

## Property Assessment Notices and Using SAMA View

### **What is 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 City of Meadow Lake uses property assessments as a basis for the fair distribution of taxes among property owners, and simply stated, property assessment is the process of determining a "fair value" for tax purposes.

Fair value is not market value; however, for most types of property it is close to average market values for the municipality or neighbourhood. 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.

### **Why did I (or didn't I) receive a Notice of Assessment for my property this year?**

Every four years, a full provincial revaluation is done and every property owner receives a Notice of Assessment. The last revaluation was in 2021 and the next one will be in 2025. In the other years, only those properties where a change was made, such as construction, demolition or a change in use, will be reassessed and receive an updated Notice.

### **Who do I speak to if I have questions about my assessment?**

If you have questions about the information contained in your Notice of Assessment or feel your assessment has an error, you should first speak to an assessor. They can explain your assessment to you and describe how they arrived at the value listed. Please **phone City Hall at 306-236-3622** and provide your name, phone number and the Civic Address and Roll Number (shown on the assessment notice) of the property you are calling about, and an assessor will contact you as soon as possible.

The City's assessments are performed by SAMA (the Saskatchewan Assessment Management Agency). To speak to a SAMA representative, you can call: 1-800-824-2570.

### **How do I get more information about the assessment for my own or another property?**

All provincial assessment data collected by SAMA can be viewed through their online SAMAVIEW portal at mysama.ca. An account must be created in order to view this information, but accounts are free for general public use. With a free account, you can view up to 25 detailed profiles per revaluation cycle.



Public User Log In

[I'm not a public user.](#)

User name or email \*

Password \*

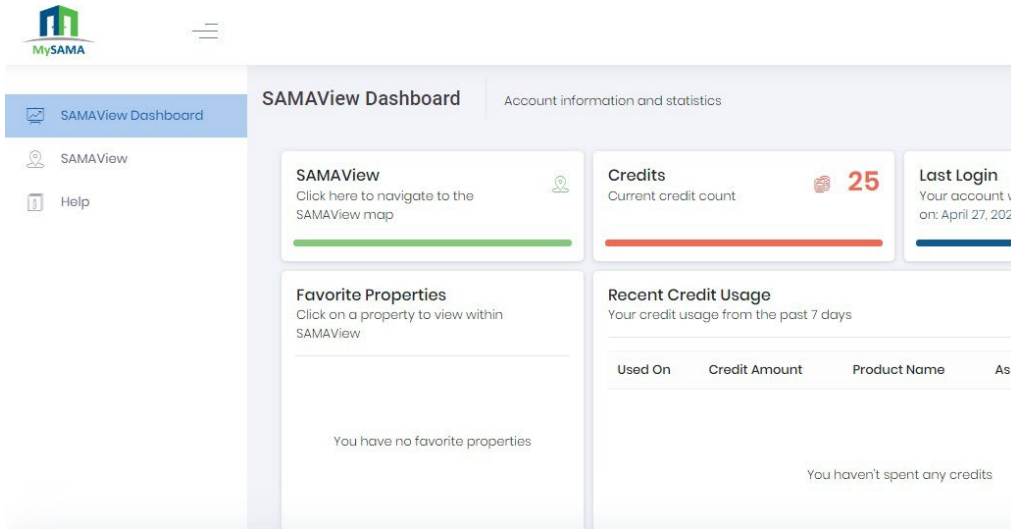
Remember me

[Forgot password?](#)

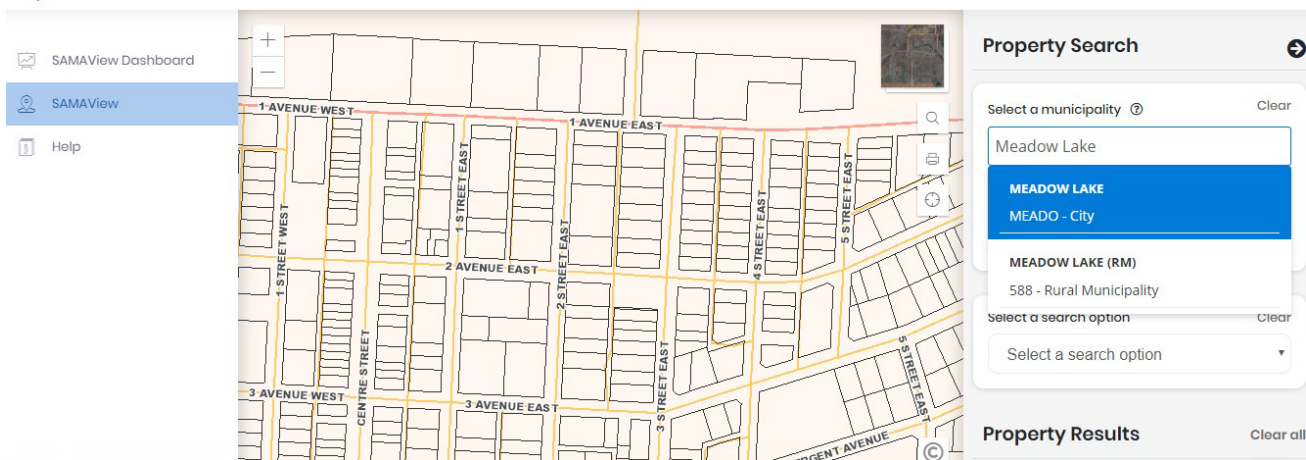
Log In

## How to use SAMAView:

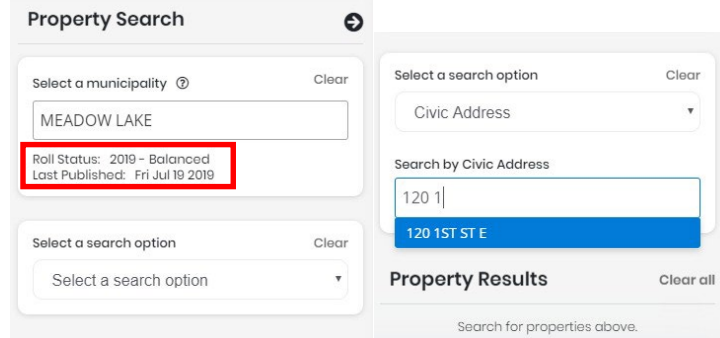
After creating an account, when you first log on, you will be taken to your dashboard:



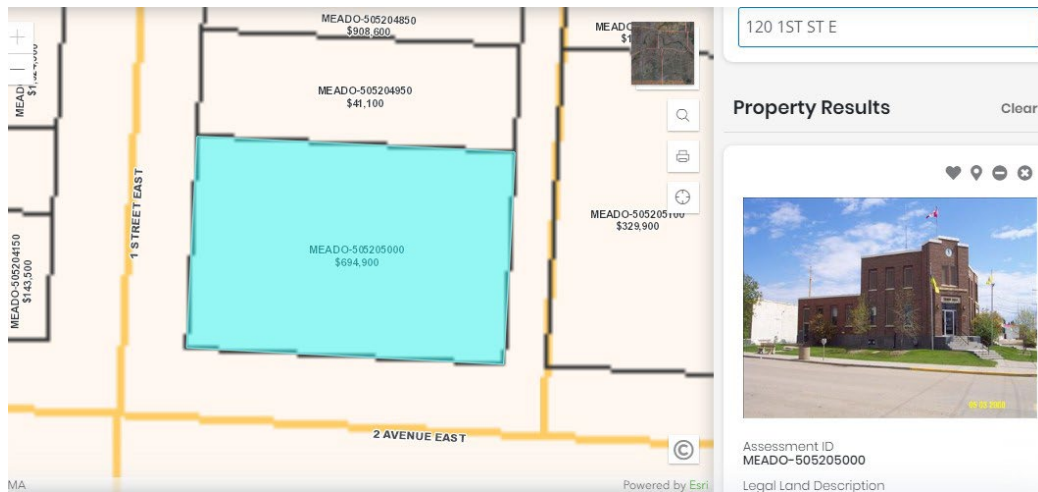
To access property information, click the SAMAView option at the top left. From here, enter the municipality you want to view property information about.





Once a community is selected, you can view the date the information is current to. (In this example, it is the 2019 assessment data, but the 2020 assessments will be uploaded shortly.)



From here, you can either search by Civic Address (or legal land description or other identifier) for a specific property, which brings up the following screen:



From here, scrolling down to select the blue 'General Property Overview' button can be used to view the basic assessment details used to determine the value of the property.

**MEADO-505205000** **\$694,900**  

2019 Roll Year 2018 Roll Year

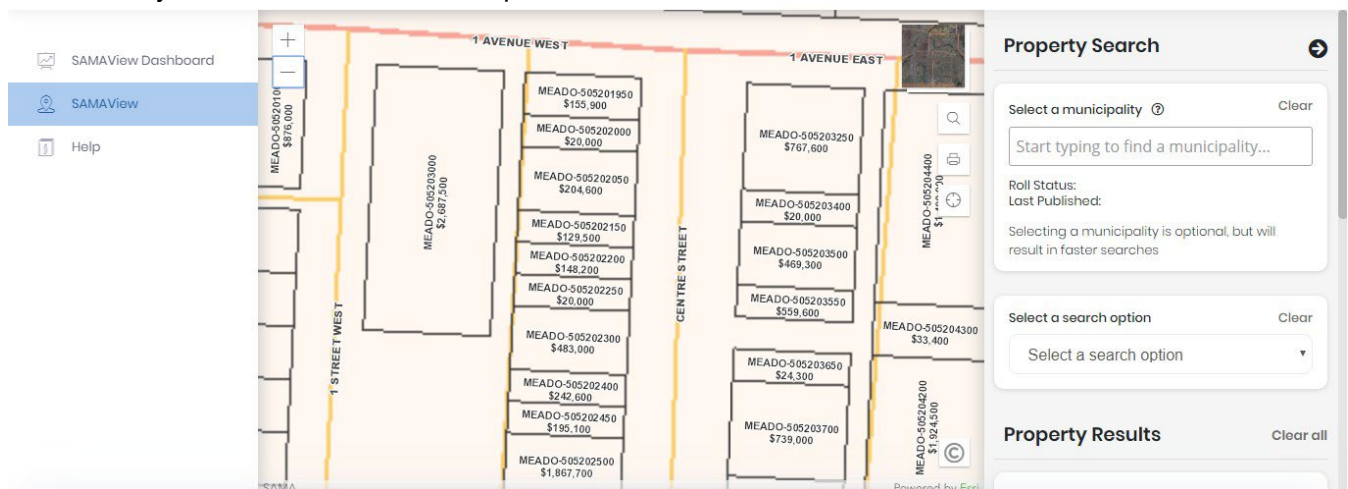
<b>M&amp;S Sec. 15 - Office, Medical &amp; Public Buildings</b>	TRA Area of Main Building 3,277 SQ FT	Other Commercial Buildings Yes
	Year Built of Main Building 1954	

**\$ Values**

<b>Improvement</b>	Assessed Value <b>\$631,800</b>	Tax Class <b>Comm &amp; Industrial Other</b>
	Taxable Value \$0	Percentage of Value 100%

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For further information, a property report can be purchased for 1 credit. (Each public account comes with 25 free credits to start.) Alternatively, to see how one property compares in assessed value to others in the same area, you can browse with the map view:



A SAMAView account can be used to view this information for any Saskatchewan municipality where SAMA provides the assessment services. If you prefer not to create an account, you can also call City Hall at 306-236-3622 or email [taxclerk@meadowlake.ca](mailto:taxclerk@meadowlake.ca) to request a pdf file of a specific property.