

2017 Revaluation Year

Property reassessments are required by Provincial legislation to take place every four years. This means this year, all properties in the Province have had the assessment values updated.

SAMA conducts revaluations based on a four-year cycle. 2013 was the year of the last revaluation, and the 2017 Revaluation has seen assessed values updated to reflect a new base of January 1, 2015. The legislated base date means that 2017 values reflect a property’s values as of January 1, 2015.

The value of Saskatchewan taxable assessment has increased from \$108 billion in 2013 to \$146 billion in 2017. The largest increases are to farm land which has seen values increase by more than 100 percent over the four year period. Most property values increased, while others decreased. This all depends on the following factors: land use, location, zoning, services provided, and the average selling prices.

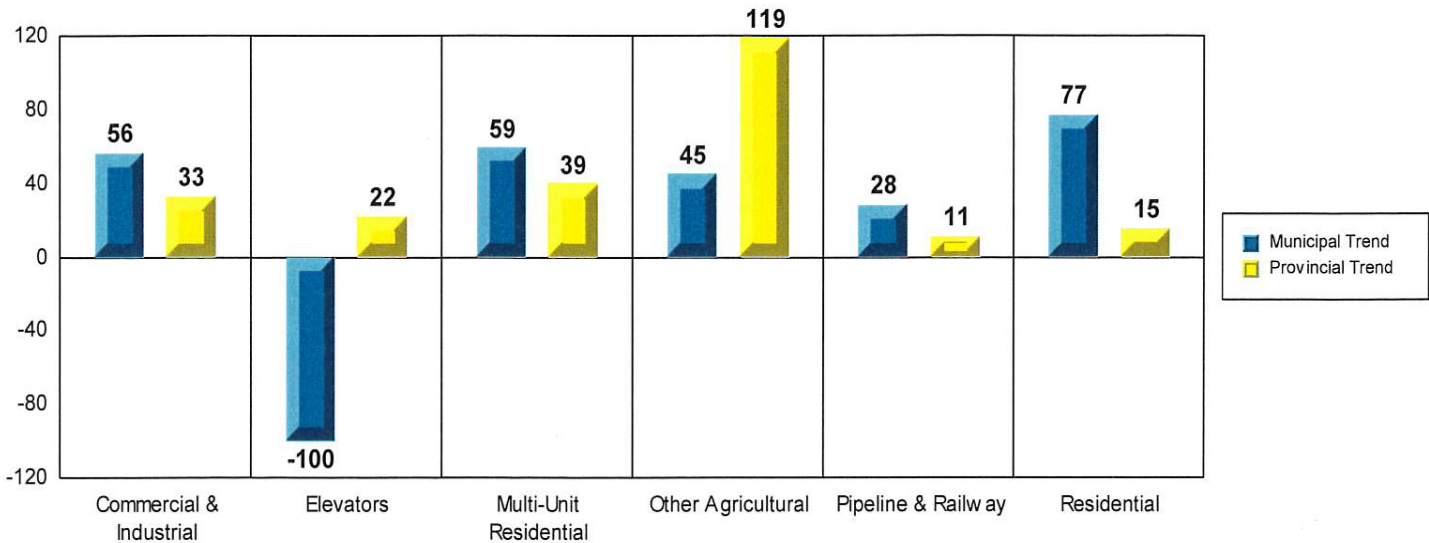
Average selling prices are a key consideration in valuing residential land. Neighbourhoods that are subject to similar market influences are identified and average selling prices are determined. SAMA’s neighbourhoods can be defined as part of a municipality, a whole municipality or even a group of municipalities with similar market characteristics.



2017 Revaluation Assessed Value Trend Report (100% Value)  
for SALTC - SALTCOATS

March 7, 2017

Tax Class (as defined in Regulations)	2016 Municipal Assessed Value	2017 Municipal Assessed Value	Municipal Trend	Provincial Trend
Commercial & Industrial	\$3,735,000	\$5,844,100	56%	33%
Elevators	\$3,000	\$0	-100%	22%
Multi-Unit Residential	\$482,600	\$767,300	59%	39%
Other Agricultural	\$246,900	\$357,600	45%	119%
Pipeline & Railway	\$102,100	\$131,000	28%	11%
Residential	\$19,582,700	\$34,670,400	77%	15%
Total	\$24,152,300	\$41,770,400	73%	37%



2017 Revaluation Assessed Value Trend Report (100% Value)

This report displays the 2016 Municipal Assessed Value, 2017 Municipal Assessed Value, and percentage increase by tax class and compares the Municipal Trends with the Provincial Trends. These trends are calculated using the 100% Assessed Values.

2016 Municipal Assessed Value

The sum of 100% assessed value for each tax class in the 2016 assessment roll year.  
The totals do not include application of percentages of value or exemptions and may or may not be confirmed.

2017 Municipal Assessed Value

The sum of 100% assessed value for each tax class in the 2017 assessment roll year.  
The totals do not include application of percentages of value or exemptions.  
The 2017 Assessed Values may include maintenance changes for the 2017 roll.

Municipal Trend

The percentage change between the 2016 Municipal Assessed Value and the 2017 Municipal Assessed Value for each tax class.

Provincial Trend

The average provincial change between 2016 100% assessed values and the 2017 100% assessed values by tax class.

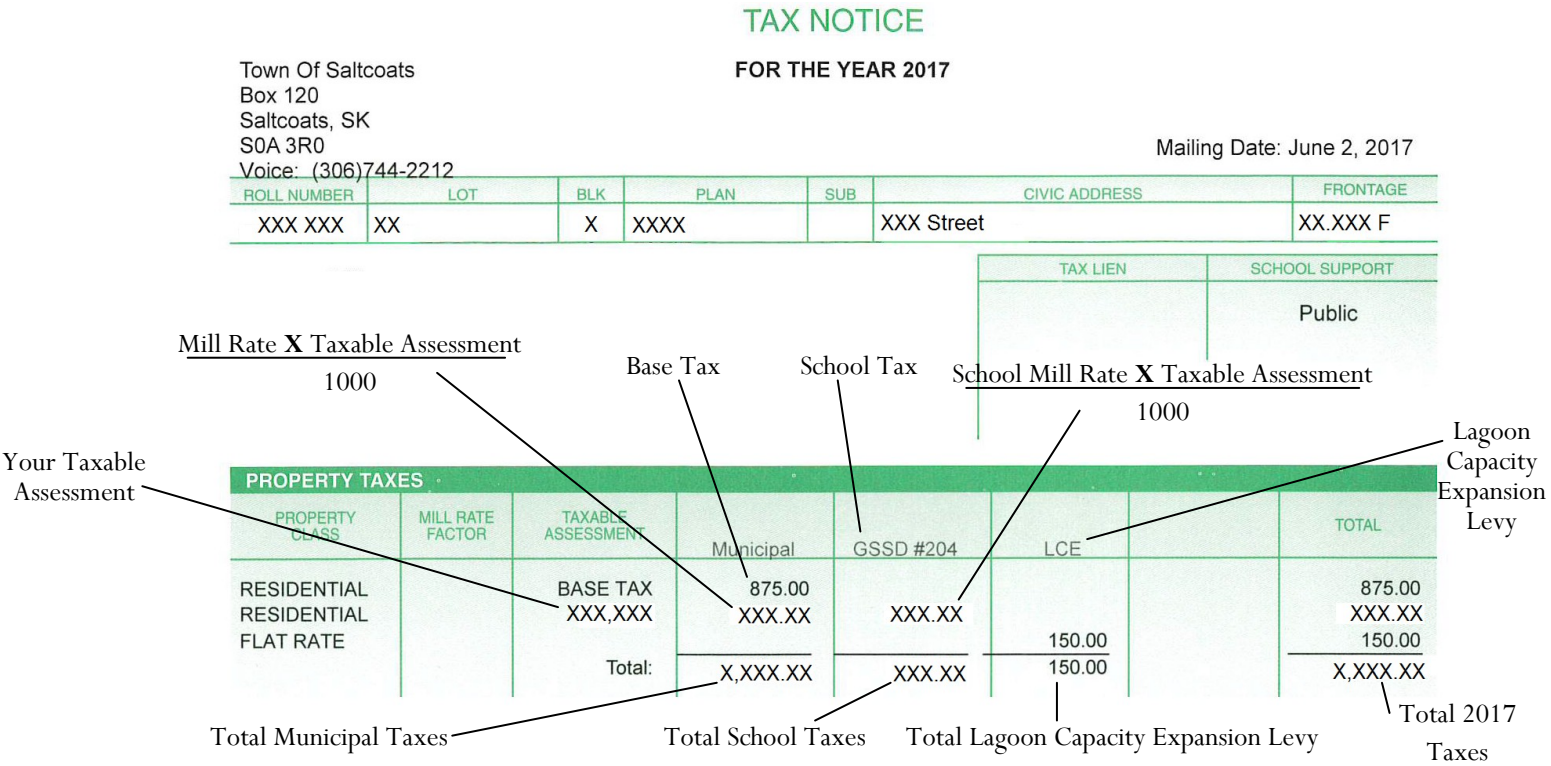
The provincial trends are calculated from preliminary assessed values submitted by all assessment service providers.

# 2017 Town of Saltcoats Taxes

The 2017 mill rate and base tax were approved by Council at a Regular Meeting on May 17, 2017. The base tax will remain the same as last year at \$875.00 and the mill rate decreased to 7.10 mills per property. In addition the Lagoon Capacity Expansion special levy increased to \$150.00 per property for 2017 from \$133.00. This special levy is required to pay for a portion of the cost of expanding the sewage lagoon.

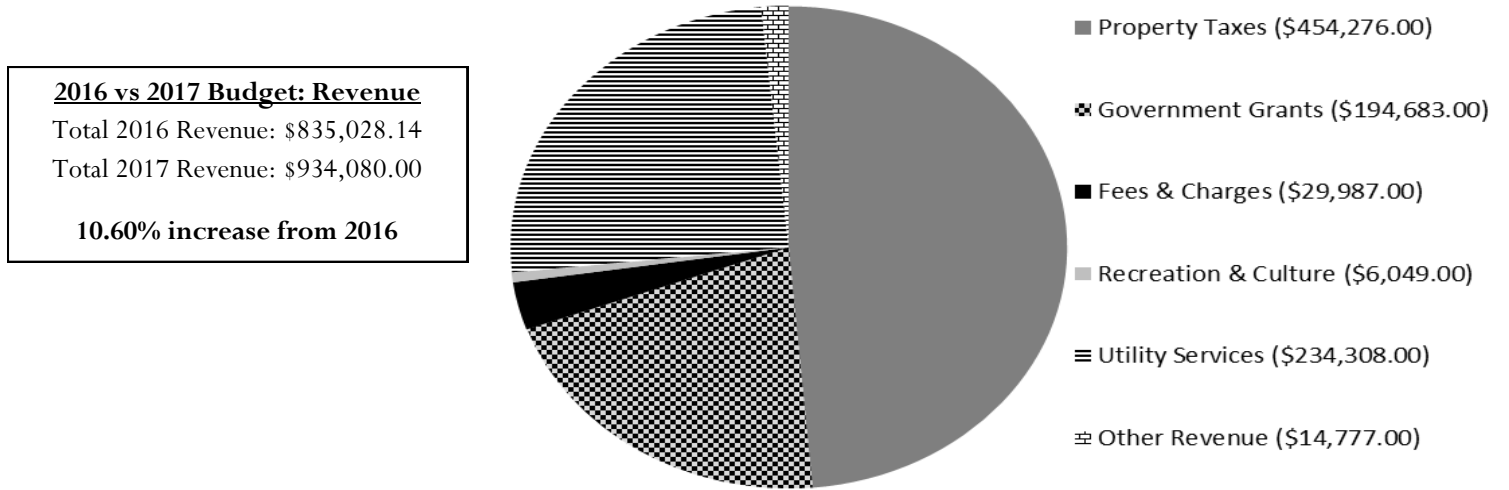
Property and other taxes are due on September 30, 2017, this is a change from 2016. All taxes unpaid after September 30, 2017 will be subject to a 10% per annum penalty, added on October 1, 2017 and applied to the total taxes that remain unpaid as of October 1, 2017.

## Understanding Your Tax Notice



At a Committee of the Whole Meeting on April 25, 2017 Council approved the 2017 Budget:

## 2017 Revenue



## 2017 Expenditures

