

Town of Lumsden 2025 Assessment Revaluation



The enclosed
Assessment Notice
is **NOT** a
Tax Notice.

Municipal Office:

306.731.2404

town.lumsden@sasktel.net

Office Hours:

Monday – Friday

9:00 am – 4:00 pm

Town Council

Mayor

Verne Barber

Councillors

Anne Gibbons
Trevor Haubrich
Wes Holobetz
Lesia Matheson
Ryan Schindelka
Adam Tropin

Every four years, all Saskatchewan properties are revalued – for property taxation purposes. The last revaluation was in 2021 and used a base date of January 1, 2019 to determine your property's value (real estate transactions up to January 1, 2019).

All Lumsden properties have been revalued, by SAMA, for 2025 and an Assessment Notice is enclosed. The base date is January 1, 2023. For your convenience, the notice includes last year's assessment for comparison purposes.

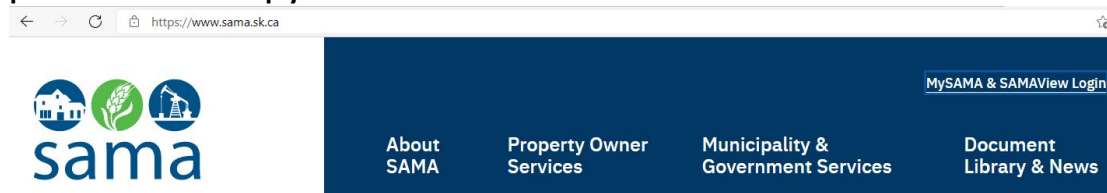
Please keep a few things in mind when reviewing your new assessment:

- This is NOT a property tax notice;
- Does the "Assessed Value" reasonably reflect the January 1, 2023 market value?;
- You have until March 19, 2025 to appeal the new value; and
- The basis of your appeal CANNOT be related to potential property tax increases ... your appeal must be based on an error in the assessment itself.

Mill rates for the Town of Lumsden and the School have not yet been determined, making it impossible to predict or even estimate what 2025 property taxes will be.

Please consider utilizing 'SAMAView' as a resource; access to your information is free. SAMA (Saskatchewan Assessment Management Agency) at www.sama.sk.ca can provide you with access to your 'Property Report'. On the Property Report, you will find information specific to your property which will help to identify any errors. Perhaps you removed a deck or garage but are still being assessed? Perhaps your basement is incomplete but you are being assessed as though it is finished?

If you are considering an appeal, please call SAMA first to discuss your concerns, their professionals can help you. 1.800.667.7262



Creating a 'Public User' on SAMAView :

Enter <https://mysama.ca/account/login> in your browser address bar. Chrome is recommended.

1. Click on "Don't have an account? Sign up now", located below Sign Up.
2. Click on Public User. Commercial users (Private appraisers, banks, businesses, and realtors) must sign up for an Organization account.
3. Complete all Sign Up fields, click on I'm Not A Robot, then click the button "✓Sign up."
4. You will immediately receive a verification email from Portal Notification.
5. Click "Please click here" to verify your email address.
6. You will be taken to the Public User Log In page. Re-enter your email and password, and you are all set to use MySAMA.

OVER →

SAMAView for Public Users

Once you have signed up as a 'Public User' on www.sama.sk.ca :

- The public user has to sign up for a SAMAView account. The account is free.
- The public user receives 25 free credits per revaluation cycle. Credits are only used when requesting a property report (1 credit per report).
- SAMAView can be used on mobile devices & computers. Chrome is the recommended browser.
- Log in, and in the left margin, select 'SAMAView' and then on the right type 'Lumsden' as the municipality
- For your search option, select 'Assessment ID' ... this is the 'Alternate Number' printed on your assessment notice; enter the first 9 digits
- Once the user has selected the property and it appears under Property Results, they can click on 'General Property Overview' to summarize the property's land and/or main buildings. This uses no credits.
- For more information, the user can click on 'Property Report'. This uses a credit.
- Users can zoom in or out on the map to view values for neighbouring properties.

The screenshot displays the SAMAView web application. On the left is a sidebar with the 'MySAMA' logo and navigation links: 'My Dashboard', 'My Maintenance', 'My Documents', 'SAMAView' (highlighted), and 'Help'. The main area shows a map of several property lots. One lot, LUMSD-404023200, is highlighted in cyan. Other lots visible include LUMSD-404023250 (\$357,300), LUMSD-404023150 (\$26,600), LUMSD-404023050 (\$45,900), LUMSD-404023000 (\$27,300), LUMSD-404023400 (\$26,600), LUMSD-404018150 (\$1,837,200), and LUMSD-404018650 (\$394,400). On the right, the 'Property Search' panel shows 'LUMSDEN' selected as the municipality and 'Assessment ID' as the search option, with the search term 'LUMSD-404023200' entered. Below this, the 'Property Results' section shows details for the selected property: Assessment ID LUMSD-404023200, Legal Land Description Lot 10 Block P Plan 62R42293 Sup, Civic Address 280 Qu'Appelle Dr W, and Municipality LUMSD.

IF YOU ARE RECEIVING A DUPLICATE ASSESSMENT NOTICE FOR THE SAME ADDRESS, PLEASE NOTE THAT EVERYONE REGISTERED ON TITLE RECEIVES A COPY OF THE NOTICE.