

# Know Your Assessment



## Property Assessment

Property Taxes are not arbitrarily levied on property owners; they are based on a principle known as "ad valorem" which means people pay taxes based on the value or wealth held in the property they own in any municipality.

Property Assessment is not the same as Property Tax. The RM of Hillsdale No. 440 uses property assessments as a basis for the fair distribution of taxes among property owners,

The calculations used to determine fair value are based on the formulas, rules and regulations set out by Provincial Legislation and the Saskatchewan Assessment Management Association (SAMA).

**If you have any questions regarding  
Assessment**

**please call the municipal office at  
306-823-4321 or email [rm440@sasktel.net](mailto:rm440@sasktel.net)**

## Assessment Roll

The Assessment Roll is a listing of all assessments for all properties within the municipality, and is updated annually.

## Notice of Assessment

A Notice of Assessment is an official document sent to a property owner that shows the assessment information related to that property.

## Are Notice of Assessments sent yearly?

No. As directed by the provincial government, a province wide revaluation of all properties is held every four years. The last evaluation was in 2021, which means this year all properties will receive an Assessment Notice. In between years, an assessment notice is only sent when there is a change of ownership or a new or change in the development of a property.

## Should my assessment be the same amount as if I was to sell my property today?

In most cases, your assessment will not match your property's selling price today since it was calculated to reflect sales values as of January 1, 2023 for the current revaluation of 2025. Fair value assessments are reflective of the average value, determined by comparing the sales of properties with similar uses and characteristics.

## I have not done any repairs or improvements to my property, yet my assessment went up. Why?

Over time, property values change even if no improvements are made. Many people sell their property for more than they paid for it. This situation can occur because of fluctuations with general economic conditions like interest rates, inflation or supply and demand.

## What can I appeal?

Assessment of your property can be appealed to the Board of Revision if you feel there is an error involving:

- Property Valuation • Property Classification
- Exemption • Preparation or Content of the Assessment Roll • Preparation or Content of your Assessment Notice •

*You cannot appeal your taxes or the services you receive.*

## Is there a fee to appeal?

Yes. Appeal fees are set out in Bylaw 1/2022 and must accompany an appeal.

<u>Property Class &amp; Values</u>	<u>Fee/Assessment</u>
Non-arable .....	\$200.00
Agriculture .....	\$200.00
Residential .....	\$200.00
Seasonal Residential .....	\$200.00
Multi-unit Residential .....	\$200.00
Commercial and Industrial	
where the fair value assessment	
is \$499,000 or less .....	\$200.00
where the fair value assessment	
is more than \$499,000	
and less than \$1,000,000 .....	\$500.00
where the fair market value	
is more than \$1,000,000 .....	\$800.00
Elevators .....	\$800.00
Railway Rights of Way and Pipeline .....	\$800.00

*Appeal fee(s) will be refunded if your appeal is successful.*

## When can I appeal?

You can only file an appeal when the Assessment Roll is open for inspection. This year the Roll will be open for 60 days because it is a revaluation year. Assessment Roll is open for 2025:

**Monday to Friday (excluding Statutory Holidays)  
8:30 am to 4:00 pm  
April 10, 2025 to June 9, 2025**

## What is the appeal process?

If you have any questions about the information contained in your Notice of Assessment or you feel your assessment has an error:

1. Contact the RM Assessor, Tracey Zweifel, at the Municipal Office in Neilburg. 306-823-4321 or visit us at the Municipal office at 39 Centre Street, Neilburg, SK. After discussion with the assessor, if you still feel there is an error, you can submit an appeal.
2. Fill out the form on the back of your Notice of Assessment.
3. Pay the fee to the Assessor, at the RM of Hillsdale No. 440 office.
4. Submit your appeal to the Board of Revision:

### **Western Municipal Consulting Ltd.**

Kara Lindal, Secretary of the Board of Revision  
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or via mail to Box 149, Meota, SK S0M 1X0