

SAMA and the 2021 Revaluation

The Saskatchewan Assessment Management Agency (SAMA) is the leader and authority on property assessment, and Saskatchewan's service provider of choice (Agency Vision). The Agency is responsible for assessment governance of the \$242 Billion property assessment base, and a \$2.1 Billion property tax base. In 2019, the Agency provided assessment valuation services to 759 urban, northern and rural municipalities. It is directly responsible for the assessed values of approximately 868,000 properties in the province.

SAMA conducts revaluations based on a four-year cycle. 2017 was the year of the last revaluation, and the 2021 Revaluation will see assessed values updated to reflect a new base date of January 1, 2019. The legislated base date means that 2021 values reflect a property's value as of January 1, 2019.

2021 Revaluation and COVID-19

In these unprecedented times, SAMA is committed to working with our client municipalities, property owners and the general public in addressing their concerns regarding the 2021 Revaluation, to the extent possible within the existing assessment legislation.

Assessment is governed by several Acts and those haven't changed. The *Cities and Municipalities Acts* directs appraisers to:

- value using only mass appraisal;
- that assessments are applicable as of a base date; and
- that base dates are updated once every four years.

Values may change in 2021, but not because of COVID-19. For the 2021 roll year, the values are reflective of market conditions that existed up to base date of January 1st, 2019. The primary reason for value changes with the 2021 update is due to the shift from a January 1, 2015 valuation base date that was used for assessments up until 2021 to the new January 1, 2019 valuation base date that was used to establish the new 2021 assessments. The legislation that governs assessment in the province does not allow for current economic conditions to be considered for current assessments and places a stop to using market evidence after a base date to ensure assessments are stable during each four-year cycle. The intent of legislation is to provide a stable and equitable property assessment system.

2021 assessed values should be an accurate representation of a property's value as of January 1, 2019, on an overall average market value basis. Specific local changes to a property's assessment should be compared to other similar properties and the average values of those local properties leading up to the January 1, 2019 base date to gauge the overall fairness and equity of an assessment.

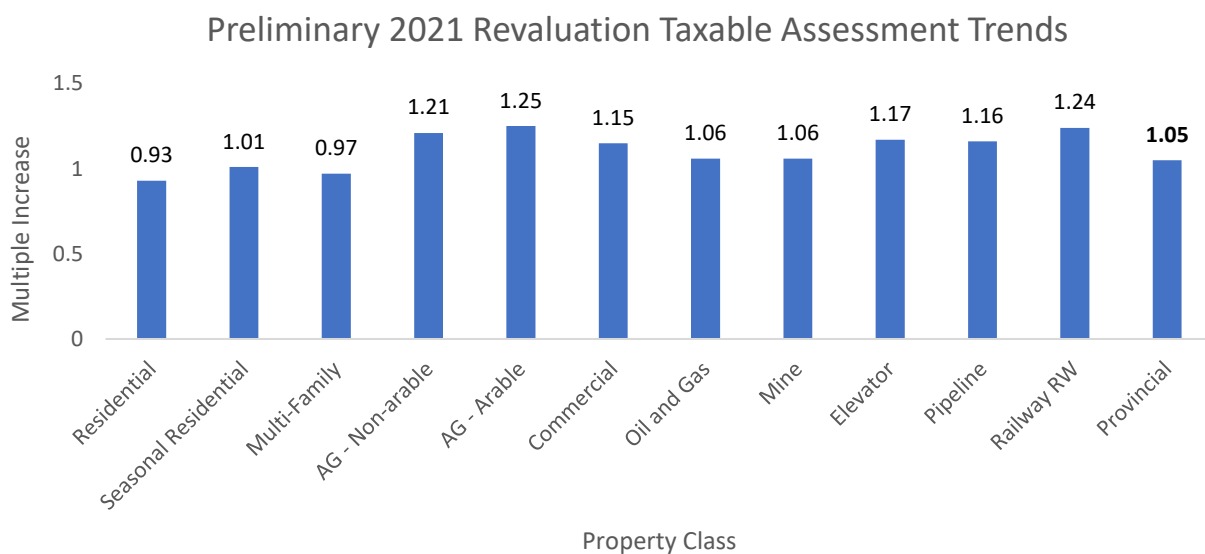
We recognize the major impact COVID-19 is having in the province, and some sectors are being hit harder than others. We will be mindful of this when we can first use 2020 sales information to determine assessments for 2025.

What does 2021 mean to you?

The 2021 Revaluation will continue to use the market valuation standard for the assessment of residential and commercial properties. The regulated property assessment valuation standard will continue to be used for the assessment of agricultural land, heavy industrial property, railway roadway, pipelines and resource production equipment (mines and oil and gas wells).

Preliminary trend information for the 2021 Revaluation shows smaller shifts for most property types as compared with the 2017 Revaluation.

The following chart uses provincial averages to show preliminary provincial assessment trends for various property types. It should be noted these are preliminary trends for the entire province. Local property specific taxable assessment trends may vary from the indicated provincial trend depending on how local market conditions compare with the provincial averages used to establish the taxable assessment trends noted below.



Detailed property specific values were provided to the Saskatchewan Ministry of Government Relations in April, 2020. Government Relations then uses this information to determine percentages of value and other relevant information.

SAMA is targeting to start delivery of assessed values to municipalities in January, 2021. SAMA will have 2021 Revaluation information on our website (www.sama.sk.ca) and updated individual property values will be available on our SAMAVIEW service in February 2021.

Looking Forward to 2021 – What's Next?

With this message your municipality will have received a preliminary 2021 property values information package. We invite you to review these preliminary values and follow up with SAMA if you have any questions or concerns leading up to the 2021 Revaluation.

More information about the 2021 Revaluation can be obtained by visiting SAMA's website (www.sama.sk.ca) or contacting SAMA directly. For jurisdictions that provide their own assessment services, please contact your municipality directly.