

SAMA and the 2017 Revaluation

West Central Municipal Government
Committee Presentation

August 25, 2016

Neilburg, Saskatchewan

Steve Suchan - Technical Standards & Policy Division



Agenda

1. Overview of SAMA and assessment principles.
2. 2017 Revaluation highlights.
 - ∅ Delivery timelines.
 - ∅ Assessment trends.
 - ∅ Communication activities.
3. Questions.

SAMA's Roles and Responsibilities

AMA Act -- Board Governed Agency

Governance

- Policy
- Quality Assurance
- Computer System
- Communication
- Safety Net for Province

Assessment Services

- Annual Maintenance
- General Re-inspections
- Revaluations
- Support of Value

Purpose of Assessments



- Assessments pay for essential services that politicians and taxpayers want and need.
- In 2015, the assessment base brought in \$1.83 billion. Over 50% of revenue for municipalities.
- Revenue needs are growing to support the growing economy.
- Preserves local autonomy.

SAMA Board

Chair: Neal Hardy (RM Hudson Bay, #395)

Urban: Wade Murray (Regina)

Urban: Al Heron (Eston)

Rural: John Wagner (RM Piapot, #110)

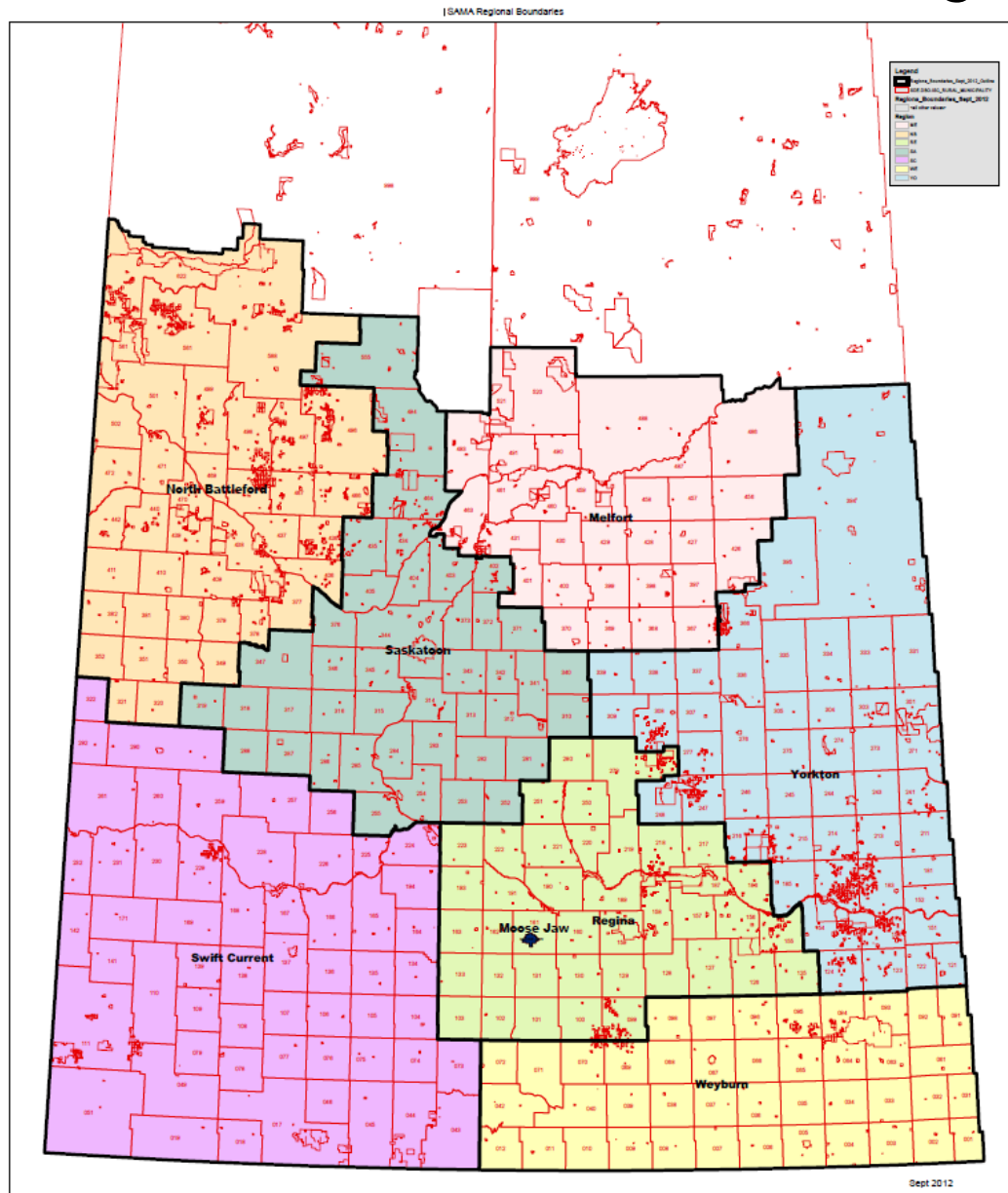
Rural: Murray Purcell (RM Montrose, #315)

Province: Jim Angus (Harris)

Province: Myron Knafelc (Watson)

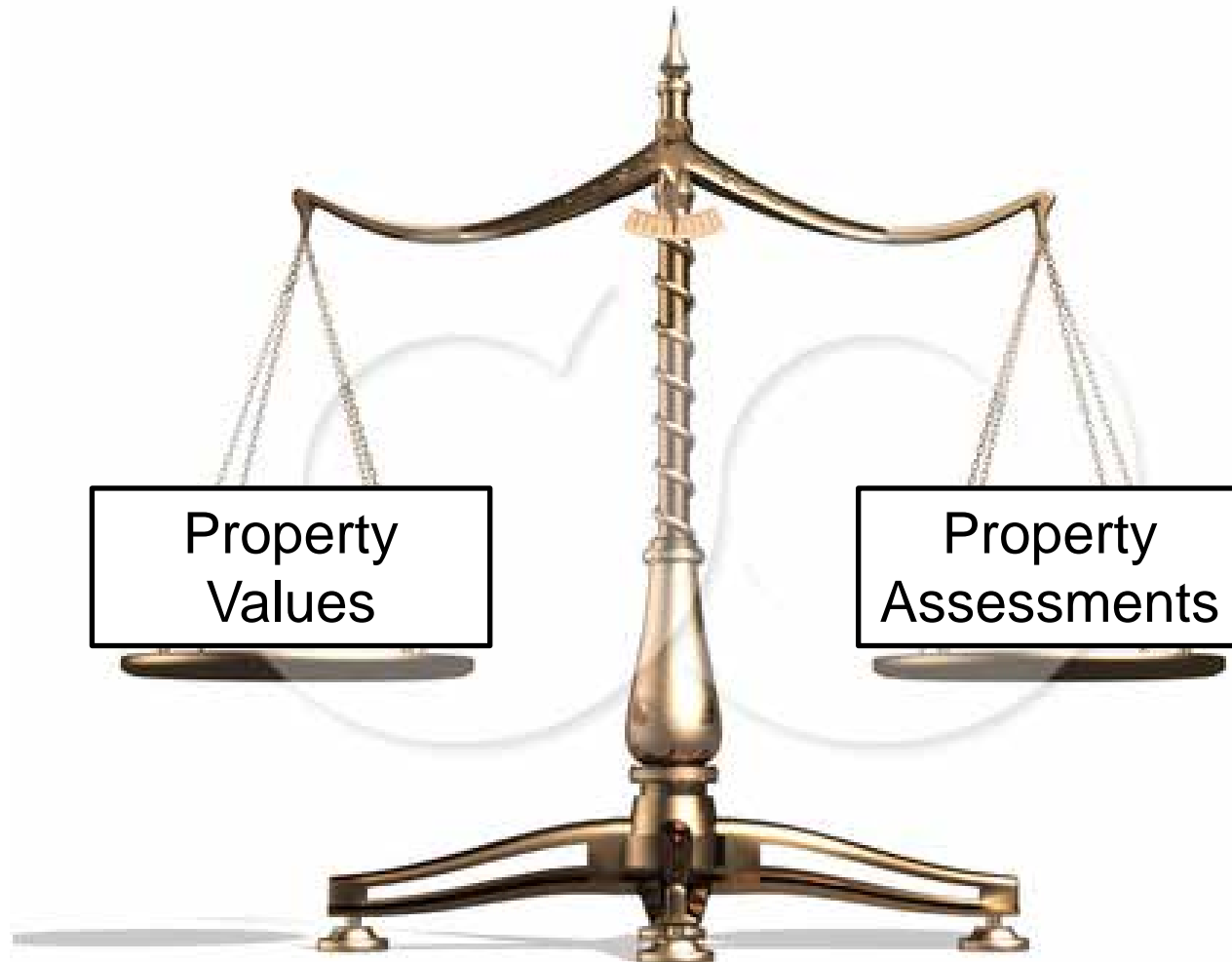
CEO: Irwin Blank

SAMA Assessment Service Regions



Assessment Principles

Ad Valorem



Assessment Legislation

The Assessment Management Agency Act

- SAMA Revaluation Board Orders.
 - January 1, 2011 for 2013-2016.
 - January 1, 2015 for 2017-2020.
 - January 1, 2019 for 2021-2025.

- Are corresponding Orders for each revaluation relating to:
 - Market Evidence.
 - Quality Assurance Standard for market value properties.
 - Regulated Manual.
 - Up to May 31, 2011 for income/expense related information.

Assessment Legislation – MAct, CAct, NAct

- Regulated and non-regulated assessments.
 - Regulated property assessments shall be determined according to the regulated property assessment valuation standard.
 - Heavy industrial property
 - Resource production equipment
 - Pipeline and railway roadway
 - Agricultural land
 - Non-regulated property assessments shall be determined according to the market valuation standard.
 - Residential and commercial property

Assessment Changes \neq Tax Changes

Before Revaluation



Assessment Changes \neq Tax Changes

Before Revaluation



After Revaluation



2017 Revaluation Delivery

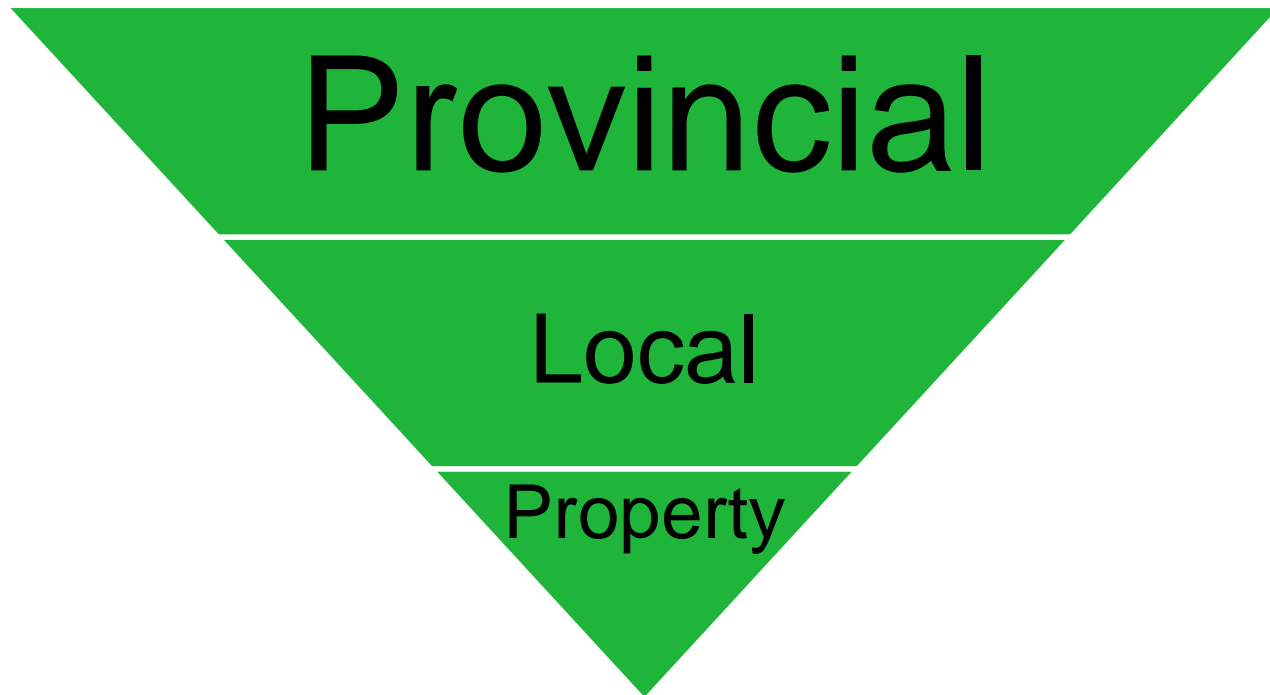
- Preliminary Values provided to Government Relations in April, 2016.
- Delivered preliminary values to client municipalities in June - August.
 - As of August 19, 742 of 760 (98%) reports delivered to municipalities (18 not yet delivered).
- Message to Councils:
 - Please have a good look at the values and provide feedback to us.
 - We are happy to meet with clients to discuss values as required.

2017 Revaluation Delivery (cont'd)

- Feedback on Preliminary Values to SAMA and refinement of valuation models through to November, 2016.
- Government Relations to finalize percentages of value in October-November, 2016.
- Once percentages of value announced, preparation of final values begins.
- Delivery of values to municipalities begins in January, 2017.

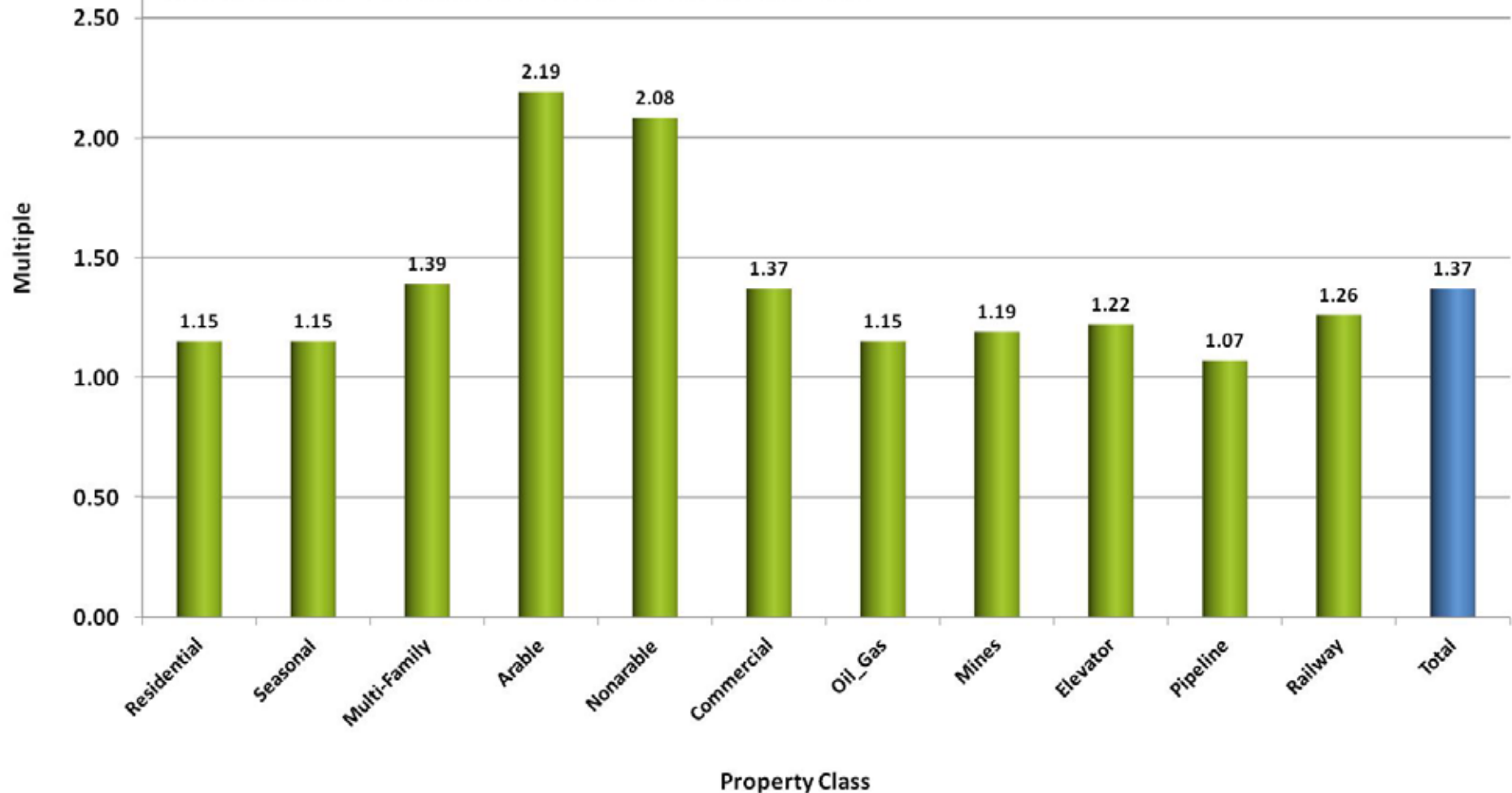
Preliminary 2017 Assessment Shifts

- Preliminary Assessed value changes from January 1, 2011 to January 1, 2015 base dates
 - Three levels of trends to consider

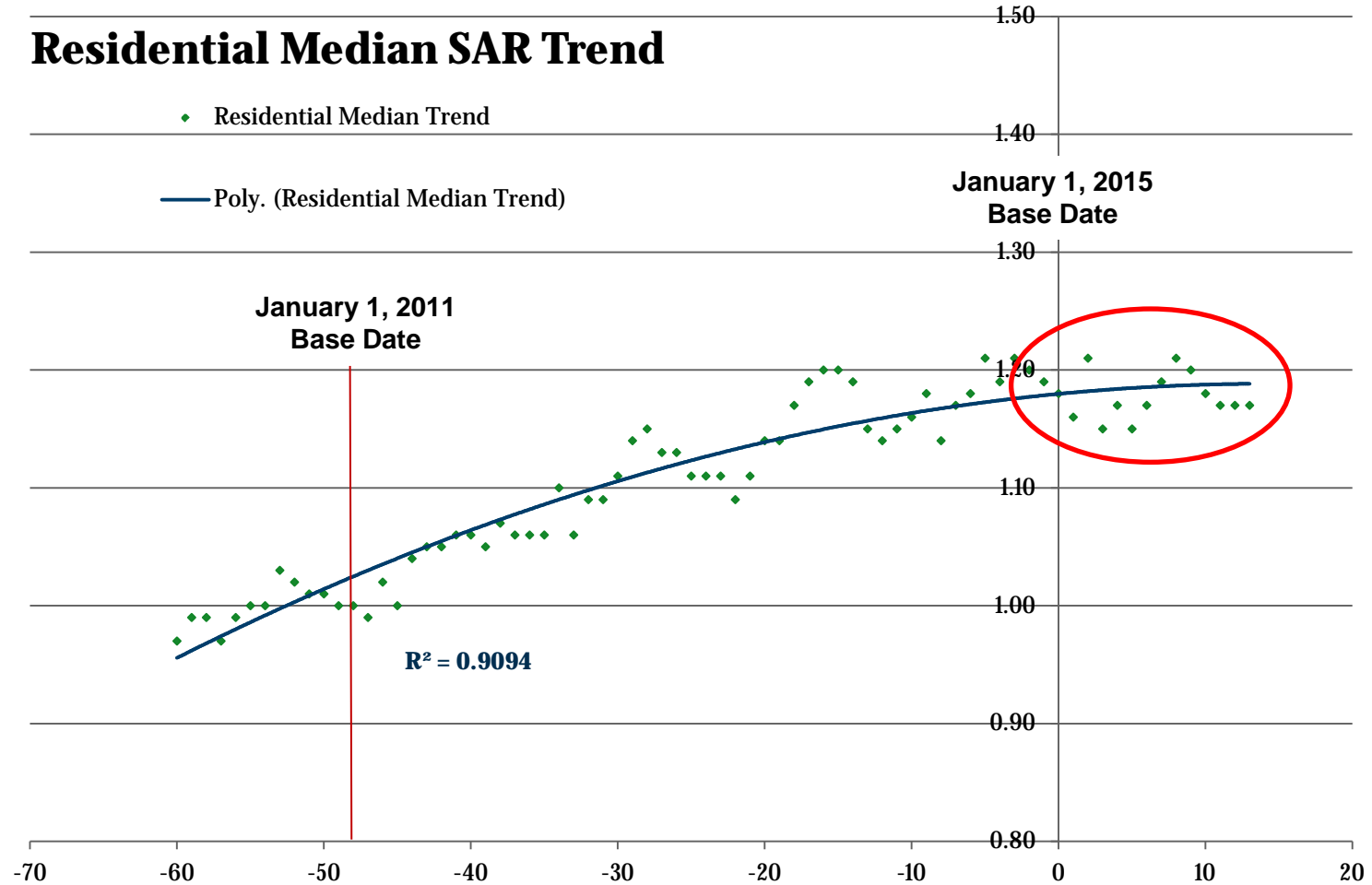


Provincial Assessed Value 2017 / 2016 Multiple

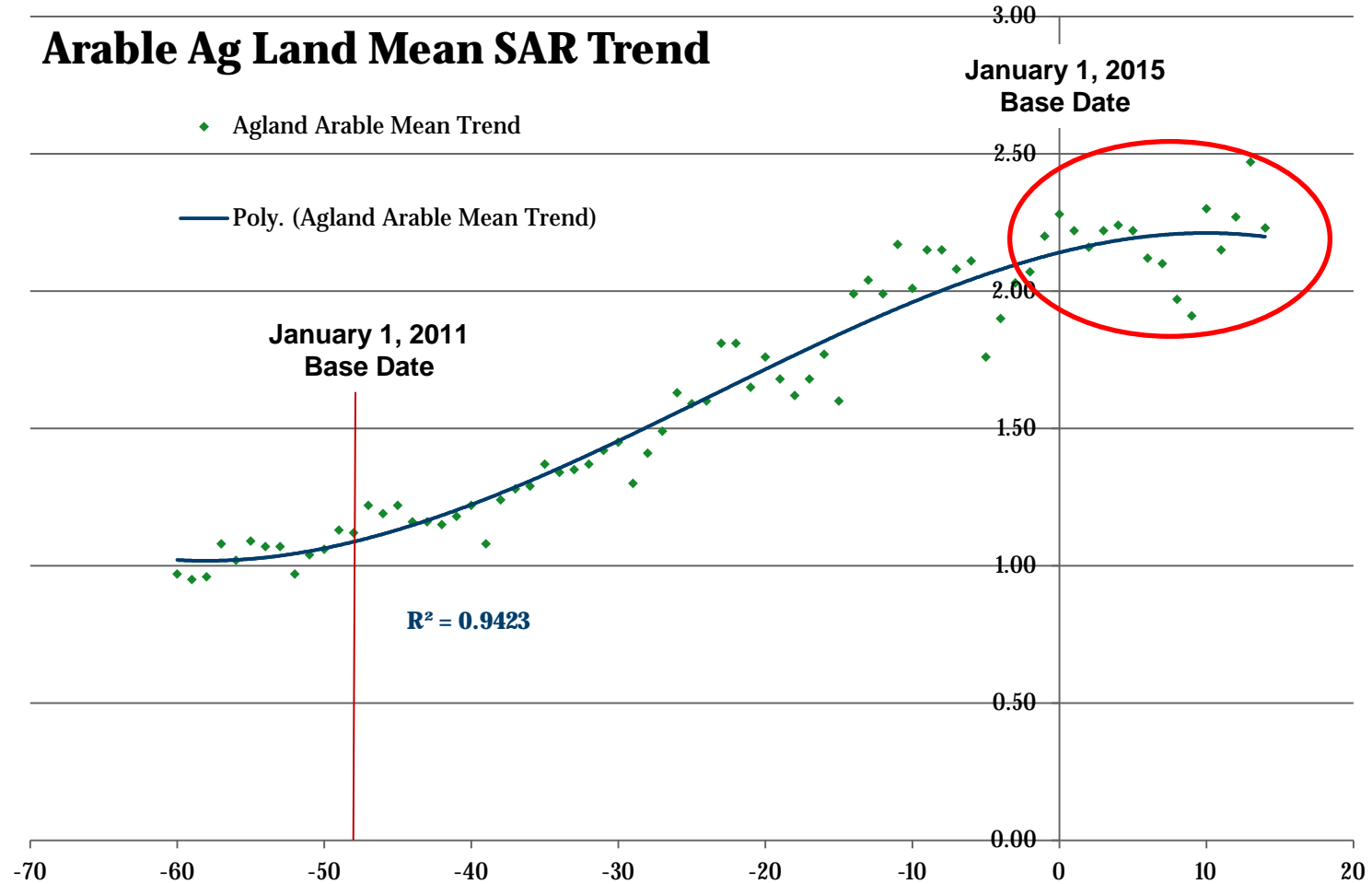
2017 Preliminary Assessed Value Multiple Increases (Detail)



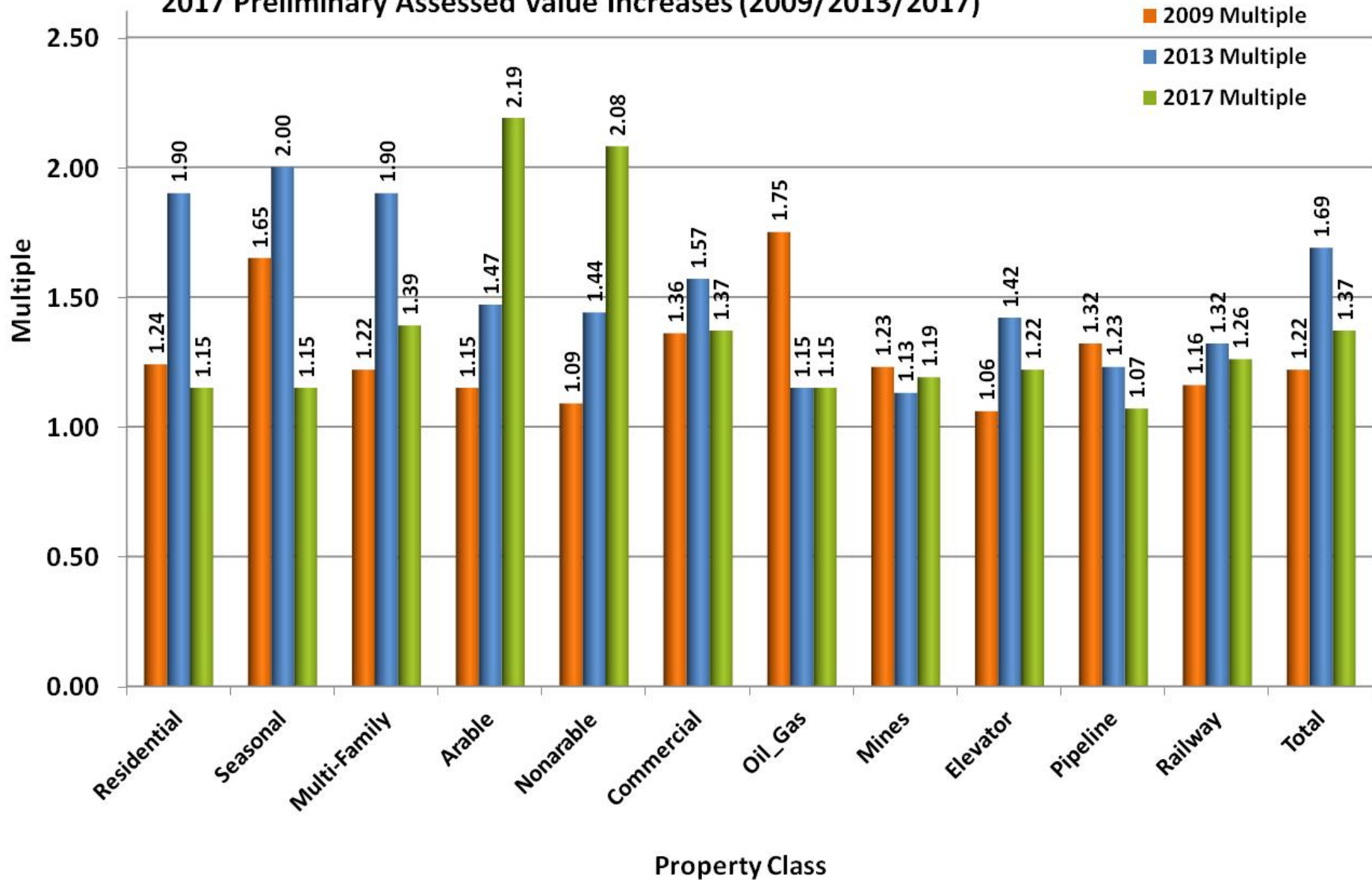
Residential Sales Trends (to March 2016)



Arable Ag Land Sales Trends (to March 2016)



2017 Preliminary Assessed Value Increases (2009/2013/2017)



2017 Assessed Value Trend Report – Small Town

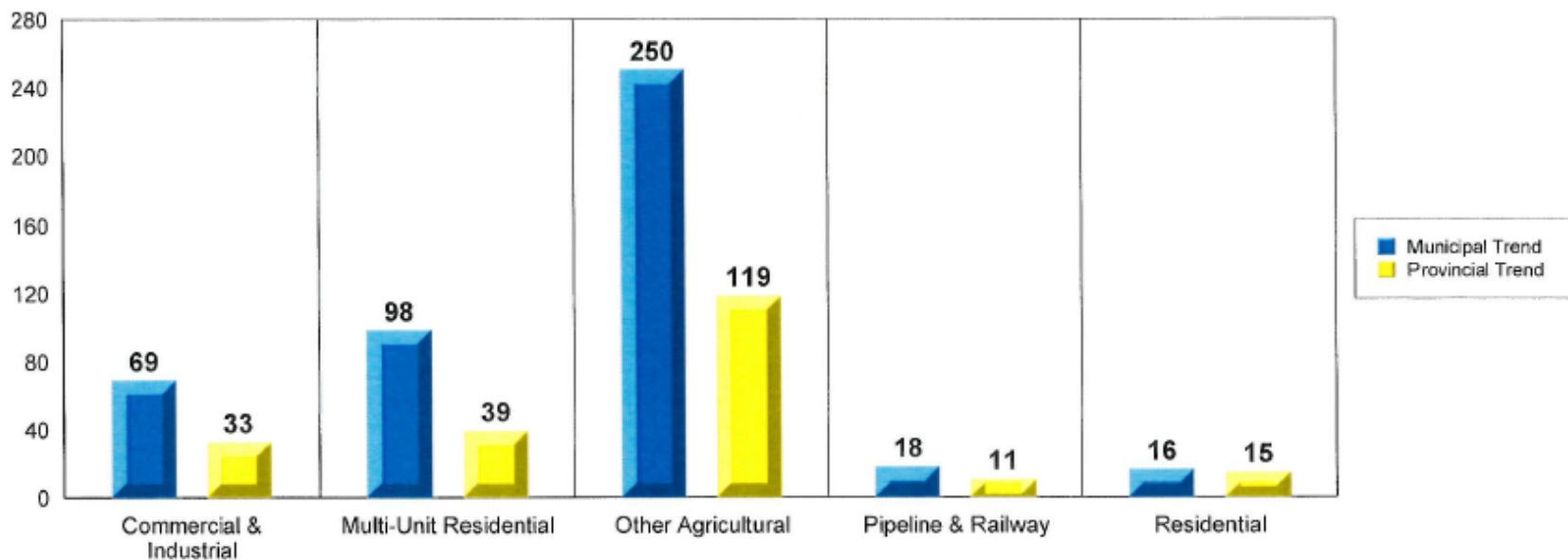


2017 Revaluation Assessed Value Trend Report (100% Value) for [Redacted]

June 28, 2016

Tax Class (as defined in Regulations)

Tax Class (as defined in Regulations)	2016 Municipal Assessed Value	2017 Municipal Assessed Value	Municipal Trend	Provincial Trend
Commercial & Industrial	\$7,867,400	\$13,301,200	69%	33%
Multi-Unit Residential	\$181,600	\$360,300	98%	39%
Other Agricultural	\$62,200	\$217,700	250%	119%
Pipeline & Railway	\$10,000	\$11,800	18%	11%
Residential	\$23,159,000	\$26,946,800	16%	15%
Total	\$31,280,200	\$40,837,800	31%	37%



2017 Assessed Value Trend Report - Definitions

2017 Revaluation Assessed Value Trend Report (100% Value)

This report displays the 2016 Municipal Assessed Value, 2017 Municipal Assessed Value, and percentage increase by tax class and compares the Municipal Trends with the Provincial Trends. These trends are calculated using the 100% Assessed Values.

2016 Municipal Assessed Value

The sum of 100% assessed value for each tax class in the 2016 assessment roll year.

The totals do not include application of percentages of value or exemptions and may or may not be confirmed.

2017 Municipal Assessed Value

The sum of 100% assessed value for each tax class in the 2017 assessment roll year.

The totals do not include application of percentages of value or exemptions.

The 2013 Assessed Values may include maintenance changes for the 2013 roll.

Municipal Trend

The percentage change between the 2016 Municipal Assessed Value and the 2017 Municipal Assessed Value for each tax class.

Provincial Trend

The average provincial change between 2016 100% assessed values and the 2017 100% assessed values by tax class.

The provincial trends are calculated from preliminary assessed values submitted by all assessment service providers.

2017 Taxable Assessed Value Trend Report – Small Town

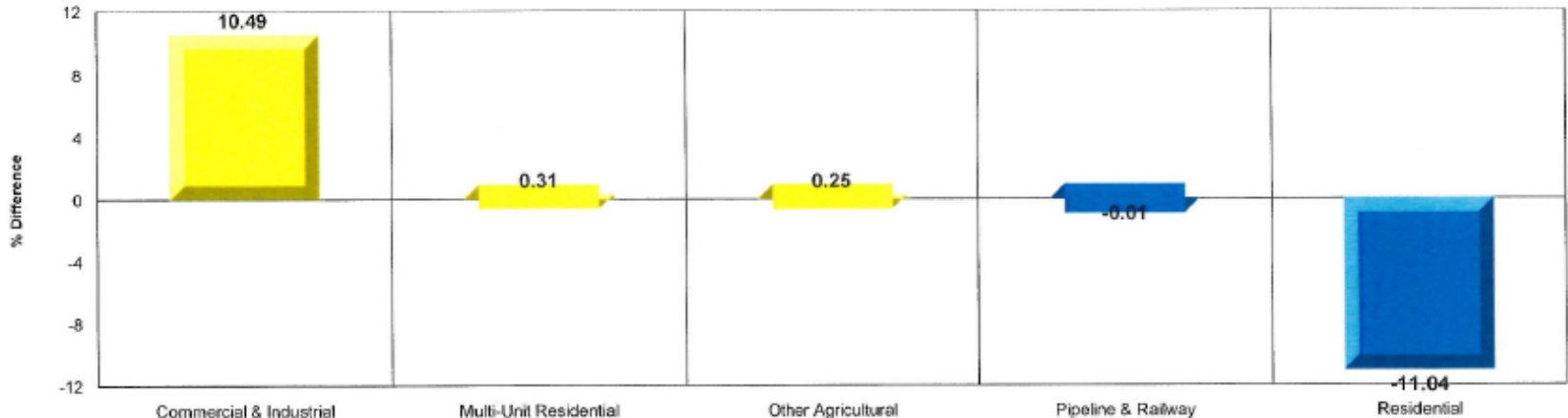


2017 Revaluation Taxable Assessed Value Trend Report for [REDACTED]

June 28, 2016

Tax Class (as defined in Regulations)	2016 Taxable Assessed Value	2016 293 Exempt Assessed Value	2016 Taxable % of Total Value	2017 Taxable Assessed Value	2017 Estimated 293 Exempt Assessed Value	2017 Adjusted Taxable Assessed Value	2017 Adjusted Taxable % of Total	See Chart Change of % 2016 to 2017
Commercial & Industrial	\$3,819,000	n/a	19.03%	\$7,869,600	n/a	\$7,869,600	29.52%	10.49%
Multi-Unit Residential	\$127,120	n/a	0.63%	\$252,210	n/a	\$252,210	0.95%	0.31%
Other Agricultural	\$24,090	n/a	0.12%	\$97,515	n/a	\$97,515	0.37%	0.25%
Pipeline & Railway	\$10,000	n/a	0.05%	\$11,800	n/a	\$11,800	0.04%	-0.01%
Residential	\$16,088,240	n/a	80.17%	\$18,430,090	n/a	\$18,430,090	69.13%	-11.04%
Total	\$20,068,450		100.00%	\$26,661,215		\$26,661,215	100.00%	

Change of % 2016 to 2017



2017 Taxable Assessed Value Trend Report - Definitions

2017 Revaluation Taxable Assessed Value Trend Report

This report displays the 2016 taxable value for each tax class as a percentage of the total taxable assessment for 2016, and the 2017 taxable value of each tax class as a percentage of the total taxable assessment for 2017. The change in percentage for each tax class is calculated and plotted on a graph. The percentages of value applied to the 2017 values are the new percentages of value.

2016 Taxable Assessed Value

The total taxable assessed value of each tax class in the municipality. All exemptions in the municipality that have been applied are reflected in the taxable values.

2016 Taxable % of Total Value

The 2016 taxable assessed value of each tax class expressed as a percentage of the total 2016 taxable assessed value.

2017 Taxable Assessed Value

The 2017 taxable assessed value for each tax class in the municipality. The percentages of value applied to the 2017 values are the new percentages of value. The 2013 Taxable Assessed Values may include maintenance changes for the 2013 roll.

Override exemptions applied to the 2016 values have not been applied to the 2017 values.

2017 Estimated 293 Exempt Assessed Value

The 2017 estimated 293 exempt assessed value applies to rural municipalities only.

The 2017 residential exemption in this report is an estimate only. The actual value of the exemption will be determined by the municipality after delivery of the 2017 value.

2017 Adjusted Taxable % of Total

The 2017 adjusted taxable assessed value of each tax class expressed as a percentage of the total 2017 taxable assessed value.

2017 Assessed Value Trend Report – Large Town



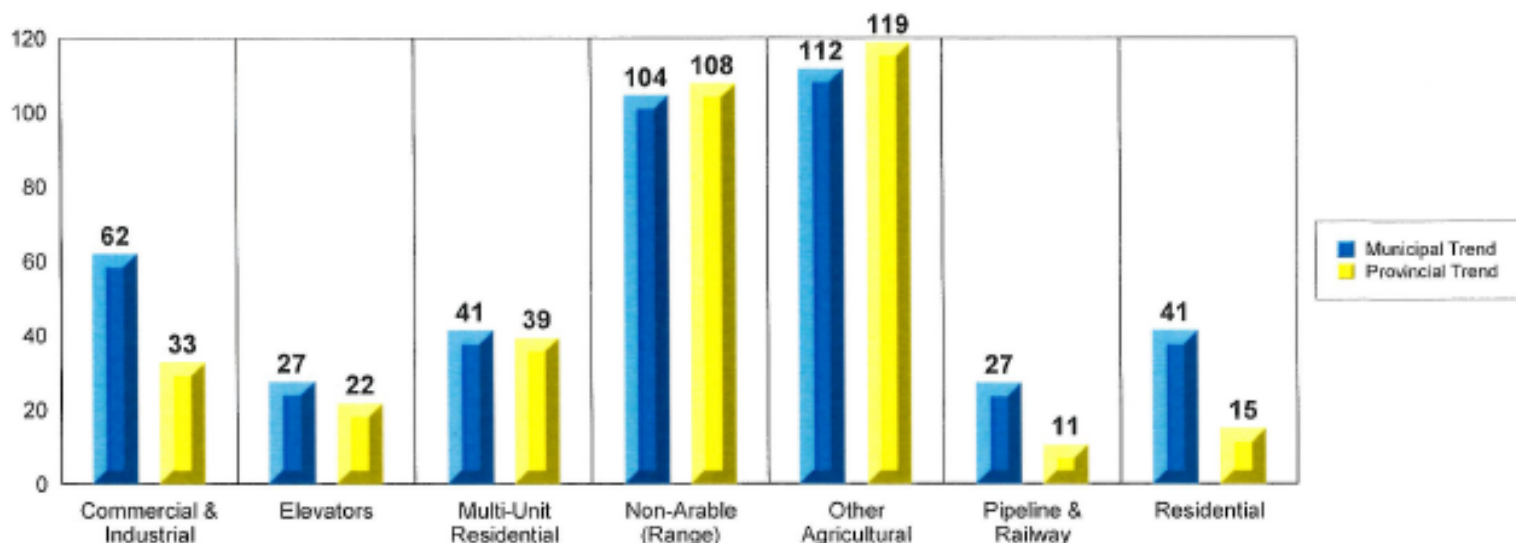
2017 Revaluation Assessed Value Trend Report (100% Value)

for |

August 10, 2016

Tax Class (as defined in Regulations)

Tax Class (as defined in Regulations)	2016 Municipal Assessed Value	2017 Municipal Assessed Value	Municipal Trend	Provincial Trend
Commercial & Industrial	\$174,742,500	\$282,879,324	62%	33%
Elevators	\$16,707,000	\$21,301,300	27%	22%
Multi-Unit Residential	\$48,227,000	\$68,127,300	41%	39%
Non-Arable (Range)	\$6,800	\$13,900	104%	108%
Other Agricultural	\$899,900	\$1,903,600	112%	119%
Pipeline & Railway	\$187,400	\$238,300	27%	11%
Residential	\$312,937,600	\$441,954,000	41%	15%
Total	\$553,708,200	\$816,417,724	47%	37%



2017 Taxable Assessed Value Trend Report – Large Town

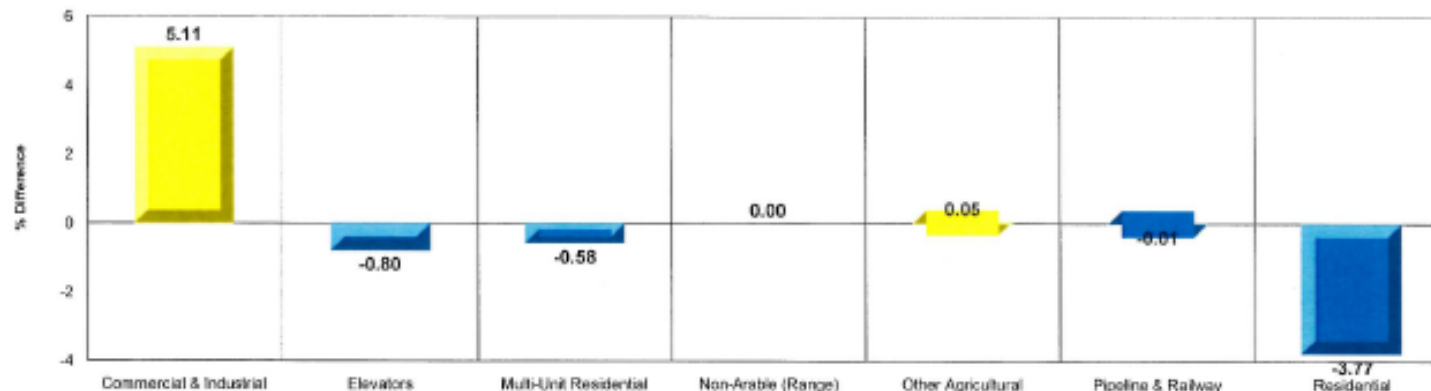


2017 Revaluation Taxable Assessed Value Trend Report for [Redacted]

August 10, 2016

Tax Class (as defined in Regulations)	2016 Taxable Assessed Value	2016 293 Exempt Assessed Value	2016 Taxable % of Total Value	2017 Taxable Assessed Value	2017 Estimated 293 Exempt Assessed Value	2017 Adjusted Taxable Assessed Value	2017 Adjusted Taxable % of Total	See Chart Change of % 2016 to 2017
Commercial & Industrial	\$119,854,795	n/a	32.12%	\$215,373,124	n/a	\$215,373,124	37.23%	5.11%
Elevators	\$16,707,000	n/a	4.48%	\$21,301,300	n/a	\$21,301,300	3.68%	-0.80%
Multi-Unit Residential	\$32,283,860	n/a	8.65%	\$46,689,860	n/a	\$46,689,860	8.07%	-0.58%
Non-Arable (Range)	\$0	n/a	0.00%	\$0	n/a	\$0	0.00%	0.00%
Other Agricultural	\$434,555	n/a	0.12%	\$969,760	n/a	\$969,760	0.17%	0.05%
Pipeline & Railway	\$187,400	n/a	0.05%	\$238,300	n/a	\$238,300	0.04%	-0.01%
Residential	\$203,634,060	n/a	54.58%	\$293,912,430	n/a	\$293,912,430	50.81%	-3.77%
Total	\$373,101,670		100.00%	\$578,484,774		\$578,484,774	100.00%	

Change of % 2016 to 2017



2017 Assessed Value Trend Report – Ag RM

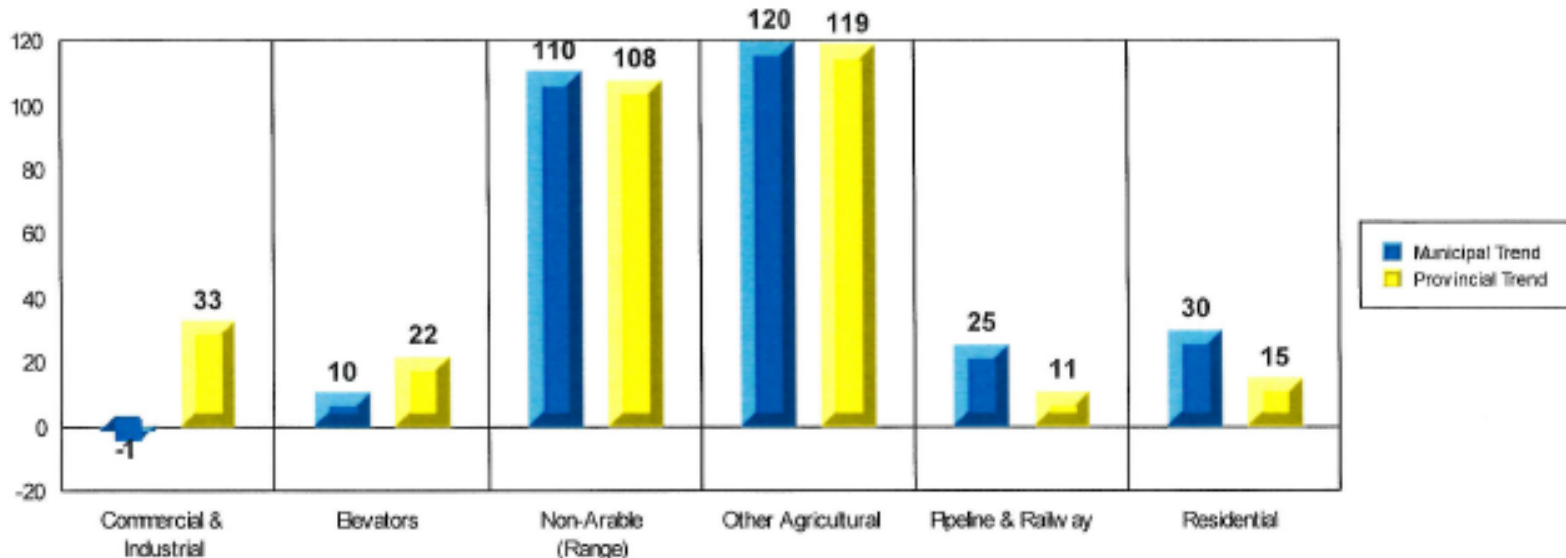


2017 Revaluation Assessed Value Trend Report (100% Value) for [REDACTED]

June 28, 201

Tax Class (as defined in Regulations)

Tax Class (as defined in Regulations)	2016 Municipal Assessed Value	2017 Municipal Assessed Value	Municipal Trend	Provinci Tren
Commercial & Industrial	\$1,700,700	\$1,676,000	-1%	33'
Elevators	\$5,269,700	\$5,815,500	10%	22'
Non-Arable (Range)	\$3,925,800	\$8,255,900	110%	108'
Other Agricultural	\$83,304,900	\$182,955,900	120%	119'
Pipeline & Railway	\$11,316,900	\$14,161,900	25%	11'
Residential	\$4,933,900	\$6,399,300	30%	15'
Total	\$110,451,900	\$219,264,500	99%	37'



2017 Taxable Assessed Value Trend Report - Ag RM

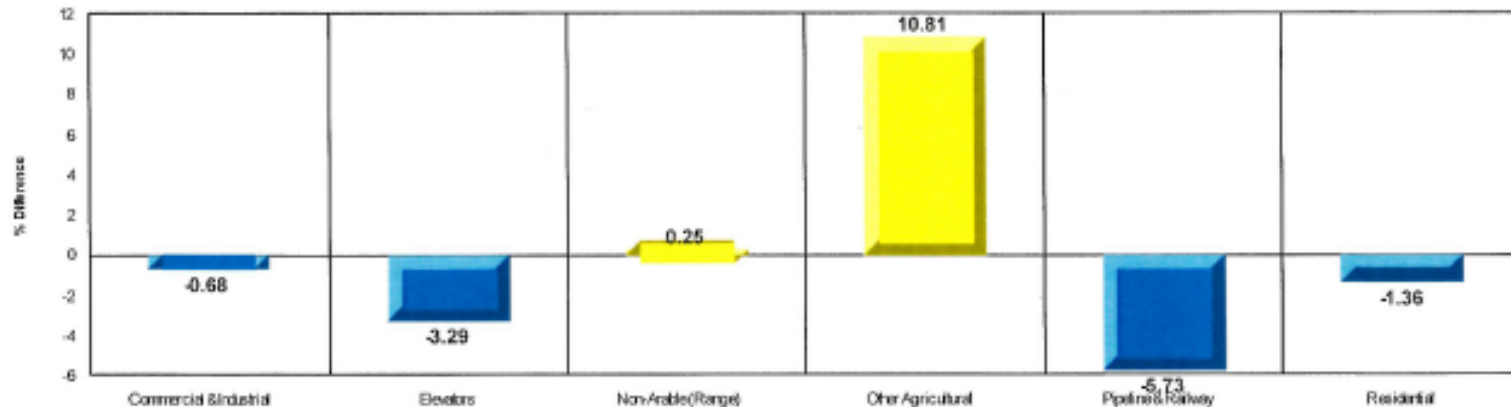


2017 Revaluation Taxable Assessed Value Trend Report for [Redacted]

June 28, 2017

Tax Class (as defined in Regulations)	2016 Taxable Assessed Value	2016 293 Exempt Assessed Value	2016 Taxable % of Total Value	2017 Taxable Assessed Value	2017 Estimated 293 Exempt Assessed Value	2017 Adjusted Taxable Assessed Value	2017 Adjusted Taxable % of Total	See Cha Change c % 2016 t 2017
Commercial & Industrial	\$723,800		1.08%	\$509,800		\$509,800	0.40%	-0.68'
Elevators	\$5,269,700		7.86%	\$5,815,500		\$5,815,500	4.57%	-3.29'
Non-Arable (Range)	\$1,495,360		2.23%	\$3,147,880		\$3,147,880	2.48%	0.25'
Other Agricultural	\$45,755,270		68.25%	\$100,518,880		\$100,518,880	79.06%	10.81'
Pipeline & Railway	\$11,307,300		16.87%	\$14,153,100		\$14,153,100	11.13%	-5.73'
Residential	\$2,491,205	\$702,125	3.72%	\$4,153,310	\$1,194,189	\$2,999,021	2.36%	-1.36'
Total	\$67,042,635	\$702,125	100.00%	\$128,298,470	\$1,194,189	\$127,144,181	100.00%	

Change of % 2016 to 2017



2017 Taxable Assessed Value Trend Report – Ag & Industrial RM

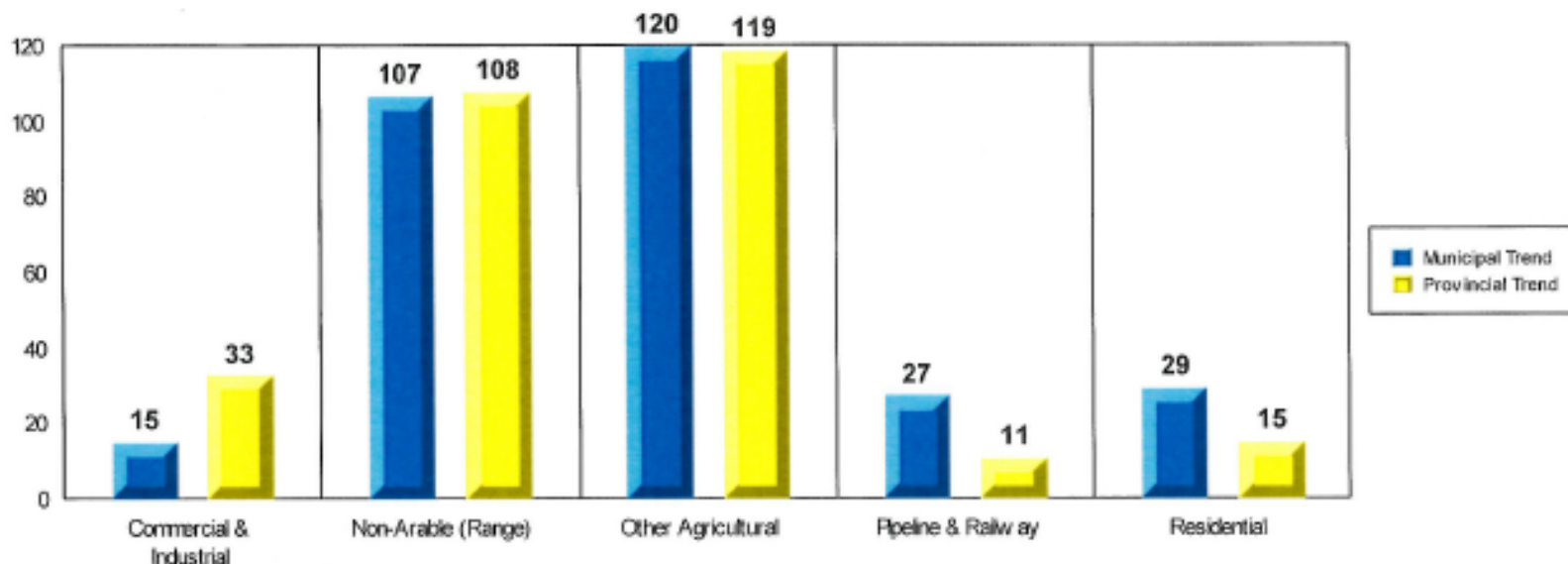


2017 Revaluation Assessed Value Trend Report (100% Value)

for

June 28, 2017

Tax Class (as defined in Regulations)	2016 Municipal Assessed Value	2017 Municipal Assessed Value	Municipal Trend	Provincial Trend
Commercial & Industrial	\$258,245,300	\$296,595,500	15%	33'
Non-Arable (Range)	\$8,727,800	\$18,025,100	107%	108'
Other Agricultural	\$76,470,200	\$167,992,400	120%	119'
Pipeline & Railway	\$72,470,000	\$92,168,800	27%	11'
Residential	\$7,015,900	\$9,052,200	29%	15'
Total	\$422,929,200	\$583,834,000	38%	37'



2017 Taxable Assessed Value Trend Report - Ag & Industrial RM

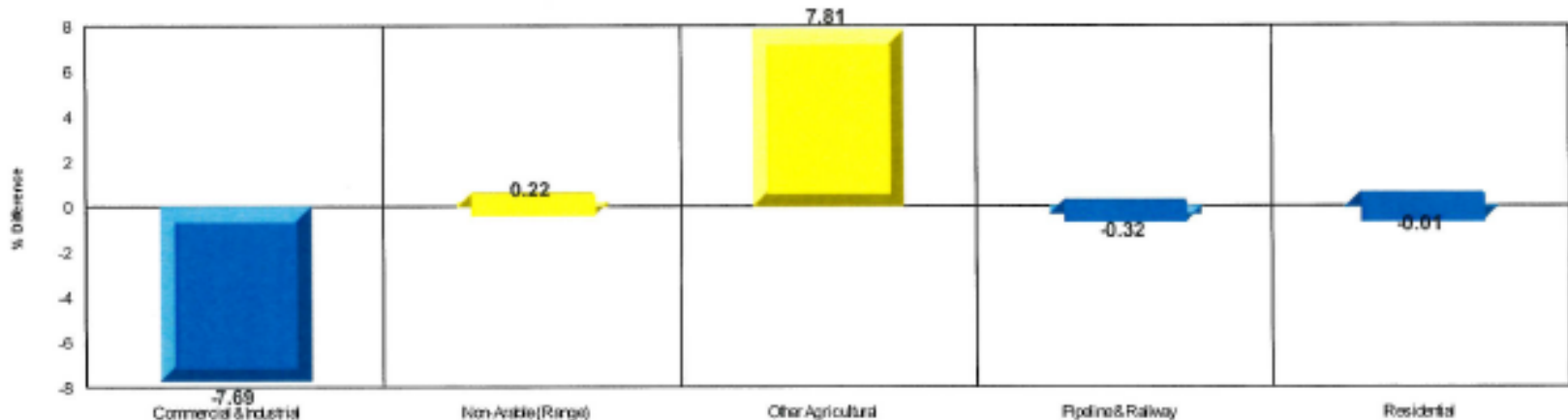


2017 Revaluation Taxable Assessed Value Trend Report for [Redacted]


June 28, 2017

Tax Class (as defined in Regulations)	2016 Taxable Assessed Value	2016 293 Exempt Assessed Value	2016 Taxable % of Total Value	2017 Taxable Assessed Value	2017 Estimated 293 Exempt Assessed Value	2017 Adjusted Taxable Assessed Value	2017 Adjusted Taxable % of Total	See Cha Change % 2016 to 2017
Commercial & Industrial	\$258,002,100	\$0	68.63%	\$296,317,800		\$296,317,800	60.93%	-7.69'
Non-Arable (Range)	\$1,336,280		0.36%	\$2,791,080		\$2,791,080	0.57%	0.22'
Other Agricultural	\$42,033,365		11.18%	\$92,351,600		\$92,351,600	18.99%	7.81'
Pipeline & Railway	\$70,927,800		18.87%	\$90,180,900		\$90,180,900	18.54%	-0.32'
Residential	\$3,642,320	\$1,139,240	0.97%	\$6,013,070	\$1,402,106	\$4,650,514	0.96%	-0.01'
Total	\$375,941,865	\$1,139,240	100.00%	\$487,654,450	\$1,402,106	\$486,291,894	100.00%	

Change of % 2016 to 2017



2017 Detailed Assessed Value Change Report


Preliminary Assessed Value Change Report
 (Not For Public Distribution)
 for MAIDS - MAIDSTONE

2017 Preliminary Assessments for Discussion Only
 These values are not to be used for the 2017 Assessment Roll

June 28, 2016

Page 1 of 36

Assessment ID	Legal Land Location				Liab Subd	Tax Class	2016				2017				Value Diff	% Diff
							Land	Improvement	Property	Total	Land	Improvement	Property	Total		
MAIDS-494900050	Lot 45	Block 1	Plan 101917728	Sup 00	1	R	\$15,800	\$124,300		\$140,100	\$40,400	\$121,800		\$162,200	\$22,100	15.8%
MAIDS-494900125	Lot 35-37,5-6	Block 1	Plan 80B14692	Sup	1	R	\$24,200	\$493,000		\$517,200	\$38,100	\$712,100		\$750,200	\$233,000	45.1%
MAIDS-494900250	Lot 7	Block 1	Plan 80B14692	Sup 00	1	R	\$15,800			\$15,800	\$40,400			\$40,400	\$24,600	155.7%
MAIDS-494900400	Lot 8	Block 1	Plan 80B14692	Sup	1	R	\$15,800	\$272,900		\$288,700	\$40,400	\$378,900		\$419,300	\$130,600	45.2%
MAIDS-494900450	Lot 9	Block 1	Plan 80B14692	Sup	1	R	\$15,800	\$96,500		\$112,300	\$40,400	\$113,600		\$154,000	\$41,700	37.1%
MAIDS-494900500	Lot 10	Block 1	Plan 80B14692	Sup	1	R	\$15,800	\$234,600		\$250,400	\$40,400	\$291,600		\$332,000	\$81,600	32.6%
MAIDS-494900550	Lot 11	Block 1	Plan 80B14692	Sup	1	R	\$15,800			\$15,800	\$40,400			\$40,400	\$24,600	155.7%
MAIDS-494900600	Lot 12	Block 1	Plan 80B14692	Sup	1	R	\$15,800	\$145,700		\$161,500	\$40,400	\$195,000		\$235,400	\$73,900	45.8%
MAIDS-494900650	Lot 13	Block 1	Plan 80B14692	Sup	1	R	\$15,800	\$157,800		\$173,600	\$40,400	\$201,900		\$242,300	\$68,700	39.6%
MAIDS-494900700	Lot 14-15,25	Block 1	Plan 80B14692	Sup 00	1	R	\$27,100	\$187,300		\$214,400	\$38,200	\$332,200		\$370,400	\$156,000	72.8%
MAIDS-494900800	Lot U1	Block 1	Plan 80B14692	Sup 00	1	R	\$4,200			\$4,200	\$6,900			\$6,900	\$2,700	64.3%

2017 Revaluation Communication Activities

- SAMA's website and SAMAvuew.
- Pamphlets and Fact Sheets.
- Video on property assessment.
- <http://www.sama.sk.ca/html/2/understanding.html>.
- Administrator training sessions in January, 2017.
 - Assessment component by SAMA, tax component by Government Relations.
 - Facilitated by RMAA and UMAAS.
- Board of Revision training sessions as required in February-March, 2017.
- SAMA staff available to attend council meetings, open houses, ratepayer meetings.

A LOOK AHEAD

TO 2017



sama

SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Additional Resources – SAMA

- SAMA's website www.sama.sk.ca
 - On-line manuals, handbooks, FAQs, etc.
- SAMAView www.samaview.ca

Additional Resources – Government Relations

- 2017 Property Revaluation & Tax Policy Presentation

<http://publications.gov.sk.ca/documents/313/93311-WebPres2017.pdf>

- Government Relations – Tax Policies

<http://www.saskatchewan.ca/government/municipal-administration/taxation-and-services-fees>

- General info, appeal process, tax tools etc

West Central Municipal Government Committee Presentation

Questions?

