valuation approaches.

The 2025 assessment appeal period is open for 60 days and closes April 15, 2025. You may not appeal based on what your property taxes may calculate at; you may only appeal the valuation of your property. Appeals must be in the hands of the Administrator at the close of the appeal period; late arriving appeals will not proceed. If you are mailing your appeal to the Administrator, please allow sufficient time for Canada Post to deliver.

Understanding Your Assessment Notice

ASSESSMENT NOTICE FOR THE YEAR 2025

LEGAL ADDRESS	CIVIC ADDRESS	ALTERNATE NUMBER	ROLL NUMBER
Lot X Block X Plan XX		505002450-01	00000035 000
John Doe Box 10 Muenster, Sask. S0K 2Y0		FRONTAGE	SCHOOL SUPPORT
		62.140 Feet	Public
		MAILING DATE OF NOTICE	FINAL DATE FOR APPEAL
		March 7, 2024	April 7, 2024

POLLING DIVISION:

PROPERTY CLASS	ASSESSED VALUE	PROPERTY CLASS %	TAXABLE ASSESSMENT	ASSESSMENT EXEMPTIONS	NET TAXABLE ASSESSMENT	LAST YEAR
Land-RES	6,000	80%	4,800	0	4,800	4,800
Impr-RES	35,800	80%	28,640	0	28,640	28,640
TOTAL	41,800		33,440	0	33,440	33,440

Appeals must be filed prior to April 7, 2024.

Jan Sylvestre, Administrator

F. Legal Address is as it appears on the ISC address for your property.

A. This is the Assessed Value of your property. You may see the value broke down into
-Land-RES (the amount of residential land that is considered your yard),
-Impr-RES (Improvement Residential is your home or other taxable buildings over 100 square feet),

B. -The Property Class % is dictated at a Provincial level, not a municipal level.
-Currently the Values are
55% for Agricultural land
80% for Residential and
85% for Commercial.

An example-

RES Assessed Value	x Property Class	= Taxable Assessment
\$41,800	80%	\$33,440

C. Assessment Exemption any allowable exemptions to the Taxable Assessment. This is rare in a Urban municipality. Ex.: (Churches, memorial sites, graveyard)

D. Net Taxable Assessment is the **end value** that is used by the Municipality to apply the mill rate / tax tools to in order to calculate taxes.

G. Alternate Number is a unique number to your property that SAMA uses to identify your property in their system.

E. The Roll Number is a unique number to your property in the Municipality's Tax System.

Last Year's land and improvement taxable assessment values for comparison.

The Values on the Notice are determined by the Saskatchewan Assessment Management Agency (SAMA) for the Village of Muenster. The notice is telling you what your property is worth. The Assessed Value is not necessarily the Market Value of your property or even what your insurance or bank may consider the value of the property. Your notice will tell you multiple things and are briefly described below:

Frequently Asked Questions:

What is assessment?

Property assessment is the process of determining an assessed value for taxation purposes. Assessed value is not necessarily the selling price of your property or even what your insurance company or bank would consider the value of your property. Generally, the assessed value is now close to average market values for most types of property in the municipality. The calculations used to determine assessed value are based on the formulas, rules, and regulations set out by provincial legislation and the Saskatchewan Assessment Manual.

For more information on the calculation of assessed value, please visit the SAMA website (www.sama.sk.ca). Login procedures can be found on the accompanying information sheet.

Additional information regarding Property Assessment and Taxation can be found on the Government of Saskatchewan website at www.saskatchewan.ca/residents/taxes-and-investments/property-taxes

Why would my property's value change?

In addition to it being a reinspection or revaluation year, fair values change for various reasons, such as:

- additions, upgrades, or other building changes have been recorded;
- buildings have been removed or replaced
- land subdivision has occurred.

Where do assessment appraisers get the information to calculate the fair value of my property?

The Village of Muenster contracts SAMA to set values to properties within the municipality. Assessment appraisers review information about your property obtained from recorded property characteristics, building permits, site visits, land title information, maps, photos, and sales data. Using this information, they calculate your fair value assessment using a variety of appraisal techniques similar to what a realtor or appraiser would do. It must be remembered, however, that assessors must use mass appraisal and that all values must be fair and equitable with similar properties.

For more information and to view your property reports, please visit SAMAView at www.samaview.ca/sama/

If I am not satisfied with my assessment, what can I do?

Contact SAMA at 1-800-216-4427 and ask to speak to an assessment appraiser in respect to your property. They will explain how your assessment was determined and can once again confirm the accuracy of the records and explain the steps that need to be taken should changes be required. The assessment appraiser may also be able to provide you with other information that may assist you with your inquiry.

If I am still not satisfied after speaking with an assessor, what is my next step?

You can appeal your assessment to the Board of Revision. Appeals against an assessed value are only accepted for 30 days after the mailing of the assessment notice. The Board of Revision ensures that your assessment is fair and equitable. The appeal form shall accompany a \$60 fee. If the appeal is successful the fee will be refunded. If you appeal your assessment and the Board makes a change, the decision changes the property assessment value in the year of assessment only and cannot be made retroactive to previous years.

When can I appeal my assessment?

Within 30 days of the assessment roll being advertised, you must give your completed notice of appeal to the Administrator. This can be done personally, by ordinary or registered mail, or by email. You must ensure that the appeal notice is in the hands of the Administrator before the close of the 30-day period on April 7, 2024.

Can I appeal my taxes?

NO. Provincial legislation outlines what are considered valid grounds of appeal. Property taxes or the mill rate are not valid reasons for appeal.

When is the Village of Muenster Office open?

New office location is at #305 Railway Street (old Affinity Credit Union office). Office hours are Tuesday, Wednesday and Thursdays 8:30 am- 3:30 pm
Drop Slot open 24-7