



## UNDERSTANDING PROPERTY TAXATION

### You now own a house or piece of land what to expect:

#### STEP 1

1. Every property owned by a person(s) or corporation in the Northern Village of Green Lake is subject to taxation with the exception of schools and places of worship.
2. The assessed value of your property is determined by a professional property appraiser from the Saskatchewan Assessment Management Agency coming to the community and reviewing your property, and property sales within the community and using that information to assign an assessed value to your property.
3. Once your property is assessed and a value determined your taxable assessment or amount to be taxed on is determined by finding the value of 70% of your property on residential land and 100% of the value on commercial land.
  - For example if your assessed value was \$75,000.00 multiply by 70% = \$52,500 which will give you the taxable value.

#### STEP 2

1. The municipality sets its uniform mill rate. This is the rate by which the municipality will produce enough funds through property taxation in which to balance the municipal budget and pay for all activities, services, facilities and staff of the village.
2. The mill rate of the village is currently set at 15 mills. So to figure out what you would pay you take your taxable value which in the earlier example was \$52,500.00 and multiply that by 15 and divide by 1000. That gives you a municipal tax payment due of \$787.50. You must also complete the same calculation with the mill rate set by the school division then add the two amounts together to determine your total tax owing.

#### STEP 3

1. The municipality mails you your assessment notice only in the years where there has been a re-evaluation of the property by SAMA or the assessed value of your property has changed due to addition or removal of buildings, decks, garages etc.
2. This is your opportunity to identify your disagreement with the value placed on your property by errors in building size, usage, age, comparison to similar property. Once an assessment appeal is filed SAMA will contact you to review your concerns and a potential renegotiation process may occur if discrepancies are found.
3. Village mails your tax levy notice. Due and payable when you receive it.
  - Persons on social assistance can qualify for tax payment to be paid by social services, check with your worker
  - Some owners choose to pay monthly in advance to avoid a large bill in July and to avoid falling behind in taxes leaving your property open to the enforcement process.
  - Current taxes must be paid in full no later than December 31 of the year they were levied.

#### TAX ENFORCEMENT

1. Tax enforcement begins when an owner has not paid their taxes in full by December 31 of the year they were levied. On January 1 of the year following the land becomes eligible for a tax lien to be placed on the property.
2. The lien remains until all taxes current and arrears are paid in full.
3. The lien is also a message for potential buyers that there are tax issues they may inherit if purchasing this property.
4. Once the lien is registered a 6 month notice letter is sent to the owner
5. Once the 6 months have passed and no response is received from the owner the municipality applies to the Provincial Mediation Board for permission to take ownership of the land for non-payment. If granted
6. A final 30 day notice of intent to take the land is sent to the owner.
7. After the final 30 day waiting period the land is transferred to municipal ownership for non-payment of taxes.
8. The owner may pay all tax arrears and stop the enforcement process up until the end of the final 30 day period. Once the title is transferred it cannot be undone and all claim to the land is severed.
9. Within the year the municipality must place all tax enforcement lands up for tender or auction.

**MUNICIPAL BUDGET: \$893,000.00 (575,000 IN GOV'T OPERATING GRANT, 168,000 IN TAXES AND 150,000 IN USER FEES)**

#### **WHAT DO OUR MUNICIPAL TAXES TOTTALLING \$168,000.00 HELP TO PAY FOR?**

- ROADS: MAINTENANCE, SNOW REMOVAL, GRAVELLING, DUST CONTROL, CULVERTS, SIGNAGE
- WATER AND SEWER: CURRENT BILLING ONLY PAYS 45% OF COST OF RUNNING THE WATER AND SEWER SYSTEMS INCLUDING WATERPLANT, LAGOON AND LIFTSTATIONS, TAXES ASSIST WITH REMAINING
- GARBAGE TIPPING FEES
- RECREATION FACILITIES AND PLAYGROUNDS
- VILLAGE OFFICE, SHOP, MAYOR, COUNCIL AND STAFF