

# SAMA AGM 2023

2025 Revaluation

Initial Trends





# Agenda



Major Activity	Date
2025 Manual Approval	In Progress
Market Analysis	Feb 2023 to March 2024
Preliminary Assessments For Provincial Tax Policy by	April 1, 2024
Finalize Market Analysis and Regulated Assessments	April to Sept 2024
Provincial Percentages of Value (from Government)	Oct 2024 (approx.)
Apply Percentages of Value	Oct/Nov 2024
Final Values to Municipalities	Starting Jan 2025



TRENDS  
(SAMA ONLY)

- Trends display January, 2019 to March, 2023 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 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

# Trending Methods

## Sale to Assessment Ratio (SAR) Calculation

SAR = Sale Price / Current Assessment

SAR = 2023 base date cost / 2019 base date cost

### Example

Sale price (December 20, 2022) = \$375,000

Current Assessment = \$300,000

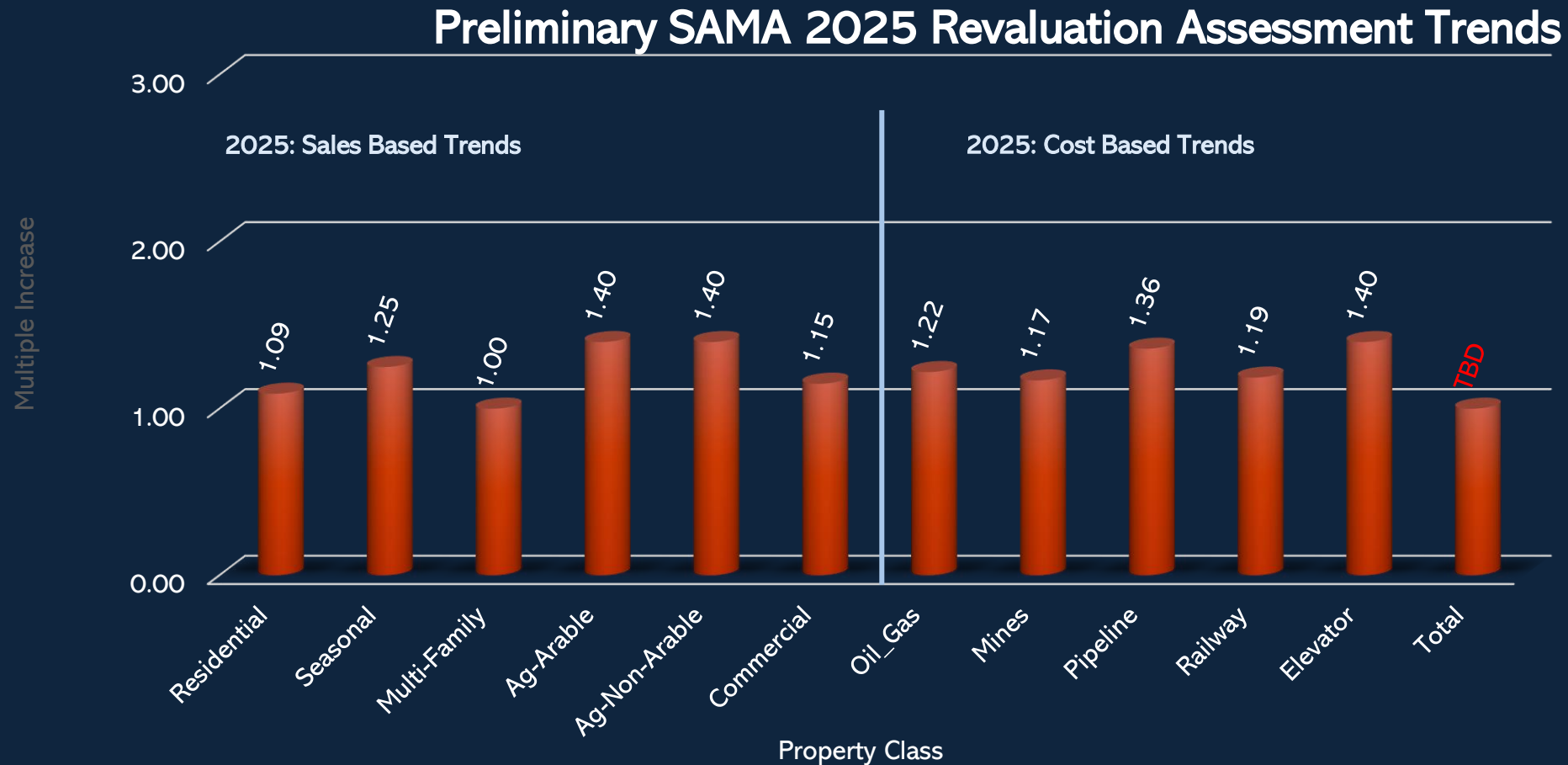
$$\begin{aligned} \text{SAR} &= \$375,000 / \$300,000 \\ &= 1.25 \end{aligned}$$

# Regulated Trends

Property Type	Percentage Increase
Arable Agricultural Land	40%
Non-Arable Agricultural Land	40%
Railway Roadway	19%
Pipeline	36%
Heavy Industrial Improvements	18-26%
Heavy Industrial Land	20-32%
Mine Resource Production Equipment	31%
Oil and Gas Well Resource Production Equipment	22%

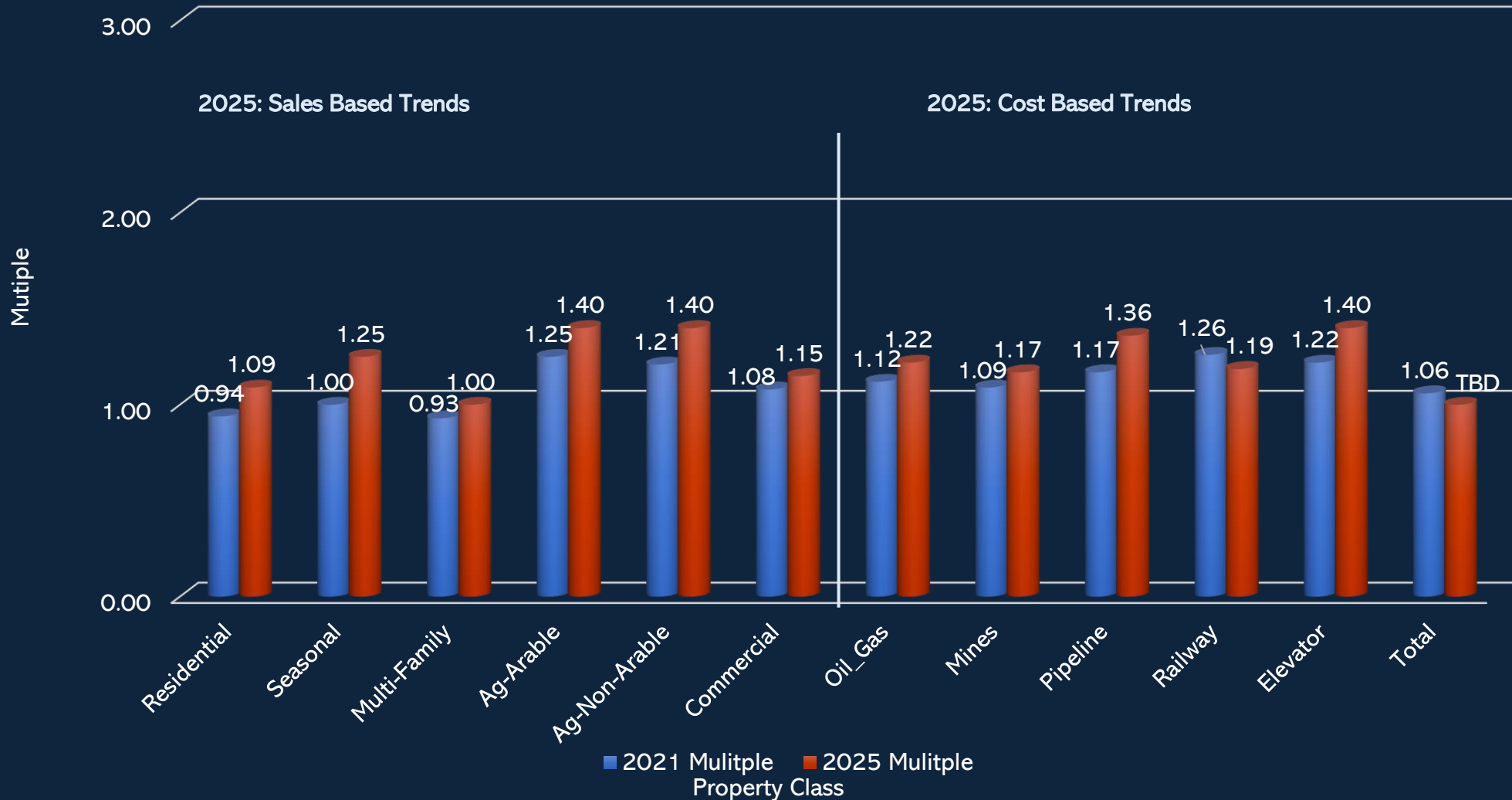


# Preliminary Assessment Trends




# Preliminary Assessment Trends (comparison)

## SAMA 2021 and Preliminary 2025 Revaluation Assessment Trends







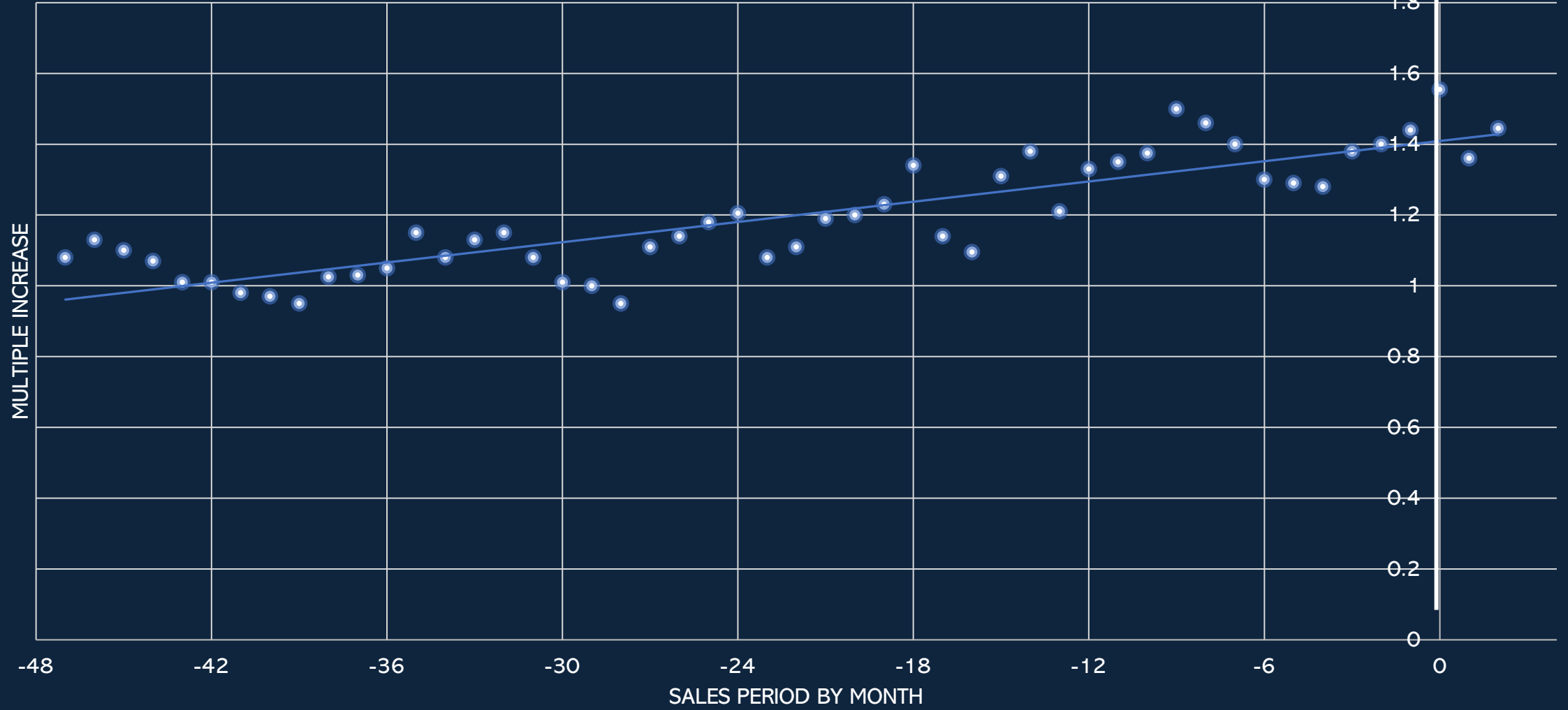
There is strength in  
numbers, but  
organizing those  
numbers is one of the  
great challenges.

John C. Mather

BrainyQuote®

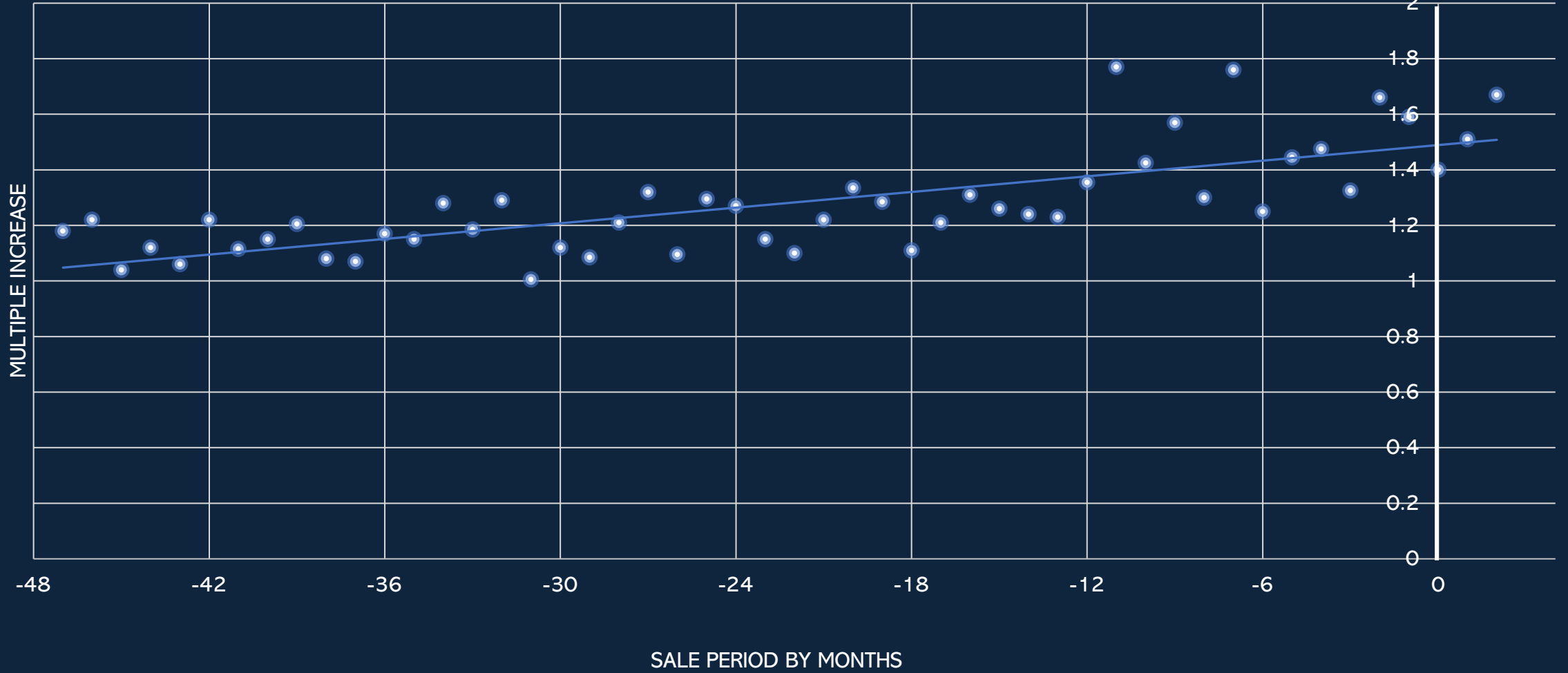
# Arable

Jan 1, 2023  
Base Date



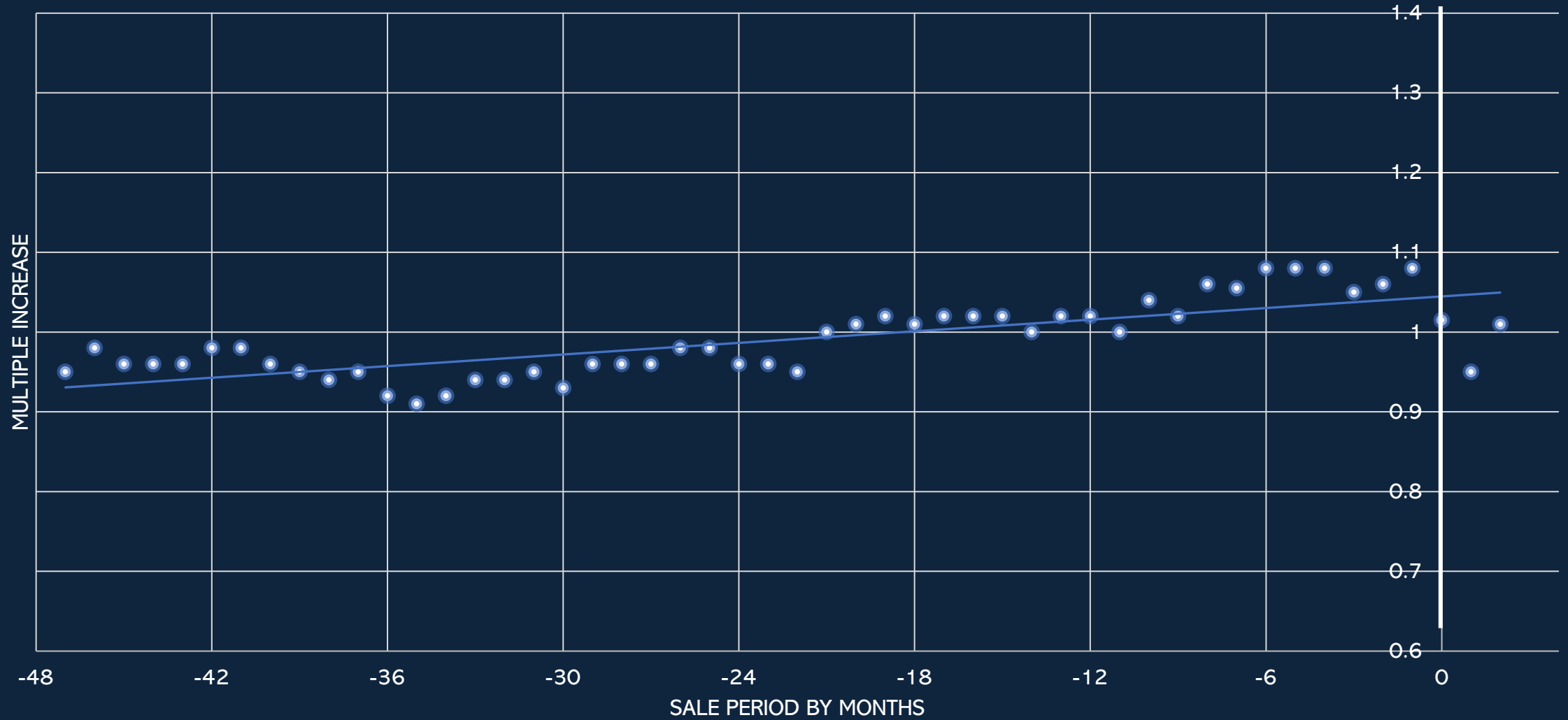
# Non-Arable Agriculture Trends

Jan 1, 2023  
Base Date



# Residential Property Trends

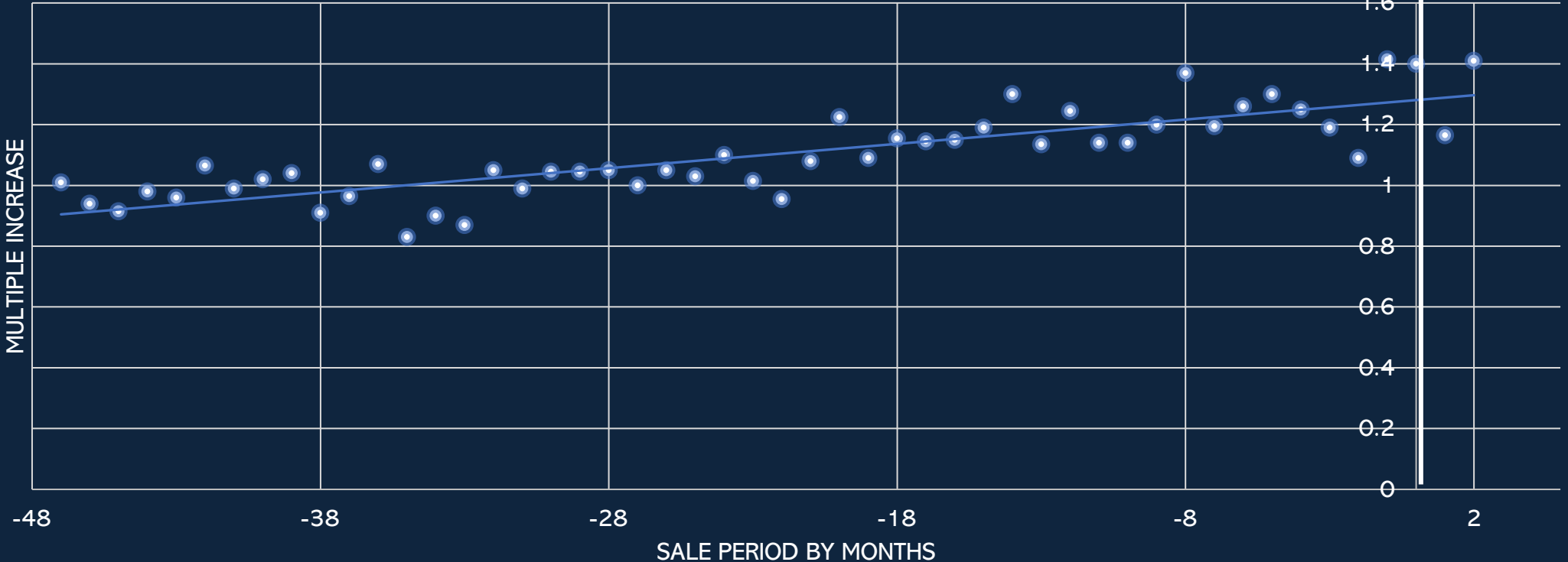
Jan 1, 2023  
Base Date



# Resort Sales Trends

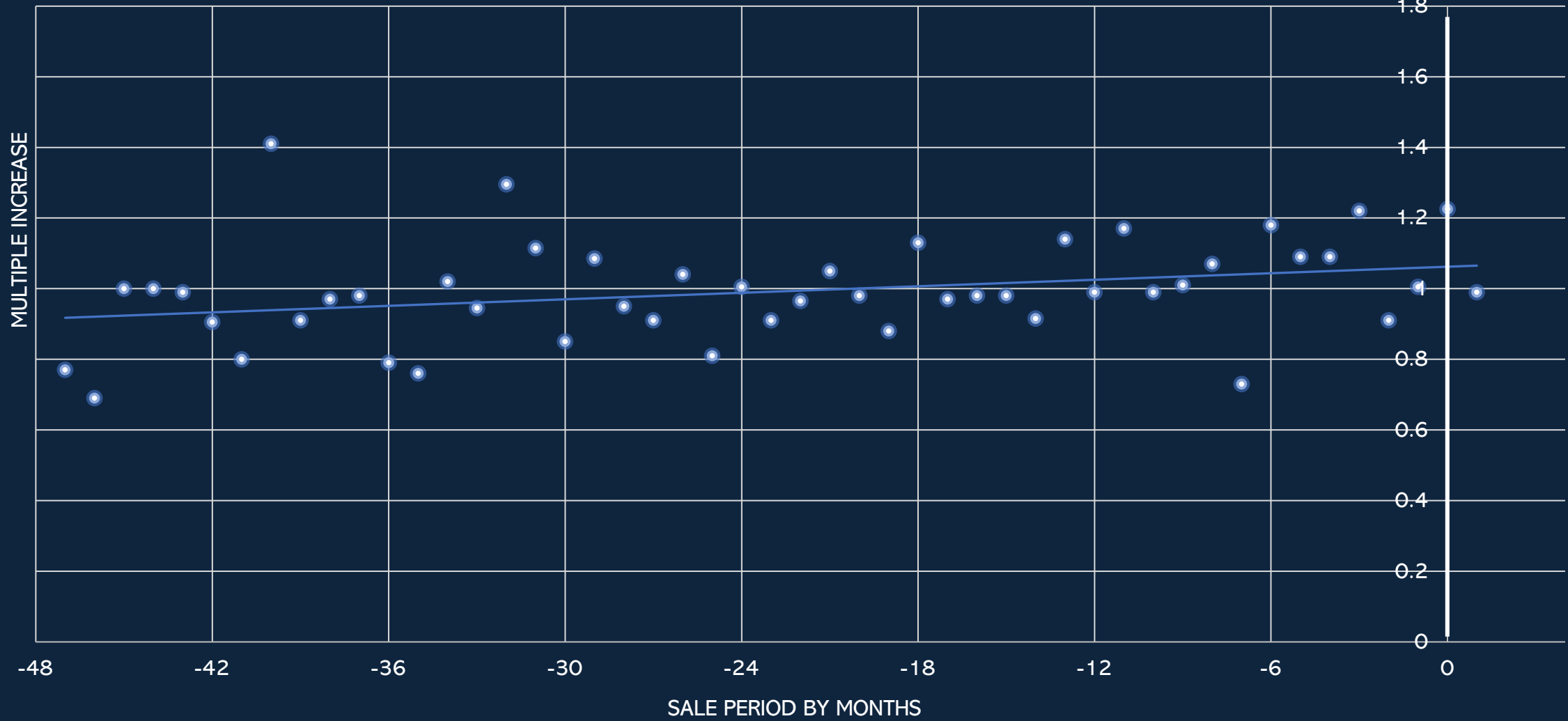
## SAMA Resort Trends (Quarterly to March 2023)

Jan 1, 2023  
Base Date

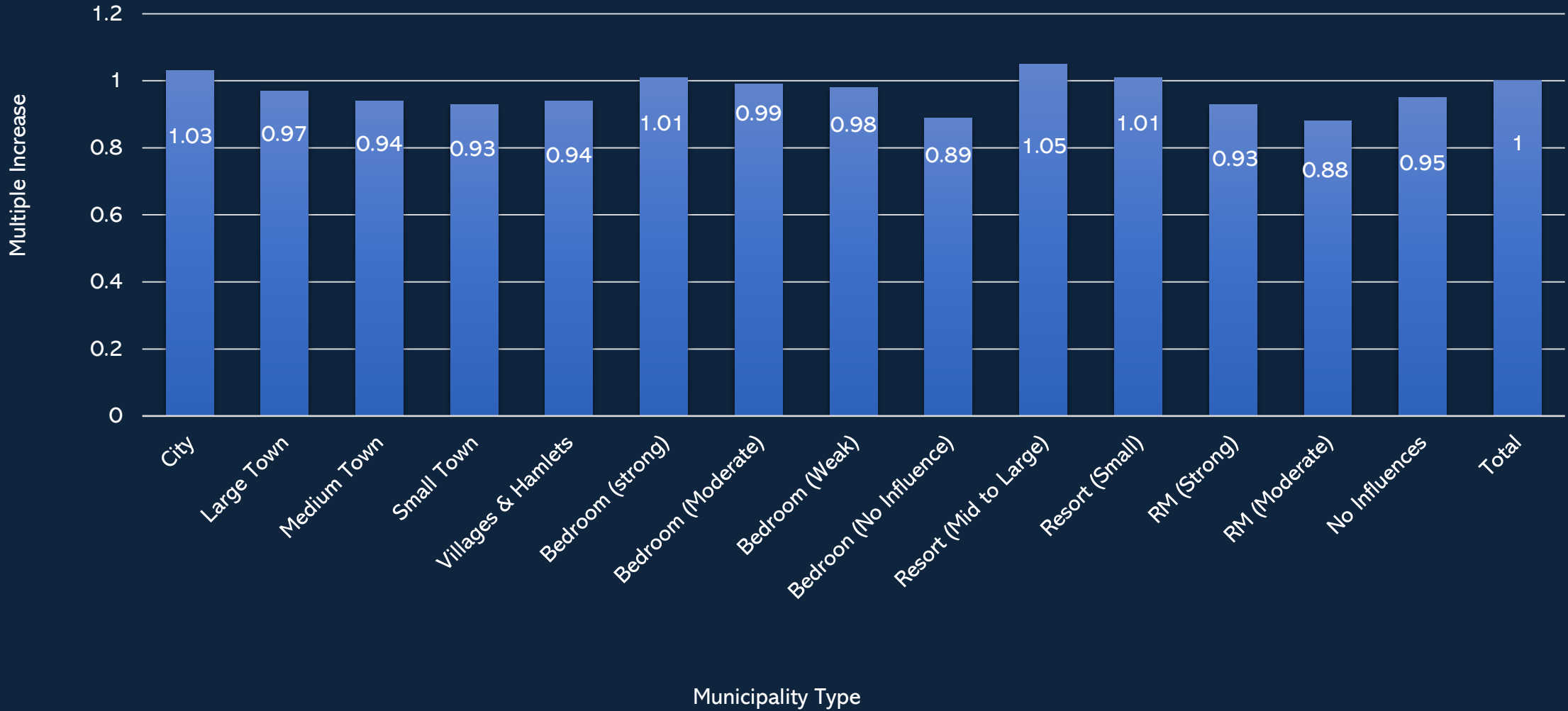


# Commercial Trends

Jan 1, 2023  
Base Date



# Residential Regression



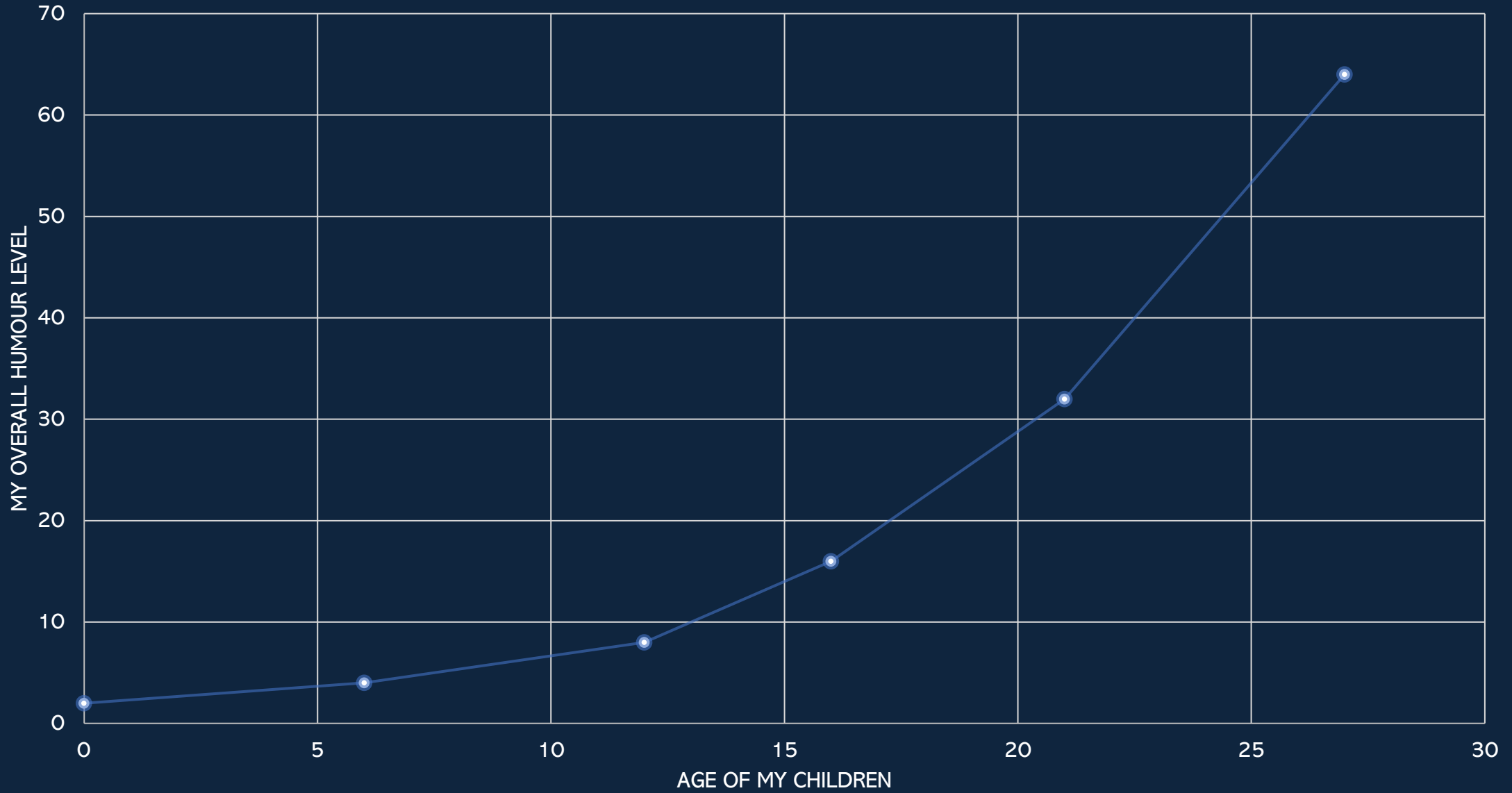
# Residential/ Seasonal Increase by Cluster



Average Sale Price  
Jan 1 to Dec 31, 2022



# dad joke graph





**“Mankind invented a system to cope with the fact that we are so intrinsically lousy at manipulating numbers. It’s called the graph.”**

Charlie Munger

# 2025 Revaluation Reporting

- SAMA will report 2025 Revaluation assessment impacts to client municipalities
- Reports for preliminary 2025 assessments (after April 1, 2024) and for delivery of final 2025 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)

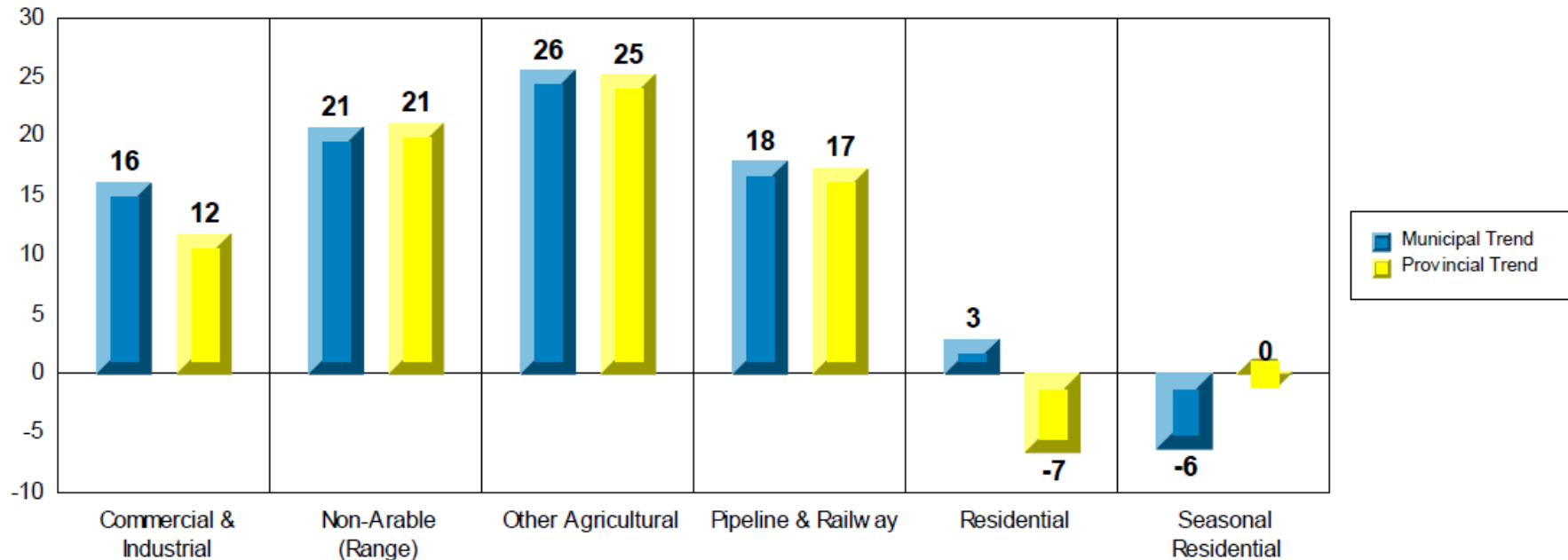




## 2021 Revaluation Assessed Value Trend Report (100% Value) for 315 - MONTROSE (RM)

March 20, 2021

Tax Class (as defined in Regulations)	2020 Municipal Assessed Value	2021 Municipal Assessed Value	Municipal Trend	Provincial Trend
Commercial & Industrial	\$4,928,900	\$5,721,400	16%	12%
Non-Arable (Range)	\$44,737,800	\$54,041,000	21%	21%
Other Agricultural	\$101,344,400	\$127,283,400	26%	25%
Pipeline & Railway	\$3,116,700	\$3,675,500	18%	17%
Residential	\$64,486,800	\$66,375,200	3%	-7%
Seasonal Residential	\$133,800	\$125,400	-6%	0%
<b>Total</b>	<b>\$218,748,400</b>	<b>\$257,221,900</b>	<b>18%</b>	<b>7%</b>



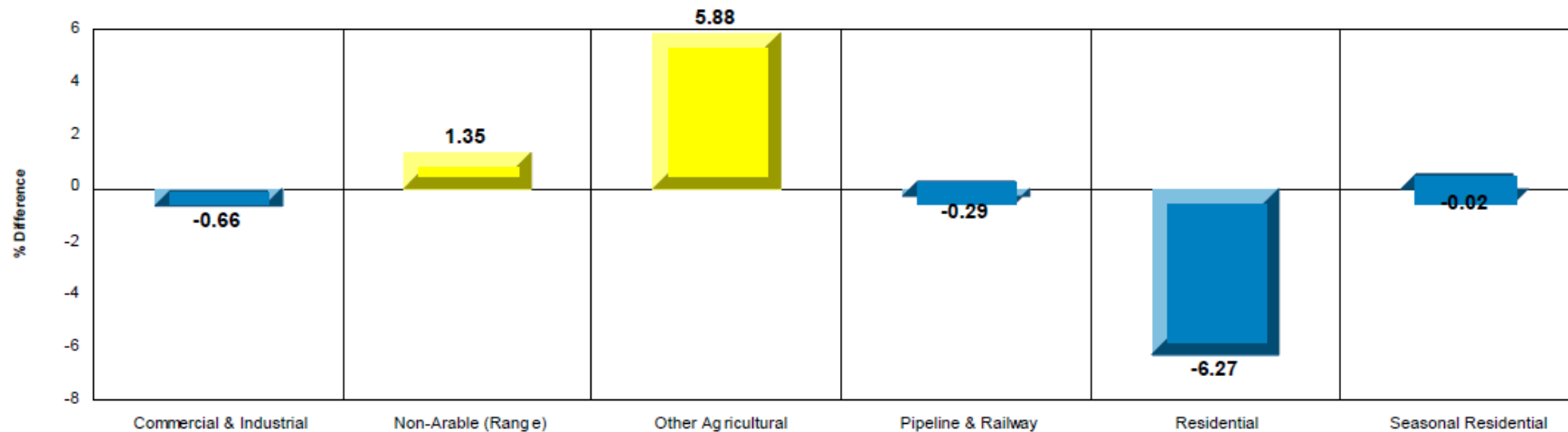


## 2021 Revaluation Taxable Assessed Value Trend Report for 315 - MONTROSE (RM)

March 20, 2021

Tax Class (as defined in Regulations)	2020 Taxable Assessed Value	2020 293 Exempt Assessed Value	2020 Taxable % of Total Value	2021 Taxable Assessed Value	2021 Estimated 293 Exempt Assessed Value	2021 Adjusted Taxable Assessed Value	2021 Adjusted Taxable % of Total	See Chart Change of % 2020 to 2021
<b>Commercial &amp; Industrial</b>	\$3,778,600	\$0	3.32%	\$3,399,150		\$3,399,150	2.66%	-0.66%
<b>Non-Arable (Range)</b>	\$19,963,980		17.52%	\$24,119,775		\$24,119,775	18.87%	1.35%
<b>Other Agricultural</b>	\$55,611,655	\$107,305	48.81%	\$69,890,810		\$69,890,810	54.69%	5.88%
<b>Pipeline &amp; Railway</b>	\$3,116,700		2.74%	\$3,124,175		\$3,124,175	2.44%	-0.29%
<b>Residential</b>	\$31,359,110	\$19,726,650	27.52%	\$31,496,818	\$20,095,684	\$27,155,730	21.25%	-6.27%
<b>Seasonal Residential</b>	\$107,040	\$0	0.09%	\$100,320		\$100,320	0.08%	-0.02%
<b>Total</b>	\$113,937,085	\$19,833,955	100.00%	\$132,131,048	\$20,095,684	\$127,789,960	100.00%	

Change of % 2020 to 2021



# Summary

## Trends

Trends show increases at a moderate amount

## Agricultural

Arable and Non-Arable land increased by 40% substantiated by large number of sales

## Future Trends

Updated trends again in April 2024

# Questions

Assessment  
Matters

Assessment  
Matters

