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SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

— INNOVATION AND IMPROVEMENT —



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APRIL 10, 2019



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2021 Revaluation Preliminary Value Trends

Steve Suchan



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Agenda

- ▶ 2021 Revaluation major milestones
- ▶ Review of how the trends are prepared
- ▶ Regulated property trends
- ▶ Market value property trends
- ▶ Questions



2021 Revaluation Planning

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Major Activity	Milestone
2019 Manual Approval	March 2019
Market Analysis	Feb 2019 to March 2020
Preliminary Assessments For Provincial Tax Policy by	April 1, 2020
Finalize Market Analysis and Regulated Assessments	April to Sept 2020
Provincial Percentages of Value	Sept/Oct 2020
Apply Percentages of Value	Oct/Nov 2020
Final Values to Municipalities	Starting Jan 2021



2021 Revaluation Trends (SAMA Only)

- Trends display January, 2015 to March, 2019 timeframe
- Sale to Assessment Ratio (SAR) technique used to analyze trends
- SAR analysis with respect to the base date
- Regulated trends are mostly cost based (RCN) estimates
- Sales trends utilize verified and non-verified sales transactions.
- SAR filter of 0.25 to 5.00 removes influence of extremely high and low SARs

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Trending Methods

Sale to Assessment Ratio (SAR) Calculation

SAR = Sale Price / Current assessment

SAR = 2019 base date cost / 2015 base date cost

Example

Sale price (December 20, 2018) = \$350,000

Current Assessment = \$300,000

SAR = \$350,000 / \$300,000

= 1.25

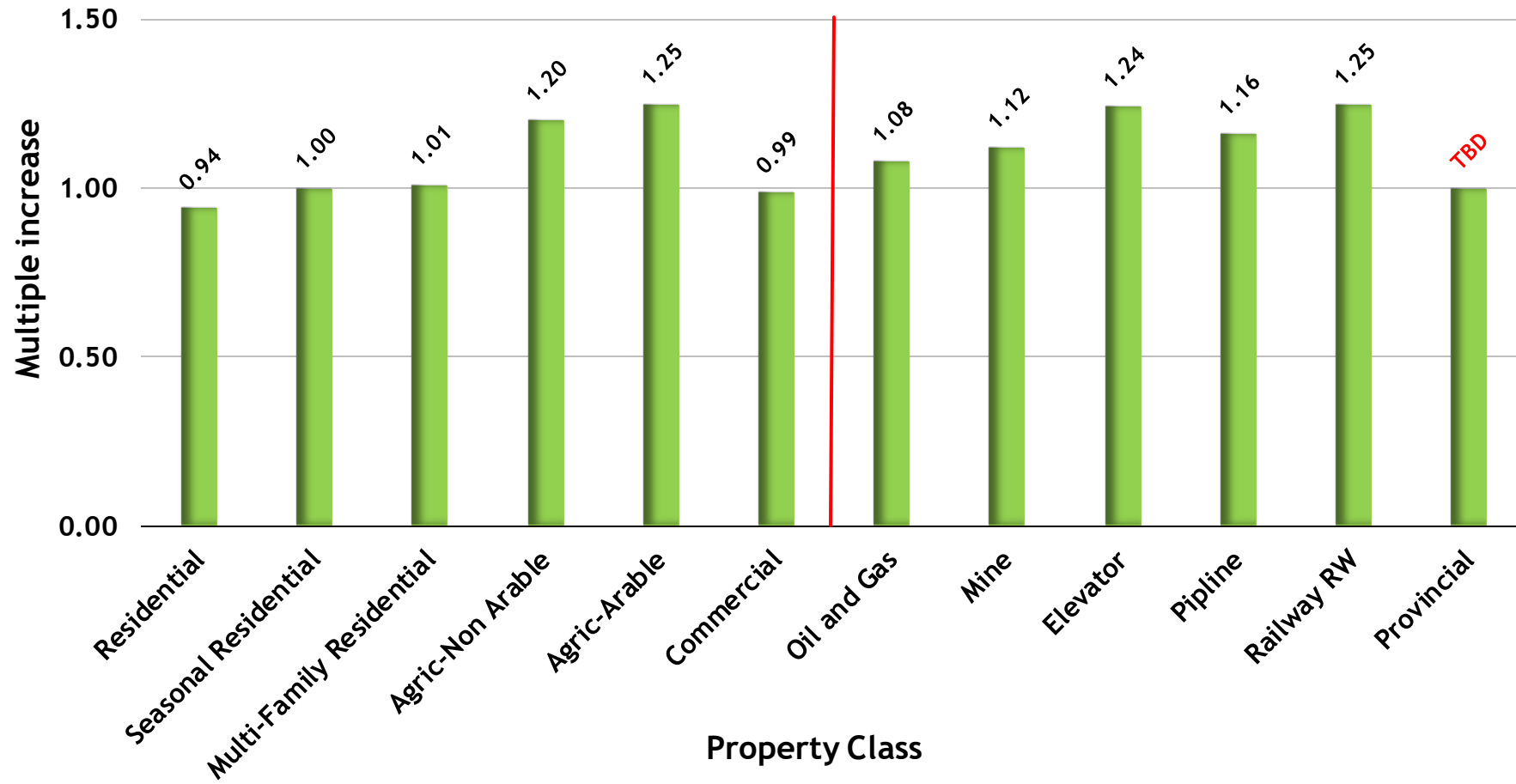
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Regulated Property Assessment Trends (Jan 1, 2015 to Jan 1, 2019 base date)

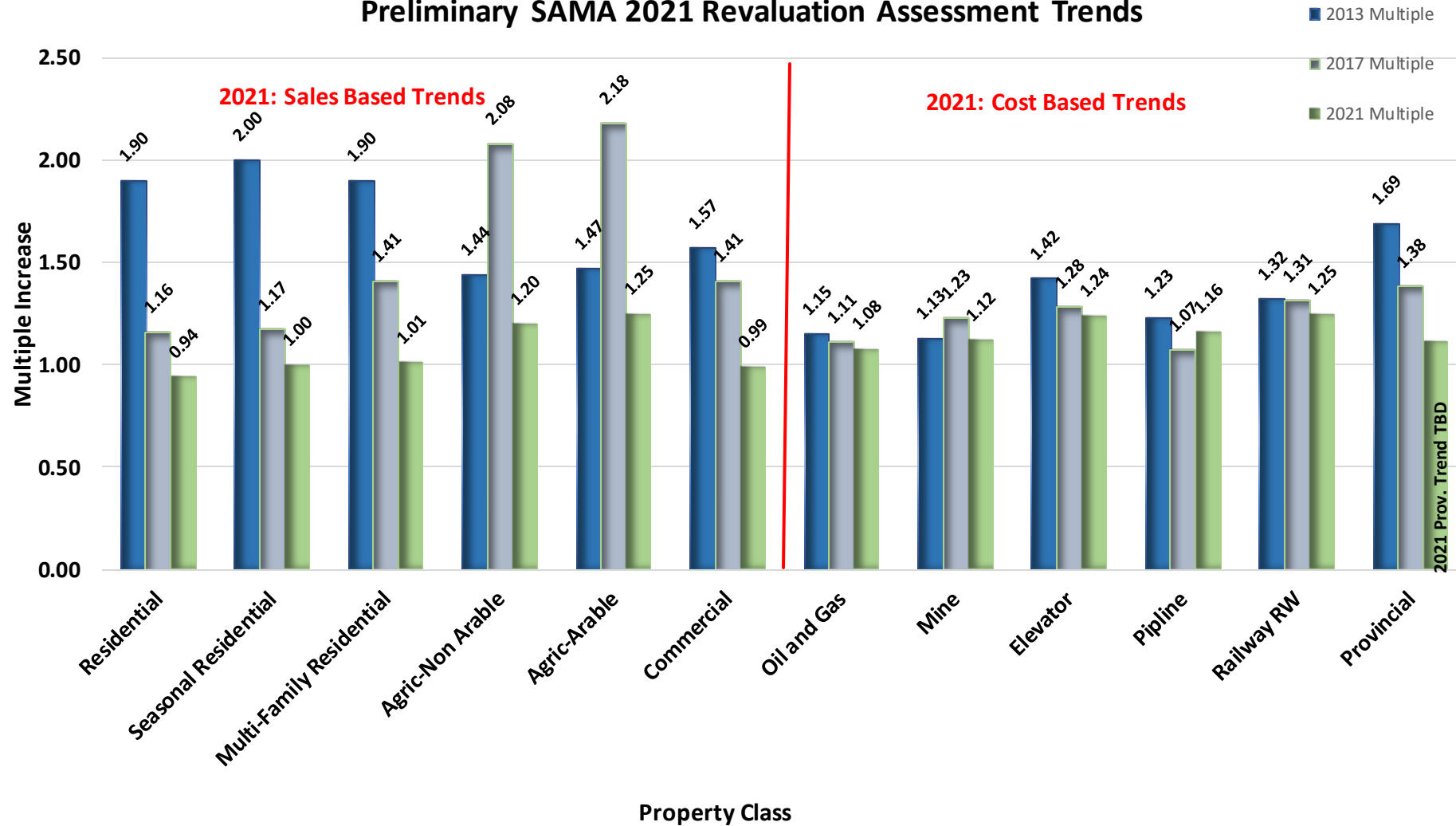
Property Type	Percentage Increase*
Arable Agricultural Land	25%
Non-Arable Agricultural Land	20%
Railway Roadway	25% (14-28%)
Pipeline	16%
Heavy Industrial Improvements	5%
Heavy Industrial Land	5-22%
Mine Resource Production Equipment	7%
Oil and Gas Well Resource Production Equipment	3-8%

*Agricultural land trends based upon provincial factor change. Remaining property type trends are based on replacement cost new trends and are preliminary estimates only. Final trends will be determined once 2021 CAMA system is operational.

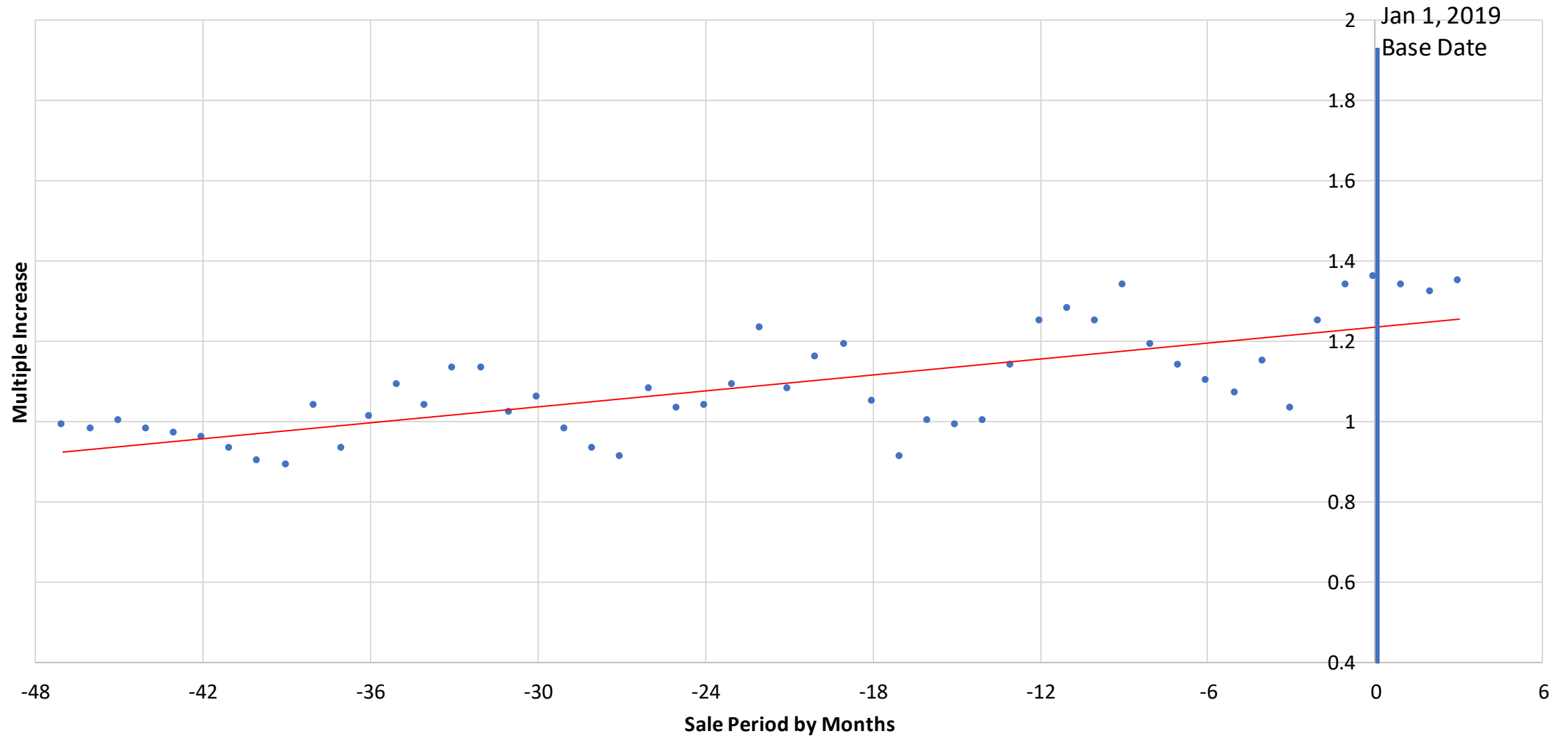
Preliminary 2021 Revaluation Assessment Trends (SAMA)



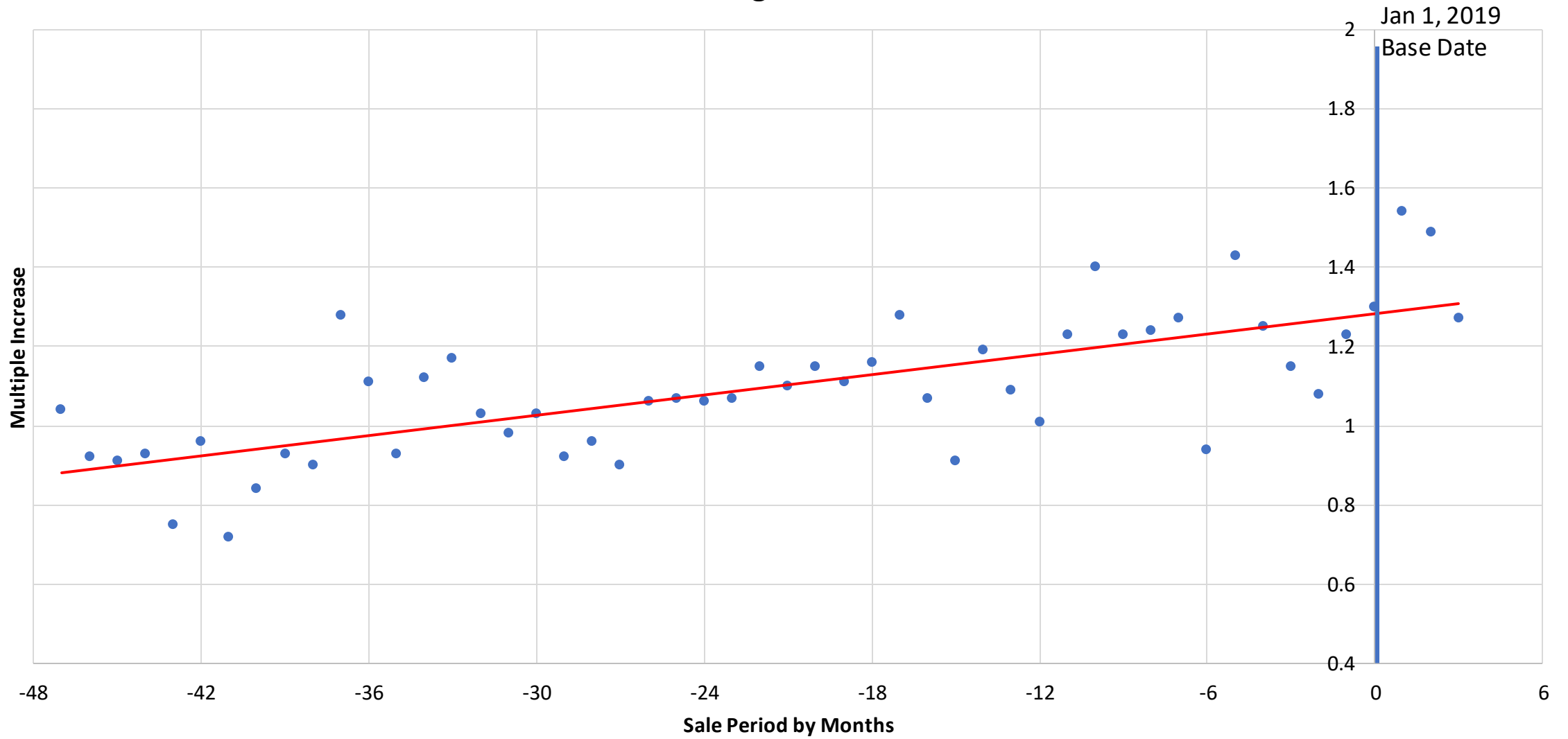
Preliminary SAMA 2021 Revaluation Assessment Trends



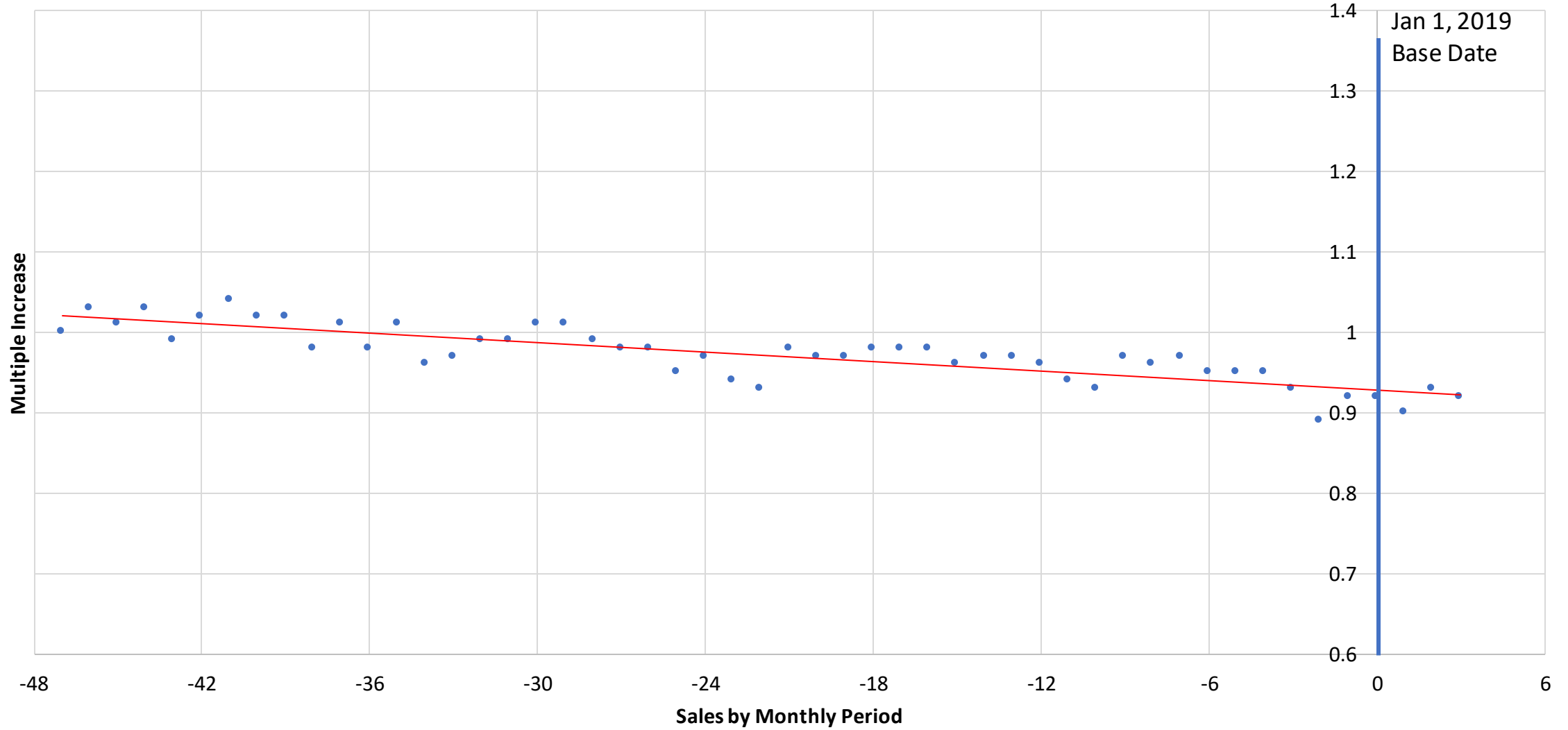
Arable Agriculture Trends



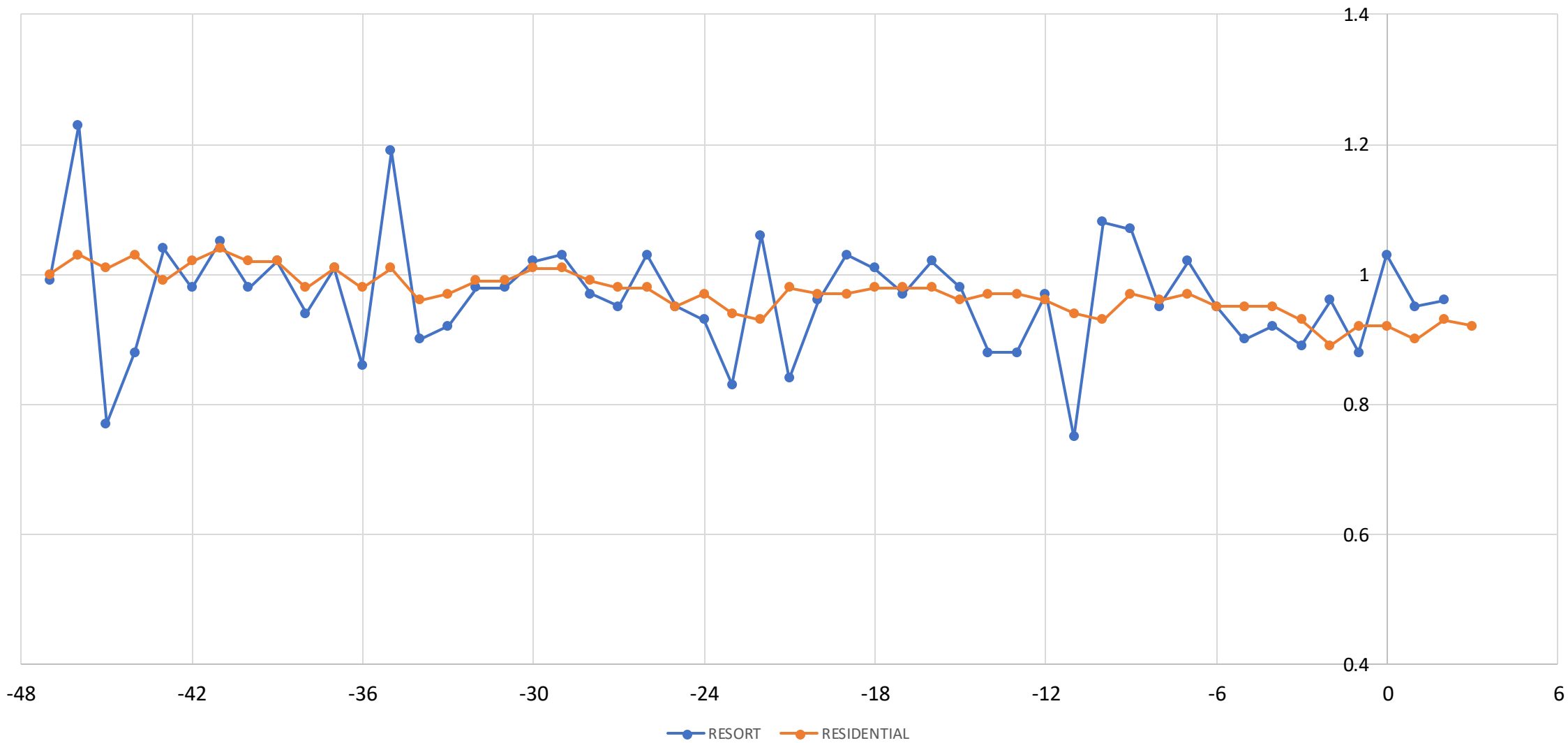
Non-Arable Agriculture Trends



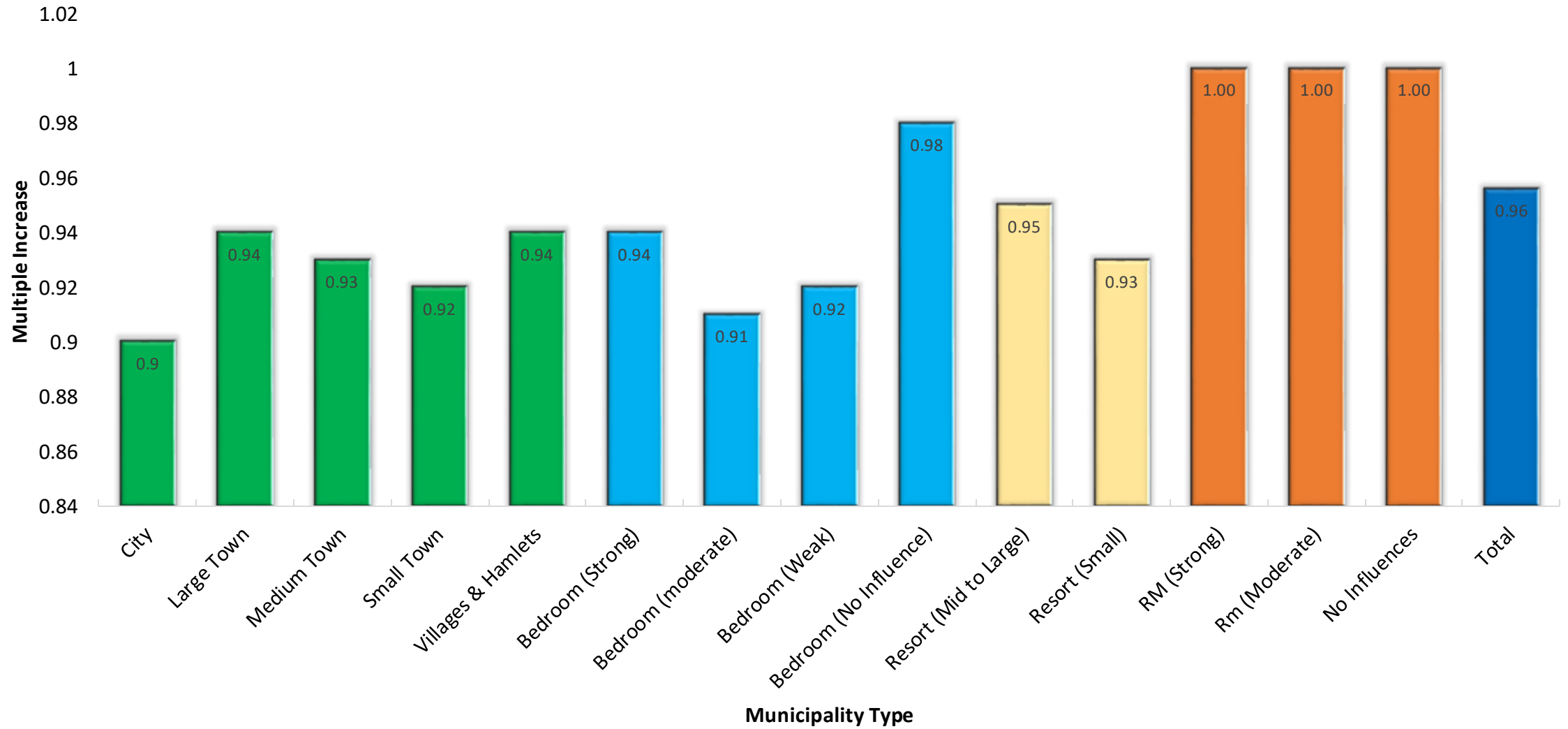
Residential Property Trends



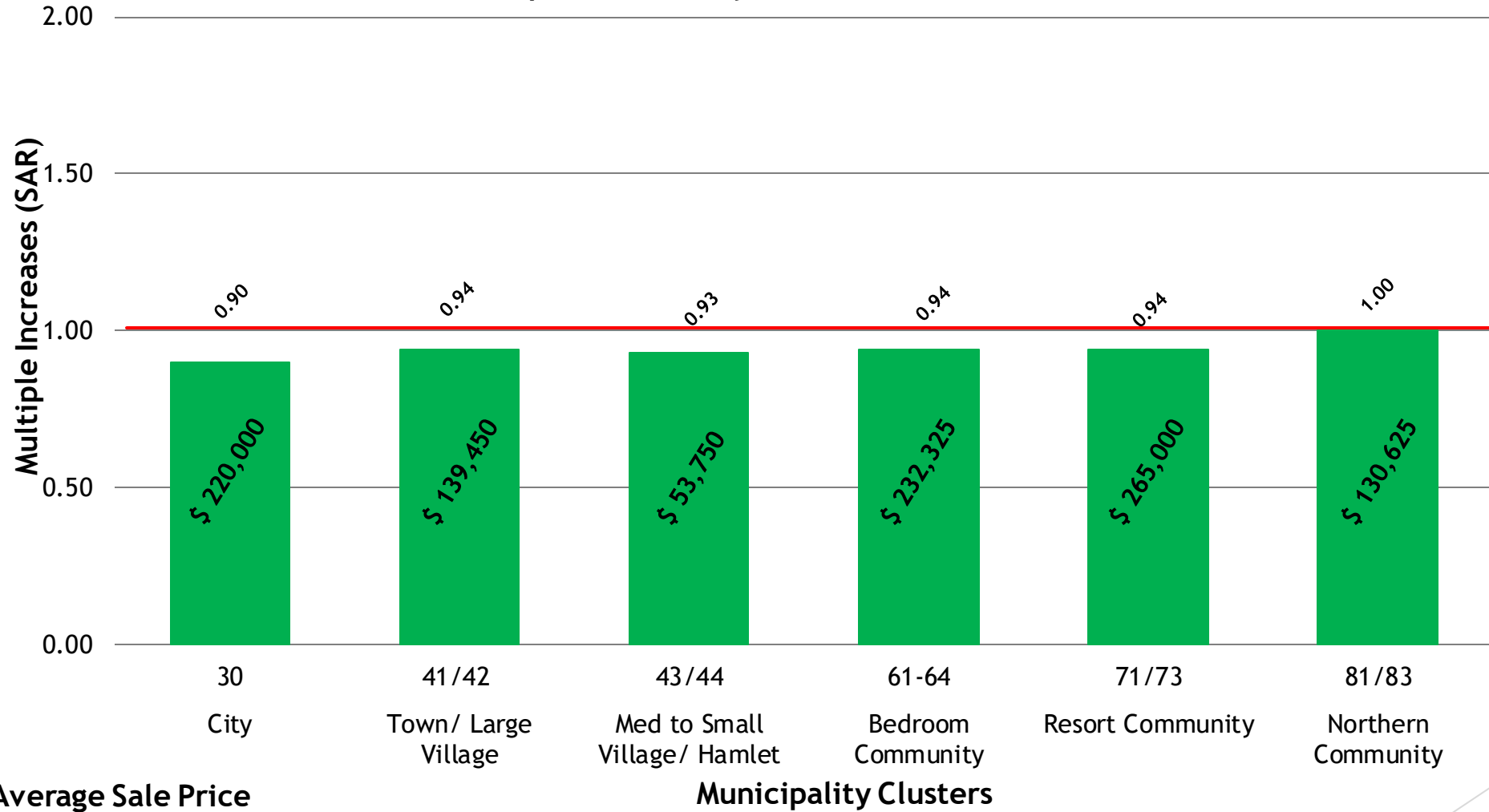
Trends: All Residential and Resort Communities Only



SAMA 2021 Residential- 100% Assessed Value Trends by municipality Type



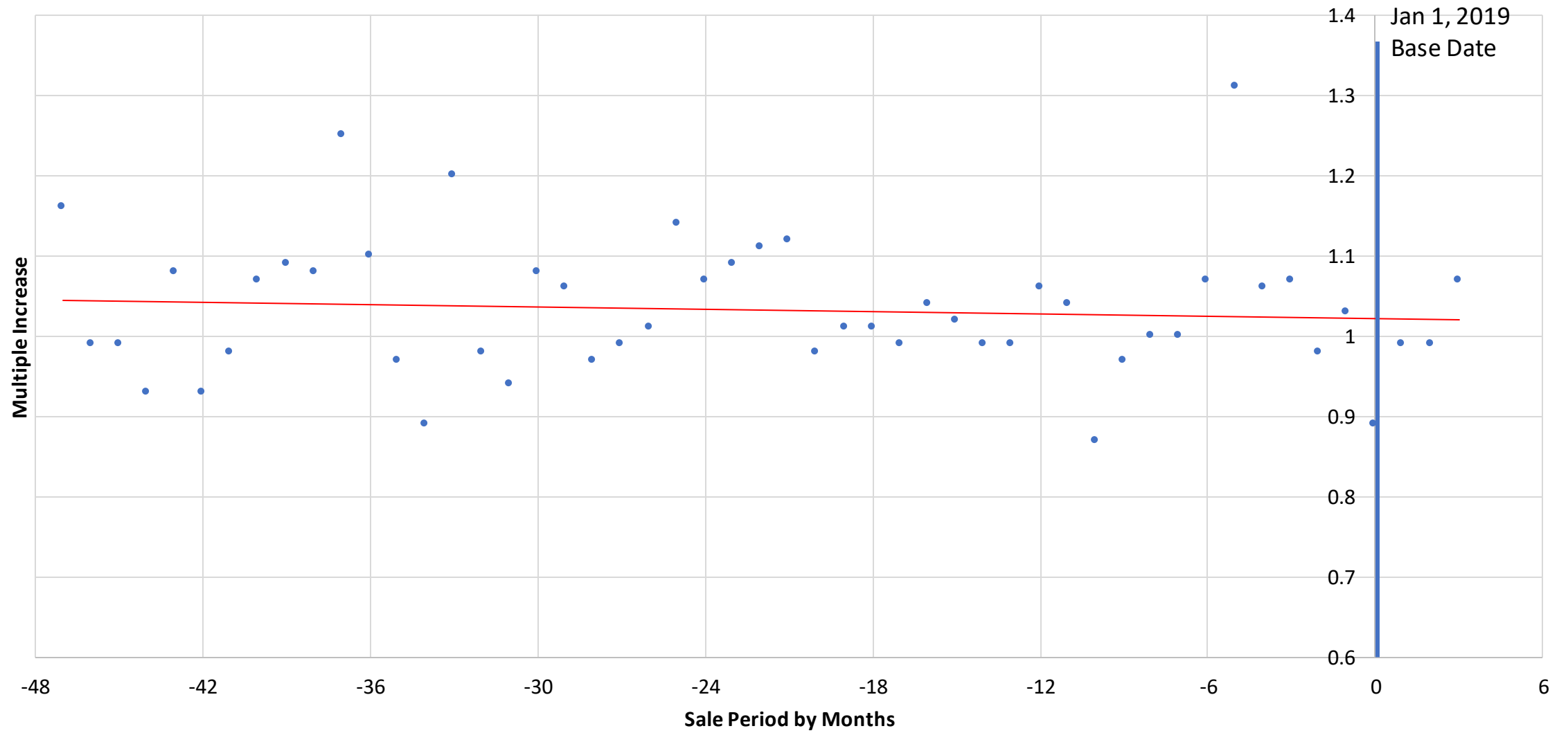
Residential/ Seasonal- Multiple Increases by Cluster



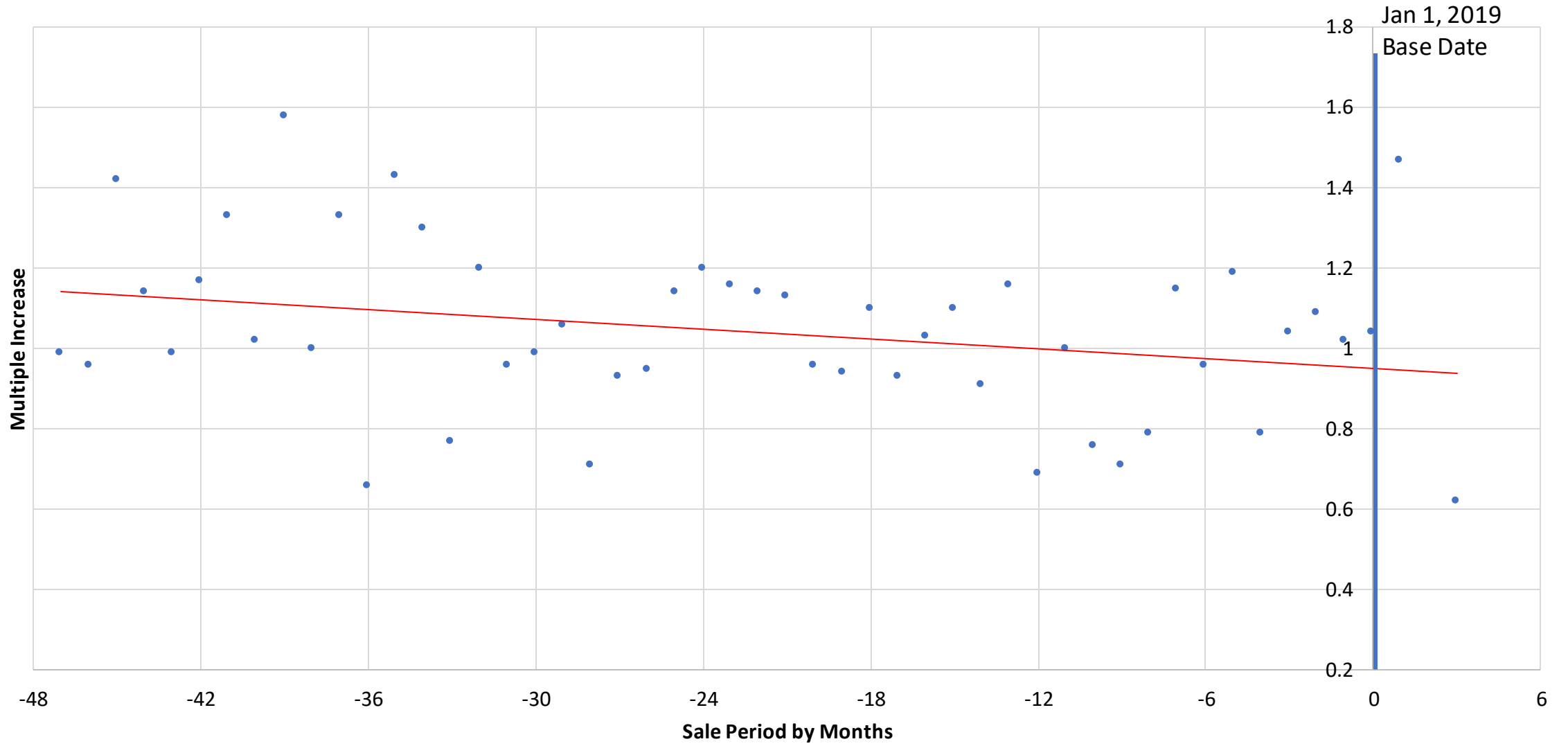
Average Sale Price
July 1 to Dec 31, 2018

Municipality Clusters

Multi-Family



Commercial Trends





2021 Revaluation Reporting

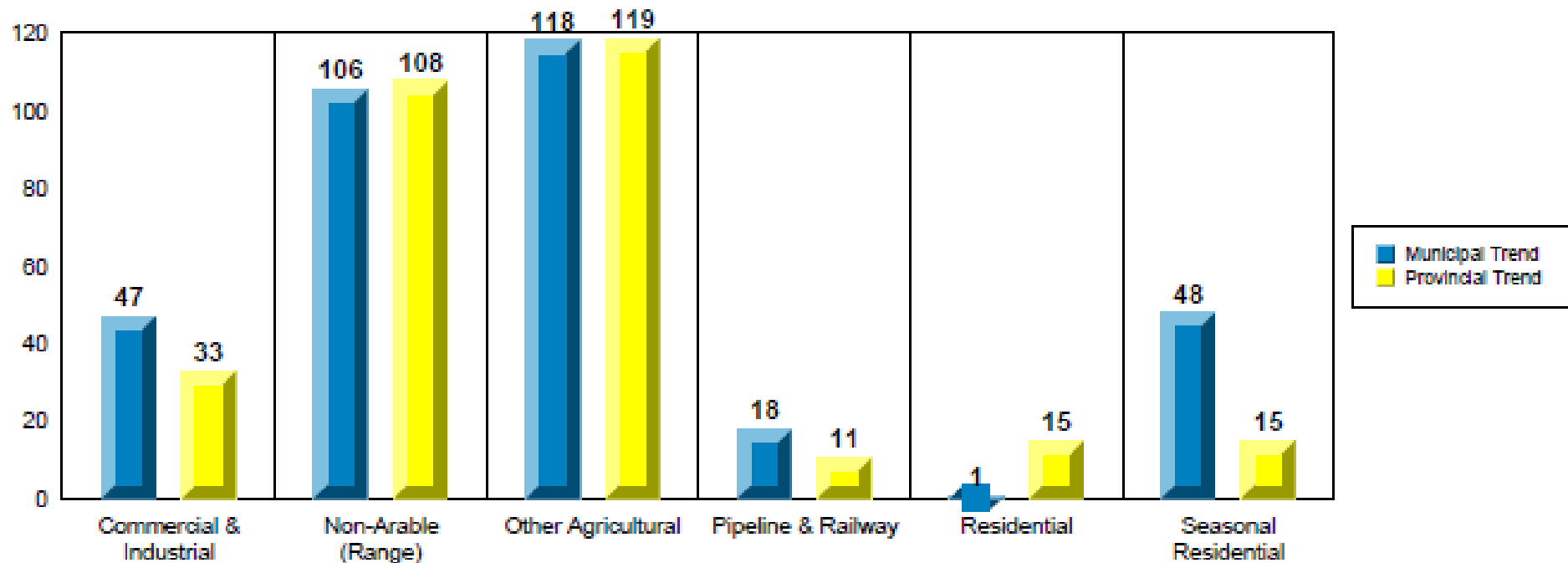
- SAMA will report 2021 Revaluation assessment impacts to client municipalities
- Reports for preliminary 2021 assessments (after April 1, 2020) and for delivery of final 2021 assessments:
 1. Detailed Assessed Value Change Report (by property)
 2. Assessed Value Trend Report by Tax Class (100 % of value)
 3. Taxable Assessed Value Trend Report by Tax Class (with percentage change of total assessment)

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2017 Revaluation Assessed Value Trend Report (100% Value) for 315 - MONTROSE (RM)

June 11, 2016

Tax Class (as defined in Regulations)	2016 Municipal Assessed Value	2017 Municipal Assessed Value	Municipal Trend	Provincial Trend
Commercial & Industrial	\$2,019,400	\$2,967,800	47%	33%
Non-Arable (Range)	\$22,188,500	\$45,613,200	106%	108%
Other Agricultural	\$46,607,600	\$101,647,700	118%	119%
Pipeline & Railway	\$2,638,000	\$3,109,700	18%	11%
Residential	\$55,915,200	\$56,280,600	1%	15%
Seasonal Residential	\$84,500	\$125,000	48%	15%
Total	\$129,453,200	\$209,744,000	62%	37%

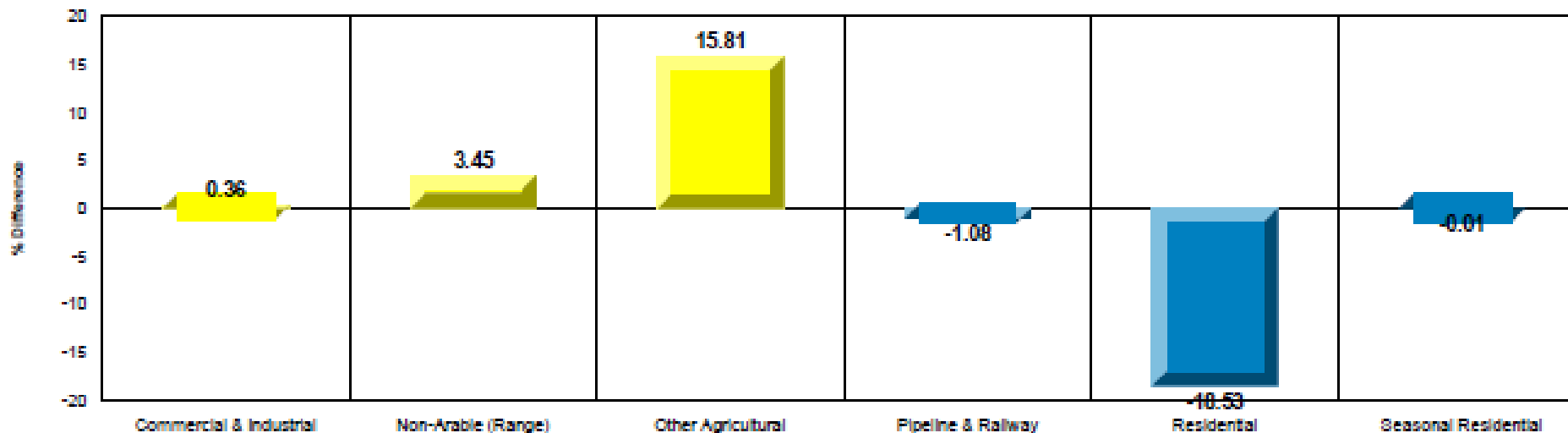


2017 Revaluation Taxable Assessed Value Trend Report for 315 - MONTROSE (RM)

June 13, 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	\$914,400	\$0	1.48%	\$1,795,500		\$1,795,500	1.84%	0.36%
Non-Arable (Range)	\$7,084,920		11.42%	\$14,538,200		\$14,538,200	14.87%	3.45%
Other Agricultural	\$25,490,905	\$93,280	41.20%	\$55,728,805		\$55,728,805	57.01%	15.81%
Pipeline & Railway	\$2,638,000		4.26%	\$3,109,700		\$3,109,700	3.18%	-1.08%
Residential	\$25,697,395	\$12,989,925	41.54%	\$38,729,390	\$17,173,718	\$22,488,074	23.01%	-18.53%
Seasonal Residential	\$59,150	\$0	0.10%	\$87,500		\$87,500	0.09%	-0.01%
Total	\$61,864,770	\$13,083,205	100.00%	\$113,989,095	\$17,173,718	\$97,747,779	100.00%	

Change of % 2016 to 2017





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Questions?