

Guide to Your 2025 Reassessment Notice



Check the Revenue Neutral Property Tax Estimator

Enter details from your 2025 Reassessment Notice to preview the estimated* change in your 2025 property tax due to the 2025 Reassessment.

*The revenue neutral property tax estimator does not include 2025 tax policy decisions or budget changes.

saskatoon.ca/taxestimator

- Property Tax Notices are mailed to property owners in early May 2025
- Your Property Tax payment will be due June 30, 2025**

Provincial legislation requires all municipalities to conduct a reassessment of all properties every four years.

Property reassessment recalculates property values to reflect an updated and more current market value assessment.

Assessment is a way of equitably distributing the tax load; owners of similar properties pay similar taxes.

2025 ASSESSMENT NOTICE



DOE, JOHN
123 ANY STREET
SASKATOON SK S1A 2B3

1/1

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CIVIC ADDRESS
123 ANY STREET
ROLL NUMBER
123456789

REGISTERED OWNERS

Doe, John

LEGAL DESCRIPTION

Parcel(s): 111222333

Your Property's Previous
2021-2024 Assessed Value

Your Property's New
2025-2028 Assessed Value

i This notice shows the assessment placed on the property as at January 1 for the current year. THIS IS NOT A TAX BILL. Visit saskatoon.ca/assessment for more information.

Description	Previous Values			Current Values		
	Assessed Value	% of Value	Taxable Assessment	Assessed Value	% of Value	Taxable Assessment
Residential Land And Improvements Taxable Portion	344,000	80%	275,200	394,200	80%	315,360
Totals	344,000		275,200	394,200		315,360

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The school support for this property is designated as follows:
Public School Board: 66.7%
Separate School Board: 33.3%

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Mailing Date: January 27, 2025.
Last Date of Appeal: March 28, 2025.

What this assessment notice is used for:

This is NOT A TAX BILL. Your current taxable assessment will be used to determine your property taxes from January 1 for the current year. Your property tax bill will be mailed separately. If you have questions about your assessment notice or believe there is an error, please contact the City Assessor's Office.

Contact an Assessor

Have questions? We encourage you to contact the City Assessor's Office at 306-975-3227 to discuss your assessment or to schedule an in-person meeting at City Hall.

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Email assessmentsubmit@saskatoon.ca or visit our website saskatoon.ca/assessment for more information.

1 ROLL NUMBER: The Roll Number is the unique identifier for your property.

2 PREVIOUS ASSESSED VALUE: This shows last year's Assessed Value, based on your property's market value assessment as of January 1, 2019. The last reassessment of your property was conducted in 2021 and values were used from 2021 to 2024.

3 PREVIOUS % OF VALUE/TAXABLE ASSESSMENT: The provincial government determines the percentage of the Assessed Value that is taxable by a municipality (City of Saskatoon).

The 'Percentage of Value' is applied to a property's Assessed Value to arrive at the Taxable Assessment.

In this example, the **previous Taxable Assessment** was 80% of \$344,000 or \$275,200.

4 NEW ASSESSED VALUE: This shows your property's new 2025 Assessed Value, based on your property's market value assessment as of January 1, 2023. This Assessed Value will be used from 2025 to 2028. In this example, the property's Taxable Assessed Value has increased.

Your property's Assessed Value is not the value of what you'd sell your property for today. It's calculated to reflect what it might have sold for, or the market value assessment, as of January 1, 2023.

5 CURRENT % OF VALUE/TAXABLE ASSESSMENT: The Percentage of Value is 80% for residential properties in 2025. In this example, the new Assessed Value is multiplied by the Percentage of Value to get the Taxable Assessment for your property. This value is used to calculate your property tax.

6 SCHOOL SUPPORT: This is the school support as recorded for this property. Please refer to page two of your assessment notice for information on changes or corrections for your school support.

7 THE 60-DAY CUSTOMER REVIEW PERIOD is open from January 25 to March 28, 2025. Changes to your assessment will only be considered if your formal appeal is received during the review period. Only your property's assessed value can be appealed, not your property tax.

8 QUESTIONS OR CONCERNS? Most concerns can be addressed by speaking with an assessment appraiser before starting a formal appeal process with required fees. Call 306-975-3227, or visit saskatoon.ca/assessment for more information on your assessment or the formal appeal process.