



## CANADA – December 2021

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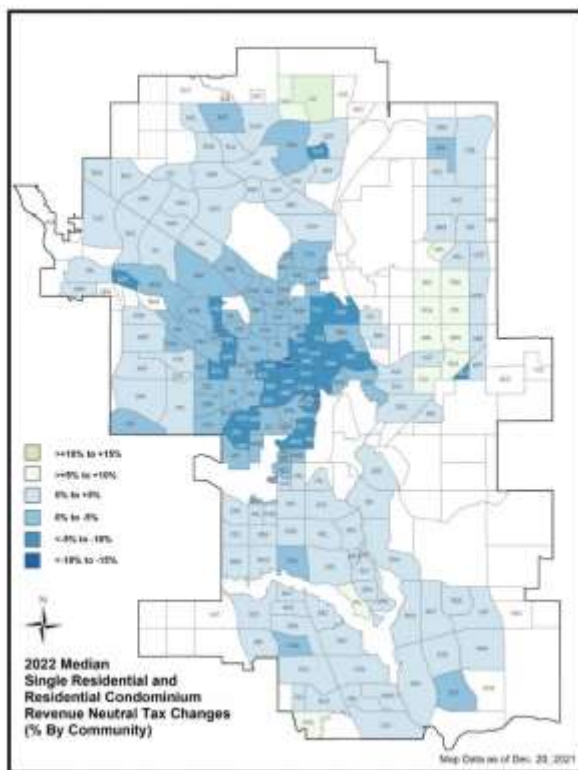
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## ALBERTA

### ***2022 Property Assessment Notices are on their way; Customer Review Period begins***



Today, The City of Calgary mailed nearly 560,000 annual 2022 property assessment notices and opened the Customer Review Period, which runs from January 5 to March 14, 2022.

#### **2022 Assessment Roll**

The total value of the 2022 Assessment Roll is \$313.5 billion, compared to \$297 billion in 2021. The typical residential property market value change from the previous year is 6 per cent and the typical non-residential market value change is -5 per cent.

- The 2022 property assessment values are based on a July 1, 2021 market valuation and physical condition on Dec. 31, 2021.
- The 2022 median single residential assessment is \$485,000, compared to \$445,000 in 2021.
- The 2022 median residential condominium assessment is \$235,000, consistent with the 2021 value of \$235,000 in 2021.

Calgary's City Assessor and Director of Assessment Eddie Lee says, "Calgary's real estate market, as of July 1, 2021, reflected a hot residential market driven in part by demand for more space in the face of pandemic regulations and restrictions. For non-residential, not surprisingly the office sector continued to decline with persistent high vacancy while retail and industrial markets held relatively stable."

#### **2022 Property Assessment Roll Key Findings**

#### **International Property Tax Institute**

IPTI Xtracts- The items included in IPTI Xtracts have been extracted from published information. IPTI accepts no responsibility for the accuracy of the information or any opinions expressed in the articles.

- o In 2022, The City of Calgary mailed nearly 560,000 Assessment Notices, including more than 46,000 Assessment eNotices, to Calgary property owners.
- o The total value of the 2022 Assessment Roll is \$313.5 billion, an increase of \$16.5 billion in value from last year.
- o As a result of the 2022 Assessment, the typical assessment change between this year and last year is 6 per cent for residential properties and -5 per cent for non-residential properties.
- o The 2022 median single residential assessment (excluding condominiums) is \$485,000 compared to \$445,000 in 2021.
- o The 2022 median residential condominium assessment is \$235,000 consistent with the 2021 value of \$235,000.
- o Approximately 92 per cent of revenue neutral taxes from residential properties will stay within 10 per cent of last year's taxes due to the 2022 assessment.
- o Single Residential: The detached and semi-detached inventory was Calgary's hottest real estate market increasing 9 per cent from last year. Typical inner-city assessments increased 3 per cent, while suburban assessments increased 10 per cent.
- o Residential Condominiums: The townhouse market experienced modest gains with a 4 per cent increase from last year. The apartment condominium market struggled during the valuation period seeing a decrease of 2 per cent from last year.
- o Multi Residential: The rental apartment market was stable increasing 1 per cent from last year. Fourplexes and townhouses saw their value appreciate more than 6 per cent. Low rises were flat, and high-rises fell 1 per cent.
- o Approximately 73 per cent of non-residential properties' revenue neutral taxes will stay within 10 per cent of last year's taxes.
- o Industrial: Overall, the industrial market has remained stable with a 2 per cent decrease in value.
- o Office: The office property market continued to see challenges over the past year and decreased -10 per cent overall. Pandemic public health restrictions, work from home arrangements and the general state of economic conditions for those businesses which typically occupy offices have combined to cause increasing vacancy and lowered property values for most office sectors in Calgary.
- o Retail: Overall, retail values have decreased by 1 per cent which can be seen as relatively stable year over year with moderate variation depending on the property type. Smaller retail property values are relatively stable and larger format freestanding and grocery stores continue to perform very well. Malls and retail in the downtown continue to see a decline in value.

### **2022 Customer Review Period**

The Customer Review Period is an important time period for property owners to check, review and compare their assessment for accuracy, fairness and equity. To do so, property owners are encouraged to visit [calgary.ca/assessment](https://calgary.ca/assessment) to access our secure online Assessment Search tool to update their residential property details, compare their property with other similar properties, review property market and trend reports and sign-up for eNotice.

"The Customer Review Period is a top priority for Assessment," says Eddie Lee, Calgary's City Assessor and Director of Assessment. "During this time, Assessment staff and resources are fully dedicated to serving taxpayers and answering their questions."

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## Assessment Changes' Tax Implications

Annual property assessments are integral to The City's tax process. Knowing how property assessments work and how they are prepared can help property owners anticipate their tax share, well before tax bills are mailed in May 2022, helping them to budget accordingly.

This year, homeowners, who own a single residential property, are expected to have their tax share increase due, in part, to the 2022 annual assessment. This increased tax share combined with the Council budgetary changes will result in an overall increase of 6.13 per cent to their 2022 municipal property taxes excluding rebates, based on the median assessed home of \$485,000 and the typical assessment change of 6 per cent between this year and last year.

Homeowners who own a residential condo, are expected to have their tax share decrease due to the 2022 annual assessment. This decreased tax share combined with the Council budgetary changes will result in an overall decrease of 2.62 per cent to their 2022 municipal property taxes excluding rebates, based on the median assessed condo of \$235,000 and the typical assessment change of 6 per cent between this year and last year.

Property owners are encouraged to use the [Property Tax Calculator](#) to learn how their individual tax share may have changed due to their property's year-to-year change in assessment. It is important to note that each property's change in tax will vary because the process of assessing properties each year results in taxes being re-distributed among properties.

Property owners who have questions about their property assessment can speak to our team directly at 403-268-2888. Hours are Monday to Friday 8 a.m. - 4:30 p.m.

For more information please visit [calgary.ca/assessment](https://calgary.ca/assessment)

## Background

An assessment is the market value of a property (buildings and land) that is used to calculate each property owner's share of taxes.

Assessed values are determined through a mass appraisal process, which is a way to value a group of properties using common data, including market changes to ensure equitable valuations. Assessments are prepared annually by The City of Calgary, as mandated by the Municipal Government Act.

## 2022 Assessment Key Dates

Date	Activity
July 1, 2021	Valuation date for 2022 Assessment Roll
Dec. 31, 2021	Physical condition and characteristics date of property for the 2022 Assessment Roll
Jan. 5, 2022	2022 Assessment Notices issued
Jan. 5 – March 14, 2022	2022 Customer Review Period
March 14, 2022	Final date to file a complaint with the Assessment Review Board
May 2022	2022 Property Tax bills mailed
June 30, 2022	2022 Property Taxes due

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## BRITISH COLUMBIA

### ***B.C. tribunal rejects homeowners' bid for nearly \$300K in compensation for lost lake views***

B.C.'s Civil Resolution Tribunal has ruled against a couple who sought nearly \$300,000 in compensation because their neighbours obstructed their view of Okanagan Lake.

In a decision issued Dec. 22, tribunal member Chad McCarthy dismissed the complaints of Joel and Samantha Becker, which stemmed from their neighbours' placement of two objects on a balcony.

The couple alleged that the objects - which McCarthy refers to in his decision as privacy screens - violated 10 different bylaws implemented by the condo owners' association, known in B.C. as a strata corporation.

The claim sought an order compelling the strata corporation to remove the objects and pay the couple \$279,141.18.

McCarthy declined to issue such an order, addressing and dismissing each of the alleged bylaw violations.

The tribunal member ruled that the privacy screens did not meet the criteria for a nuisance, because they were not unsightly or inappropriate and did not interfere with the Beckers' enjoyment of their property, except by partially blocking the couple's view of the lake.

"Loss of a view – even a beautiful view – cannot be characterized as an interference with the use of land that would be intolerable to an ordinary person, so as to create an actionable nuisance," McCarthy wrote, quoting a previous B.C. Supreme Court decision on a similar issue.

McCarthy also rejected the Beckers' argument that the screens constituted "improvements" to their neighbours' property that were made without strata approval, since the screens are not fixed to the ground or attached to anything.

Similarly, McCarthy concluded that the screens are not fences, and therefore not prohibited under the strata's bylaws. Nor are they vegetation, despite being covered in plastic leaves, the tribunal member concluded, since the screens are not living plants.

"In summary, I find that the strata lot 12 owners did not violate any of the 10 bylaws as alleged by the Beckers," McCarthy wrote. "So, I find there was no basis for imposing bylaw violation fines, retroactively or otherwise, on strata lot 12."

The bulk of the compensation the applicants sought - some \$180,000 - stemmed from allegedly lost property value caused by the loss of lake views.

McCarthy rejected this request, saying he had found no basis for an order that the strata was responsible for an alleged reduction in value.

"Further, although the Beckers' strata lot is listed for sale, I find there is insufficient evidence showing that its value has decreased at all, much less as a result of reduced lake views," McCarthy wrote. "The Beckers submitted value calculations based on their strata lot having no lake view, which I find is not the case. I find those calculations are speculative and based on faulty assumptions, and are therefore unreliable."

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Other compensation the Beckers sought included:

- \$3,721.18 for reimbursement of lawyer fees
- \$2,920 for reimbursement of strata fees for “the period of undue hardship”
- \$12,500 for the Beckers’ time spent on the issues being disputed
- \$30,000 for un-issued bylaw fines, calculated as \$200 for each of 10 bylaws allegedly violated each week for 15 weeks
- and \$50,000 for “hardship due to discrimination and alienation”

McCarthy dismissed each of these claims, as well, noting that the couple had not named any specific members of the strata council or their neighbours as respondents in their claim.

The action was initiated against the strata only, and in several cases there was no legal mechanism for the strata itself - rather than individual owners - to be held responsible for compensating the Beckers, had their claims been found legitimate, according to McCarthy.

### ***B.C. property assessments continue to rise; rural communities show highest increases***

Assessed values of properties in British Columbia are up again, but the pricey Vancouver area has been upstaged by small towns where value estimates rose by more than 40 per cent.

Data posted on the BC Assessment website this week shows market value as of July 1, 2021, increased more than 40 per cent in the communities of Hope, Port Alberni, Lake Cowichan and other rural areas, while Vancouver was up 16 per cent.

Condos and townhomes in Vancouver showed even lower assessed values at seven per cent, rising from an average assessed value of \$711,000 in July 2020 to \$759,000 last July.

“Most of the province is up, but when you get outside of the Lower Mainland, it’s the smaller towns where it’s up most it seems,” Bryan Murao, BC Assessment’s deputy assessor, said in an interview on Tuesday.

The 16 per cent increase in a single-family home in Vancouver raised the average value to almost \$2 million, but assessed property values soared in suburban communities further east, he said.

Assessed single-family home values were up 39 per cent in Langley, 38 per cent in Abbotsford and 40 per cent in Chilliwack, Murao said.

“Throughout the rest of the province, what we saw is a lot of the single-family homes in smaller communities actually were up quite a bit as well,” he said.

Property value estimates in Hope, located about 150 kilometres east of Vancouver, rose 45 per cent, from \$428,000 to \$620,000 for the average price of a single-family home.

In Port Alberni, on Vancouver Island, property assessments were up 47 per cent and increased 48 per cent in Keremeos in the Interior.

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BC Assessment officials appraise property values and are not economists, but Murao said during the ongoing COVID-19 pandemic they are anecdotally seeing people leaving the cities to work remotely or retire in communities where homes are more affordable.

“There’s a little more of an opportunity for people to work from wherever now,” he said. “You don’t need to be in a specific place to work in a lot of jobs. I think that’s opened up opportunities for a lot of people to move throughout the province,” he said.

The movement of people to smaller communities appears to be a nationwide trend, said Murao.

The change has resulted in higher property values in B.C.’s smaller towns and rural areas as more people look for homes outside of the Vancouver area, he said.

The assessments indicate B.C.’s real estate market remains resilient and homeowners provincewide can expect higher assessment values for 2022.

The large increases in values don’t always mean corresponding property tax increases, Murao said.

“You can’t perfectly predict what the impact on property taxation is going to be, but for the most part really what’s important is how your property changed relative to other residential properties within that same taxing jurisdiction,” he said.

The total value of real estate in B.C. is about \$2.44 trillion, an increase of nearly 22 per cent from 2021, he said.

### ***Homes in some B.C. suburbs jump by more than 40% in assessed value on 2022 notices***

New data shows that assessed values of homes in the province are up across the board, with some smaller communities and suburbs seeing the largest increases of 40 per cent or more in the past year, according to B.C. Assessment.

Major increases are being seen in the relatively more affordable parts of the Fraser Valley. In Chilliwack, the average value of a single-family home soared by 40 per cent over last year. In Abbotsford it was 39 per cent, and Langley 38 per cent.

By comparison, Vancouver's already sky-high single-family home value went up 16 per cent, to an average of almost \$2 million.

Andy Yan, director of SFU's City Program, said the numbers highlight how Vancouver's affordability problem is spreading to other municipalities.

"I think there's some serious challenges ahead of us just simply in how much of these increases in prices outstrip local incomes and how local incomes have remained relatively flat in comparison to these sizeable gains in property values," said Yan.

Homeowners might welcome the increases, but the numbers are yet another blow to those hoping to get into the market, and a major worry for those who rent.

For 40 years, Jim Close has had a home on a recreational leasehold property on the Sunshine Coast. Because the assessed value of the property has gone up almost 100 per cent, his annual rent paid to the government has also doubled.

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"It's quite crazy that it's gone up that high. However, I understand the values have gone up all the way across the Sunshine Coast," he said.

"As a retired person on a fixed income, it's going to make me consider not keeping the place."

Assessors do not distinguish between leasehold and freehold properties when determining values, said Close.

Yan said a combination of supply, demand and financing measures are needed to address the growing affordability crunch.

"And that's really mixed in with emerging housing disruptors," he said. "Prior to [the pandemic] you have to remember the role of Airbnb. And there's the role of people owning multiple homes — the idea of housing as an investment instead of a home has put particular pressure on this marketplace."

More than \$23.7 billion of the Lower Mainland's updated assessments is from new construction, subdivisions and the rezoning of properties, according to B.C. Assessment. (Ryan Remiorz/The Canadian Press) B.C. Assessment is the provincial authority that determines the values of homes across the province for tax purposes and official records. 2022 assessment notices reflect the market value of a property on July 1, 2021.

According to the organization, the province's real estate market remains "highly active" and most property owners should expect higher assessments for 2022.

Bryan Murao, deputy assessor for B.C. Assessment, said heightened demand for homes over the past two years of the pandemic has resulted in increased property values, not only in traditional hot spots like Vancouver and Victoria, but in smaller centres as well.

He said the average gains are between 10 and 30 per cent across the Lower Mainland.

"City of Vancouver condos, however, are on the lower end of the changes, generally with single-digit increases, whereas homes in the Fraser Valley suburbs are changing higher compared to most of Metro Vancouver," said Murao in a news release.

The average single-family residential property in Chilliwack is now worth \$877,000. Farther out in Hope, values increased 45 per cent from \$428,000 in 2021 to \$620,000 in 2022.

Surrey, Coquitlam and Delta also saw increases of more than 30 per cent.

B.C. Assessment said that for the Lower Mainland region, the overall total assessments have increased from about \$1.46 trillion in 2021 to about \$1.75 trillion this year.

More than \$23.7 billion of the region's updated assessments is from new construction, subdivisions and property rezoning, it said.

In December, the B.C. Real Estate Association said the number of homes sold in the province hit a new high in 2021. The average price of a home is now just shy of a million dollars at \$993,922, up 22.1 per cent from \$814,310 in November 2020.

Port Alberni up 47%, Tofino 42%

Similarly, on Vancouver Island, demand for homes in smaller cities, bedroom communities or more rural locations is driving an increase in assessments.

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The value of a typical single-family home in Port Alberni increased 47 per cent from \$320,000 in 2021 to \$470,000 in 2022.

Assessments in Tofino increased by 42 per cent, pushing average values from \$956,000 in 2021 to \$1,358,000 in 2022.

Increases above 30 per cent were recorded in Sooke, the Gulf Islands, Duncan, North Cowichan, Qualicum Beach and Parksville to name a few.

Overall, Vancouver Island's total assessments increased from about \$269 billion in 2021 to \$343 billion this year, according to B.C. Assessment.

Homes in the Southern Interior also experienced significant increases to their assessments.

In Kelowna, the price of a typical single-family home increased from \$650,000 in 2021 to \$869,000 this year, an increase of 34 per cent.

The biggest jump in the region was in Peachland, where assessments rose 39 per cent. In 2021 a single-family property was valued at \$590,000; for 2022 it is \$820,000.

Changes to property assessments do not automatically translate into an increase in property taxes, according to B.C. Assessment.

Property owners have until Jan. 31 to appeal notice of assessments.

### ***BC's Priciest Homes Increased in Property Value By the Millions in 2021***

*It's safe to say that BC's property owners got a lot wealthier as of late.*

Yesterday in British Columbia (BC), the B.C. Assessment Authority revealed its updated property value data for the notoriously pricey province. If it wasn't obvious from the perpetual bidding wars and scarce supply that characterized the year, the data shows how much BC property values soared in 2021.

For some, this meant hikes of more than a cool \$8M.

The well-appointed homes of BC's one percent rose a pretty penny in 2021, with all but one of the province's top 10 priciest properties increasing in value. These mansions can be found in Vancouver's Point Grey and Kitsilano neighbourhoods. Belmont Avenue is a particularly pricey street; more than half of the top 10 are located here.

Lululemon founder Chip Wilson's sprawling oceanfront Point Grey home in Kitsilano once again remains the province's priciest abode. Last year, it was valued at \$66,828,000. Wilson saw the value of the seven-bedroom, nine-bathroom mansion increase 9% on its 2022 property assessment to \$73,147,000. This is the seventh year that his house has topped the list of the province's most expensive homes.

BC's second-priciest property — a 28,794 sq. ft. mansion at 4707 Belmont Ave. that overlooks the Spanish Banks — increased in value 7% from \$60,362,000 to \$64.6 million. Meanwhile, the province's third most expensive home — located on James Island and owned by U.S. billionaire Craig McCaw — actually decreased in value, from \$57,980,000 to \$54,716,000. The island property, however, is an anomaly. Every other top-priced mansion saw its property values increase.

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Of the most expensive mansions, a home at 8030 Alpine Way in Whistler that's currently listed as the province's seventh priciest, saw its property values increase from \$26,877,000 to \$35,819,000 — a hike of \$8,942,000.

Of course, it's not just the millionaires and billionaires who have seen their homes spike in value since the onset of the pandemic. Home prices are up across the province. In Vancouver, home prices jumped 16% on average in the past year, according to the B.C. Real Estate Association's December 2021 Housing Market Update. Meanwhile, in Chilliwack, homes have increased 36.5% in the past year.

The B.C. Assessment Authority has updated its website allowing home owners to see what the property value of their home was as of July 1, 2021. BC's homeowners can visit [bcassessment.ca](https://bcassessment.ca) and search home values under the address. To see how much it has increased in value, homeowners can use this [percentage calculator website](#).

It should be noted, however, that — like most of the country — prices have climbed in BC in the six months since July 1. So, the value of many of these properties is actually higher.

While this is great news for BC's homeowners, who can comfortably sit back and watch their wealth grow, the reality is a tough pill to swallow for the province's would-be first-time homebuyers.

At least the latter can take comfort in the fact they're not alone, nor is BC's story unique. Across Canada, property values have jumped 34% since March of 2020.

### ***How much is your home worth now? B.C. Assessment Authority updates property value database for 2022***

*Since the pandemic began in March 2020, house prices across Canada have jumped 34 per cent*

The B.C. Assessment Authority has updated its website allowing home owners to see what the value of their home was as of July 1, 2021.

The Crown corporation will be releasing full details of property value increases across the province on Jan. 4.

To check your home's value go to their [bcassessment.ca](https://bcassessment.ca) and search under the address. To see how much it has increased in value you can use this [percentage calculator website](#).

Since the pandemic began in March 2020, house prices across Canada have jumped 34 per cent.

According to the B.C. Real Estate Association's December 2021 Housing Market Update, prices have increased a lot across the province in the past year. Vancouver homes jumped 16 per cent in price on average, while in Chilliwack they increased 36.5 per cent. Residential properties on Vancouver Island rose 31.5 per cent in value from Nov. 2020 to Nov. 2021.

These pandemic prices rises have been driven by people moving out of the city (with Vancouver prices hikes not being as large as in the rest of the province), record low interest rates and record low inventory.

Last year, the priciest home in B.C. was at 3085 Point Grey Road belonging to Lululemon founder Chip Wilson — valued at \$66,828,000. According to the latest update this home is now valued at \$73,147,000 — a rise of 9.5 per cent.

Whether this is still the most highly valued residence in the province will be revealed Jan. 4.

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## SASKATCHEWAN

### **2022 Property Assessment Roll Opens; 30-Day Assessment Review & Appeal Period Begins**

Starting today, January 4, 2022, the [2022 Assessment Notices](#) will be mailed to approximately 15,000 residential and commercial property owners. The City will mail an assessment notice only if there has been a change since January 1, 2021, to a property's assessment, tax status or ownership. ([Bylaw No. 8067, Assessment Notices Bylaw, 2002](#)).

If you have questions about your property's assessment, tax class, or exemption status, please contact Assessment & Valuation at [306-975-3227](tel:306-975-3227). Most assessment-related questions can be resolved by speaking with an assessor, we're here to help. Detailed assessment and tax information about your property can also be viewed by entering your property's address into the [Property Assessment & Tax Tool](#).

The City's 2022 Assessment Roll, a listing of all property assessments in Saskatoon, will also open on January 4 for public inspection and will remain open until February 4, 2022. Due to COVID-19 protocol, public inspection will be by appointment only, please call [306-975-3227](tel:306-975-3227) to book an appointment or to speak with an assessor.

If you would like to file a formal appeal with the City's Board of Revision regarding the valuation, classification or content of your property's assessment, your Notice of Appeal and the accompanying fee must be received during the [30-Day Assessment Review and Appeal period January 4 to February 4, 2022](#).

A property owner does not need to receive an assessment notice in 2022 to file a formal assessment appeal. Property taxes are not included in the appeal process. Information on the appeal process and required fees are included with the 2022 Assessment Notices or download an appeal form at [saskatoon.ca/assessmentappeals](https://saskatoon.ca/assessmentappeals).

Mail or deliver your Assessment Appeal and your cheque/money order for the fee to:

The Secretary, Board of Revision  
c/o City Clerk's Office  
222 3<sup>rd</sup> Ave North  
Saskatoon, Saskatchewan S7K 0J5

In January 2022, property owners will also have the option to apply for and pay online for property assessment appeals. Information on this new process will be available at [saskatoon.ca/assessmentappeals](https://saskatoon.ca/assessmentappeals).

Assessment appeal hearings are public hearings. All documents filed for an assessment appeal are public records, subject to certain exceptions in The Cities Act or a confidentiality order made by the Board of Revision, and will be posted on the City of Saskatoon's [website](#).

To learn more about the factors used to determine a residential property's assessed value, view the informative video [Understanding Residential Property Assessment](#).

Visit [saskatoon.ca/assessment](https://saskatoon.ca/assessment) for more assessment-related information including important dates and how to make a change to school tax support or call [306-975-3240](tel:306-975-3240) for more information on the Board of Revision's formal assessment appeal process.

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