

Why was my property reassessed?

All Yukon properties are reassessed every other year. In 2013, all properties, including yours, were reassessed in Yukon's eight municipalities: Whitehorse, Haines Junction, Dawson City, Mayo, Faro, Carmacks, Watson Lake and Teslin.

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

Why is property assessed?

The 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 you pay is proportional to the value of your property.

How is the assessed value calculated?

Land values for each property are set by comparing private market sales of similar land in your area. Improvements are assessed as the cost to build your home and any structures in 2013, 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 market value of land in the area where it is located.

What is the appeal process?

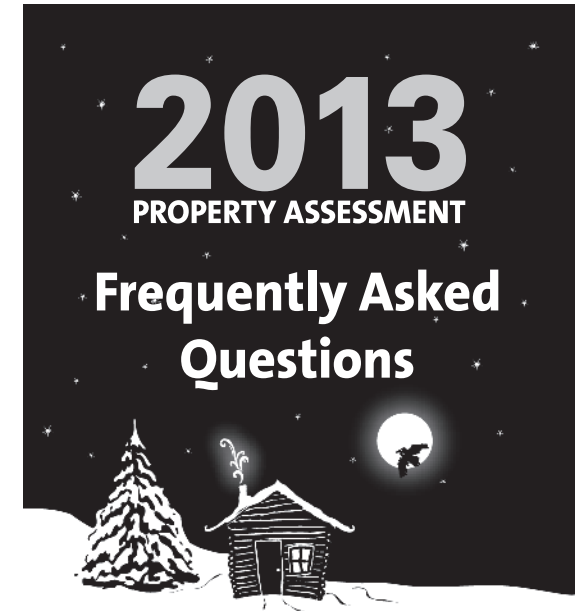
If you disagree with the assessed value of your property, please contact the Property Assessment Office. An Assessor will review all the facts and answer any questions you have about your assessment.

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?

Assessors do not collect taxes or determine the amount of taxes to be collected. Your municipal government sets the tax rate in your municipality.

When assessments change, there may or may not be a corresponding change in your tax bill, depending on the tax rate set by your municipal council. Municipal tax rates are set by municipalities no later than April 15, 2014.



For more information about Assessments, Homeowner Grants and more, please visit our website:

www.community.gov.yk.ca/property

Contact Us:

Property Assessment & Taxation Branch
Government of Yukon Administration Building
2071 2nd Avenue, main floor
Whitehorse

Phone: 867-667-5268
Toll-free: 1-800-661-0408, ext. 5268
Email: assessment.taxation@gov.yk.ca