



# Rural Municipality of Turtle River No. 469

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## 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 had any change made to them in the most recent year. In a revaluation year, assessment notices are sent to every property owner on the municipal tax roll. At this time, the Council for the RM of Turtle River No. 469 has not established its tax policy for 2025, and property taxes are an unknown value for 2025.

Provincial legislation requires all properties in Saskatchewan be revalued once every four years. For the 2025 revaluation, the base date used for assessment values is January 01, 2023. This means that 2025 values reflect a property's value as of January 01, 2023 not January 01, 2025. Revaluations update the market value of a property to a new base date; they are not a physical re-inspection of a property. To arrive at these values, SAMA conducts market research and uses industry standard valuation approaches.

Please note that in a revaluation year, Section 293 farm dwelling exemptions may not carry forward from land owned and/or leased or rented in adjoining municipalities. It is the responsibility of the property owner to ensure that all information is provided to our office regarding the assessment and ownership share of any lands in adjoining municipalities. The deadline to notify the Administration Office of these lands is February 28, 2025.

The 2025 assessment appeal period is open for 60 days due to it being a revaluation year. These exact dates will be advertised notifying that the appeal period has opened. 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 board of revision secretary at the close of the appeal period; late arriving appeals will not proceed. If you are mailing your appeal, please allow sufficient time for Canada Post to deliver.

## Understanding Your Assessment Notice

Roll Number	Legal Description	Civic Address			Alternate Number	Acres/Frontage
Property Class	Assessed Value	Property Class %	Taxable Assessment	Assessment Exemptions	Net Taxable Assessment	Last Year
00006789 000	NW 1 2 3 W2				000000000-01	3.00 Acres
Land-OTHER AGR	65,000	55%	35,750	0	35,750	20,000
Land-RES	100,000	80%	80,000	0	80,000	85,000
Impr-RES	300,000	80%	240,000	0	240,000	180,000
<b>TOTAL:</b>	<b>465,000</b>		<b>355,750</b>	<b>0</b>	<b>355,750</b>	<b>285,000</b>

The Assessed Value that SAMA calculates based on the Saskatchewan Assessment Manual.

The percentage of value (POV) is set by the Provincial Government for each property class to determine the taxable portion of your assessment.

Assessed Value x POV = Taxable Assessment

Assessment Exemptions, if applicable.

Net Taxable Assessment equals Taxable Assessment - Assessment Exemptions.

Net Taxable Assessment - Last Year = Change in Taxable Assessment

## The Assessment Process and Its Relation to Taxes

SAMA's determines assessed value for properties as a part of a process established by provincial legislation. The provincial government established tax policy, such as property classes, percentage of value, and statutory exemptions. The final part of the process involves a provincial education mill rate factor, and the local mill rate factor which is determined annually by the municipalities based on local budget needs. The municipality then multiplies the taxable assessment by these mill rates to determine your property tax bill.



\*In addition to determining mill rates, municipalities have the authority to apply a series of tax tools, such as mill rate factors by local property class, minimum tax, and base tax. These tax tools further impact the specific tax bill received by a taxpayer.

### 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](http://www.sama.sk.ca)).

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](http://www.saskatchewan.ca/residents/taxes-and-investments/property-taxes)

For any other general municipal information please come by the office or call and discuss.  
(306)397-2311