

## **WHAT IS PROPERTY ASSESSMENT?**

***“Property assessment is not the same as property tax.”***

Property assessment is the process of determining a property’s fair value for property tax purposes as of a specific date. Fair value is not market value, however, for most properties it is close to the average market value in an area. Once SAMA has determined the “fair value” of a property, it is then multiplied by a percentage of value established by the provincial government for that type of property. The result is the property’s “taxable value”. Local municipalities and school divisions then multiply the “taxable value” by the corresponding *mill rates* to produce property *tax levies*.

## **ASSESSMENT APPEALS**

Appeal forms are available online at [www.martensville.ca](http://www.martensville.ca) or at Martensville City Hall.

Appeals must be filed within 30 days of the mailing of the assessment notice. This can be done in person, or by ordinary or registered mail to:

**The Assessor, City of Martensville  
Box 970  
Martensville SK S0K 2T0**

There is an appeal fee which is refundable if the appeal is successful.

<b>Assessment Appeal Fee</b>		
<b>Class</b>	<b>Assessment Value</b>	<b>Fee</b>
Residential	All	\$100.00
Commercial	\$499,999 or less	\$200.00
	\$500,000 to \$1,000,000	\$500.00
	Greater than \$1,000,000	\$750.00

Only a property *assessment* can be appealed, not tax levies or mill rates. Appeals cannot be based on the opinion taxes are too high. The grounds for appeal must be detailed. Phrases such as “assessment too high” or “assessment too low” are not sufficient. It is the **property owner’s responsibility** to make a case to the board of revision.

Further information can be obtained at [www.sama.sk.ca](http://www.sama.sk.ca)

Questions regarding your assessment can be directed to the Assessor at City Hall at (306)931-2166, or call SAMA directly at (306)933-5385.

**An appeal against the assessment value does not exempt property owners from paying taxes on time or from late payment penalties. If the appeal is successful, an adjustment will be made to the tax account and the appeal fee will be refunded.**