

**WHY WAS MY PROPERTY REASSESSED?**

All Yukon properties are reassessed every other year to avoid large increases in assessed value. In 2014, all properties, including yours, were reassessed in rural areas and unincorporated communities.

The purpose of the reassessment is to update the assessed value for buildings and land.

**WHY IS PROPERTY ASSESSED?**

Yukon government is responsible for providing current, accurate and fair property assessments to Yukon taxing authorities.

Each reassessment updates the inventory of land and improvements. This information is used to determine the taxes payable by each property owner.

With the property assessment information, taxing authorities can ensure that the tax each person pays is proportional to the assessed value of each person's property.

**HOW IS THE ASSESSED VALUE CALCULATED?**

Land values for each property are set by comparing market sales of similar land in your area. Improvements are assessed at the current cost to build your home and/or structures minus physical wear and tear (depreciation).

Properties of similar style, age, quality, overall condition and lot size should have comparable assessed values.

**WHY IS THE ASSESSED VALUE DIFFERENT THAN THE MARKET VALUE?**

The assessed value and the market value of your property cannot be compared. The market value depends on the private real estate market and what buyers are paying for property like yours in your area.

Your property's assessed value is a combination of the cost to build structures in the Whitehorse area and the fair value of land in the area where it is located.

**WHAT IS THE APPEAL PROCESS?**

If you disagree with the assessed value of your property, please contact the Property Assessment Office. An assessor will review all the facts and answer any questions you have about your assessment.

If your concerns are not satisfied, you may request a formal review within 30 days of the date of the assessment notice. Details on how to request a review are located on the back of your assessment notice.

**WILL MY TAXES CHANGE?**

The value of your property may go up or down as a result of the recent reassessment of your property.

Any change in assessed value may result in a corresponding change in your tax bill.

Rural property tax rates have remained stable and have not increased in recent years. Yukon government sets the rural tax rate no later than April 15.

Please note that property assessors do not collect taxes or determine the amount of taxes to be collected.

# 2014 PROPERTY ASSESSMENT

## FREQUENTLY ASKED QUESTIONS



For more information about Property Assessments, Home Owners Grants and more, please visit our website:  
[www.community.gov.yk.ca/property](http://www.community.gov.yk.ca/property)

## WE'VE MOVED!

Property Assessment & Taxation Branch is now located at

308 Steele St., 1st floor

Whitehorse

Phone: (867) 667-5268

Toll Free: 1-800-661-0408, ext. 5268

Email: [assessment.taxation@gov.yk.ca](mailto:assessment.taxation@gov.yk.ca)

**Yukon**  
Community Services