

SAMA 2025 Annual Meeting



sama

SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Agenda

- How assessment fits
- What is a trend?
- Trends
- Beyond the Base Date



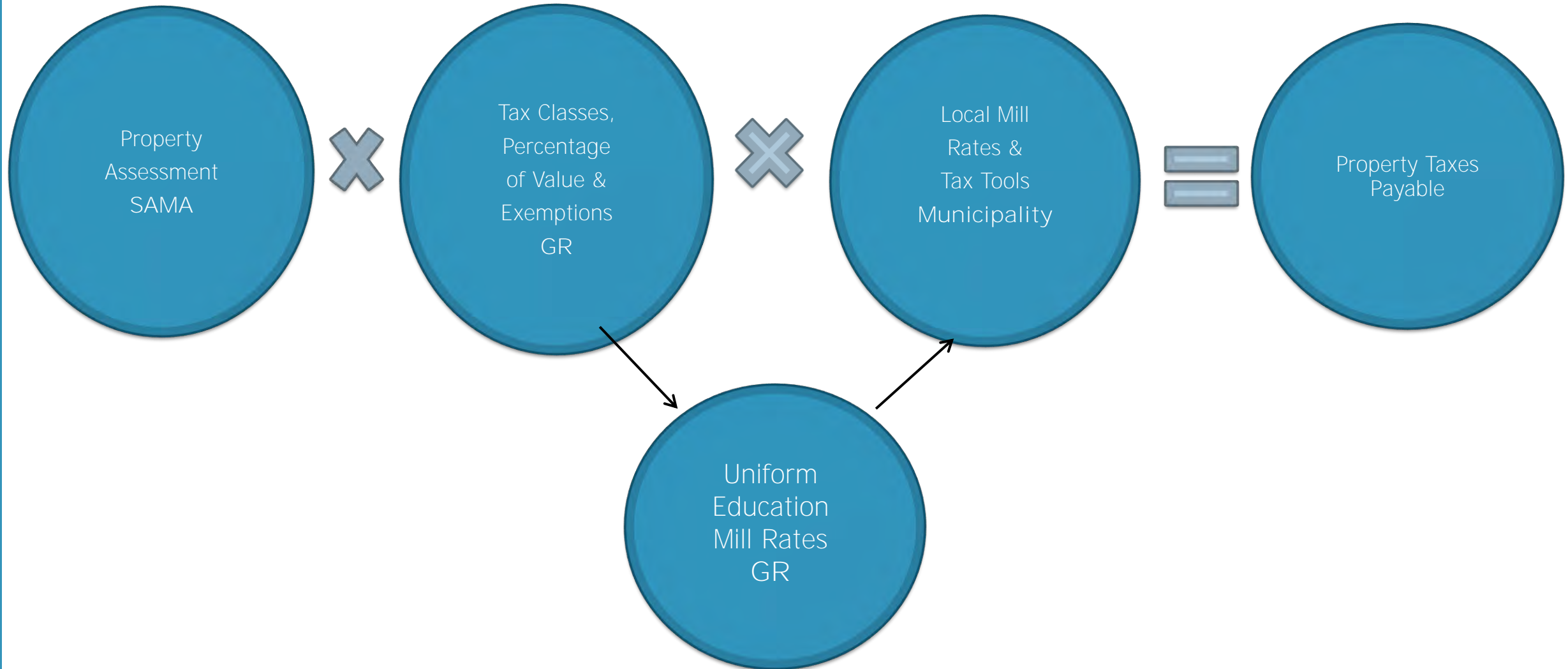
How Assessment Fits



Three Things to know

- Property Taxes are comprised of 3 main items
 - The Assessment
 - The Mill Rates (Education and local) with Tax Tools
 - Percentages of Value or Other Exemptions

How Assessment Fits

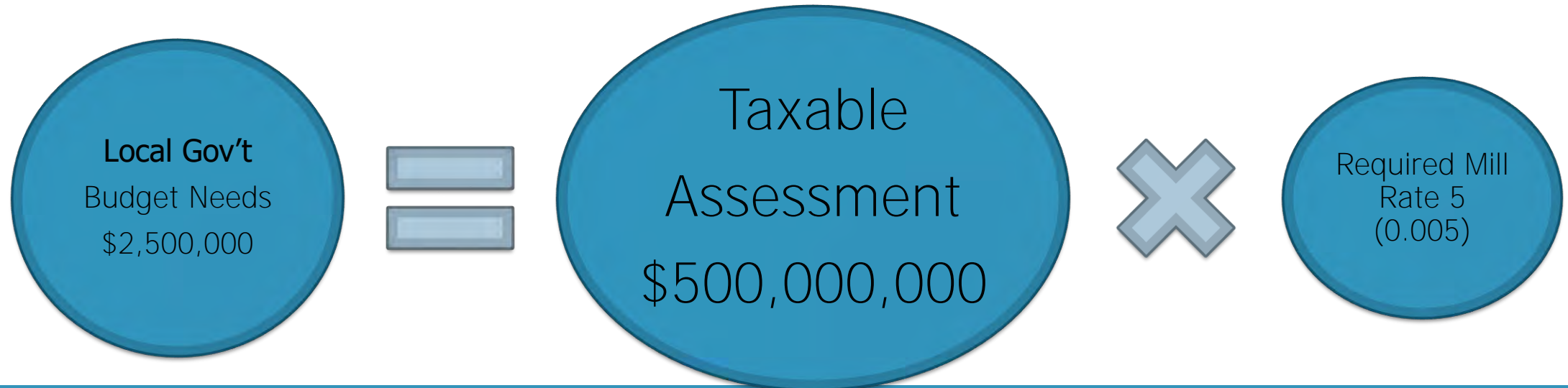


Assessment Changes \neq Tax Changes

Before Revaluation



After Revaluation





What is a Trend?

What is a Trend?

- Some definitions to help us out (Mirriam-Webster):
 - A prevailing tendency or inclination
 - General movement over time of a statistically detectable change
 - A line of general direction or movement

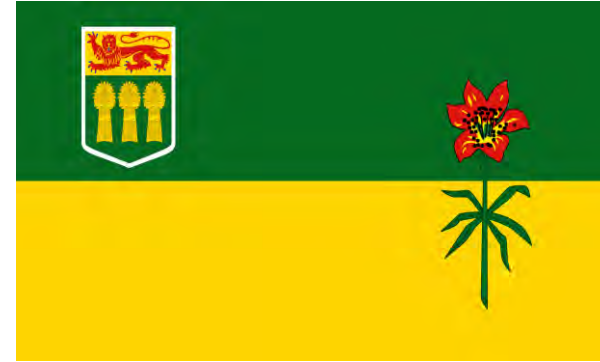
What is a Trend?



- Assessment Trends reflect a four-year economic update between 2019 and 2023 for implementation in 2025
- Assessment Trend=
$$\frac{\text{January 1, 2023 Base Date Value}}{\text{January 1, 2019 Base Date Value}}$$
- Assessment trends also now include physical property changes up to 2025

What is a Trend?

Three Levels to Consider



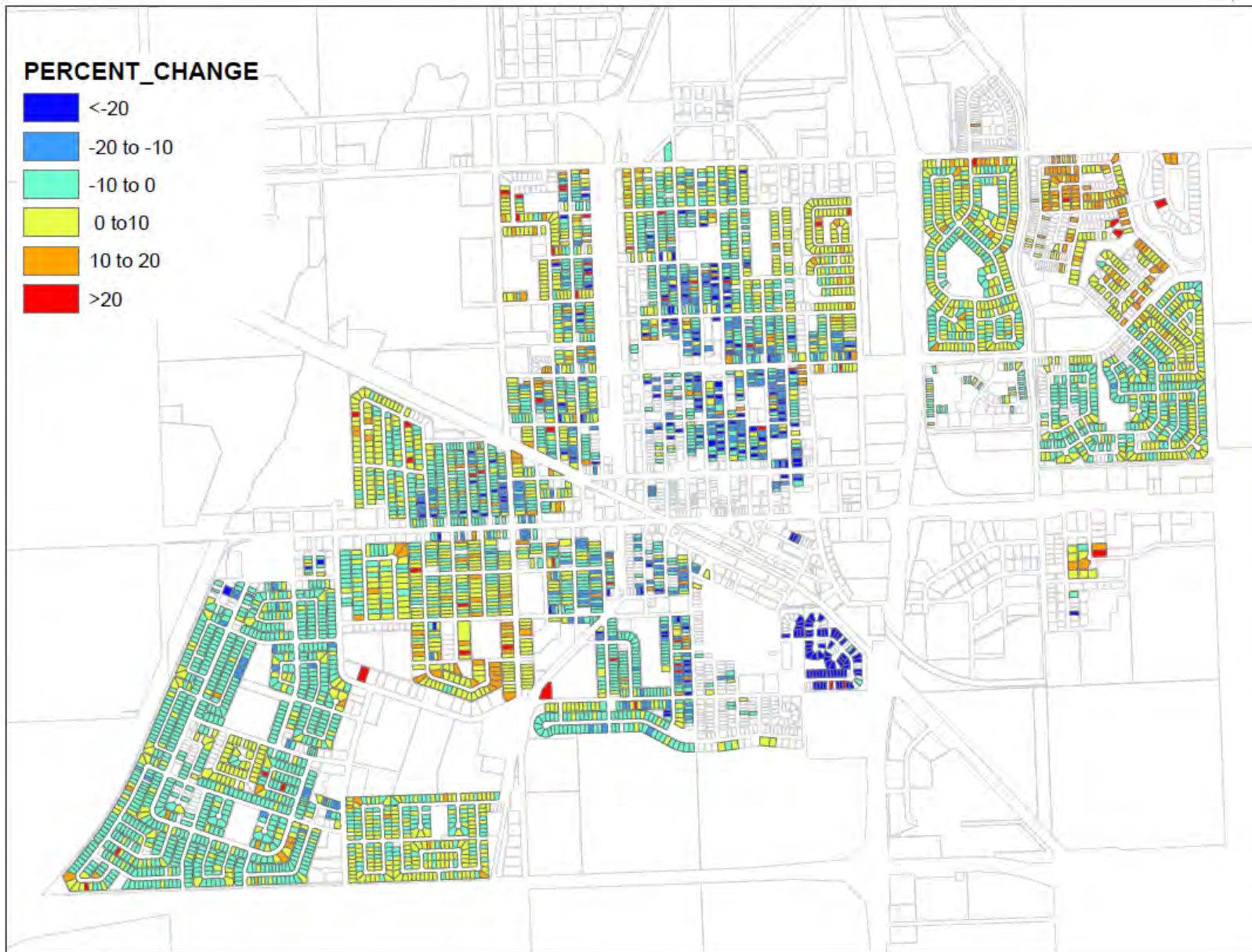
Provincial



Local



Property



Residential Assessment Shift Sample Municipality (Median 0.99)

2025 Provincial Percentages of Value

Revaluation Year:

Property Class	2013	2017	2021	2025
Non-Arable (Range) Land	40%	45%	45%	45%
Other Agricultural Land	55%	55%	55%	55%
Residential	70%	80%	80%	80%
Multi-Unit Residential	70%	80%	80%	80%
Seasonal Residential	70%	80%	80%	80%
Commercial/Industrial	100%	100%	85%	85%
Elevator	100%	100%	85%	85%
Railway and Pipeline	100%	100%	85%	85%

2025 Overall Provincial Totals




ASSESSED

2024	2025	Multiple
272 Billion	315 Billion	1.16

TAXABLE

2024	2025	Multiple
176 Billion	205 Billion	1.16



TRENDS

- Includes:
 - SAMA Information
 - Other Cities (except Swift Current)
 - Physical Changes from maintenance



2025 Revaluation - Provincial 100% Assessed Value Trends (2025/2024) - 8 Classes

Multiple

2.50
2.00
1.50
1.00
0.50
0.00

Residential
Seasonal
Multi-Family
Ag-Arable
Ag-Non-Arable
Commercial
Pipeline & Railway
Elevator
Total

Property Class

1.07

1.07

1.07

1.40

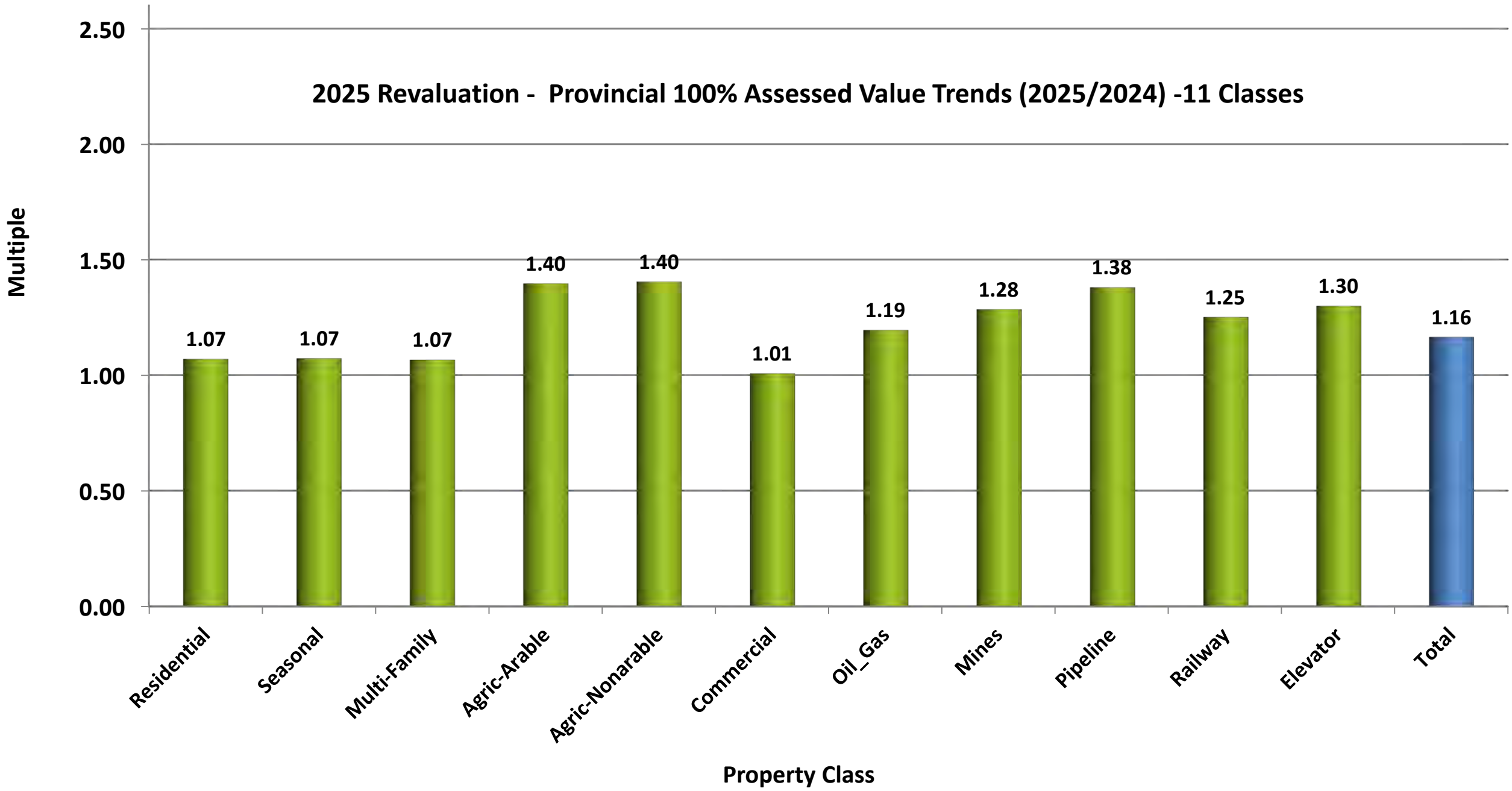
1.40

1.05

1.35

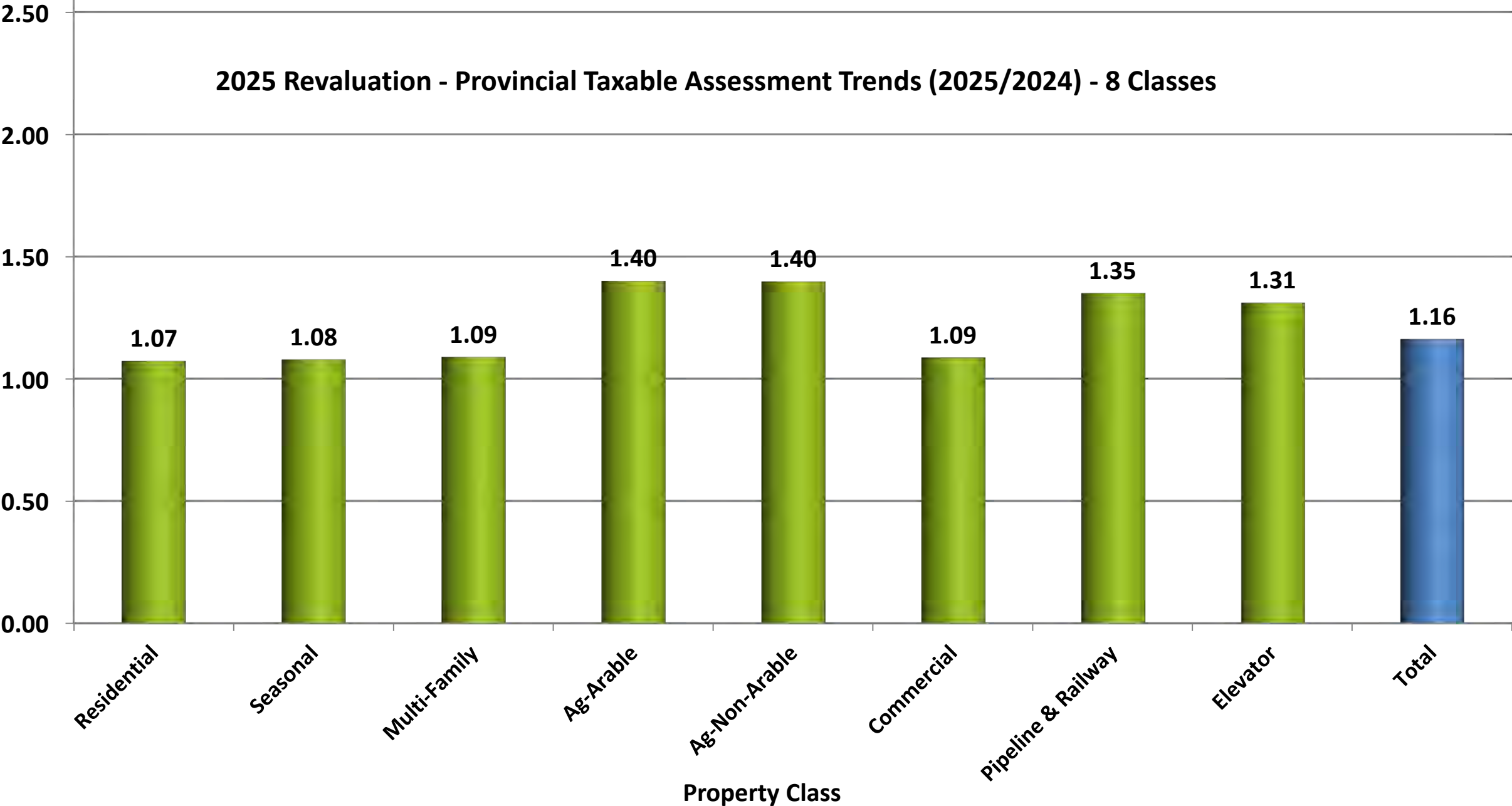
1.30

1.16



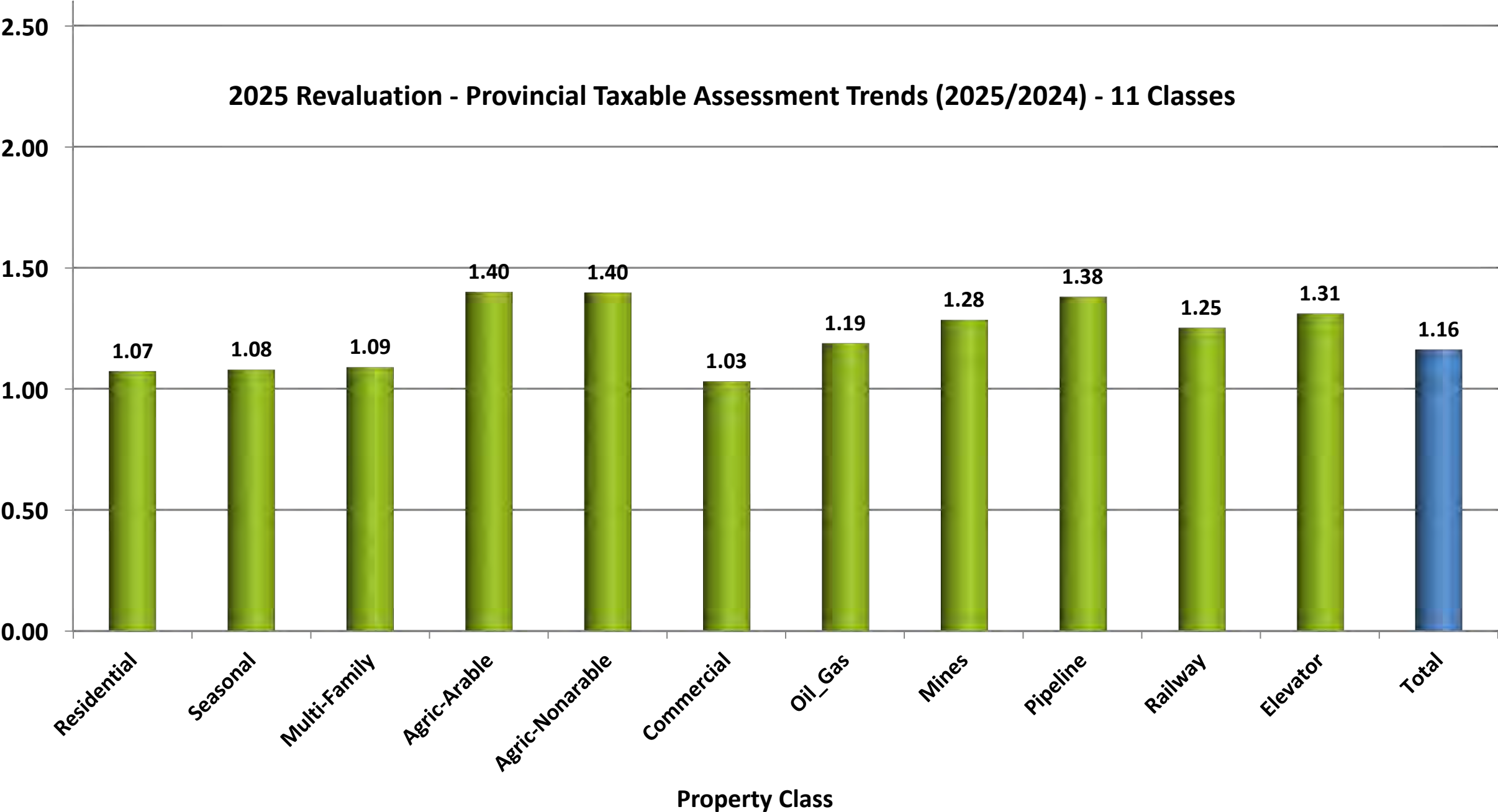
2025 Revaluation - Provincial Taxable Assessment Trends (2025/2024) - 8 Classes

Multiple



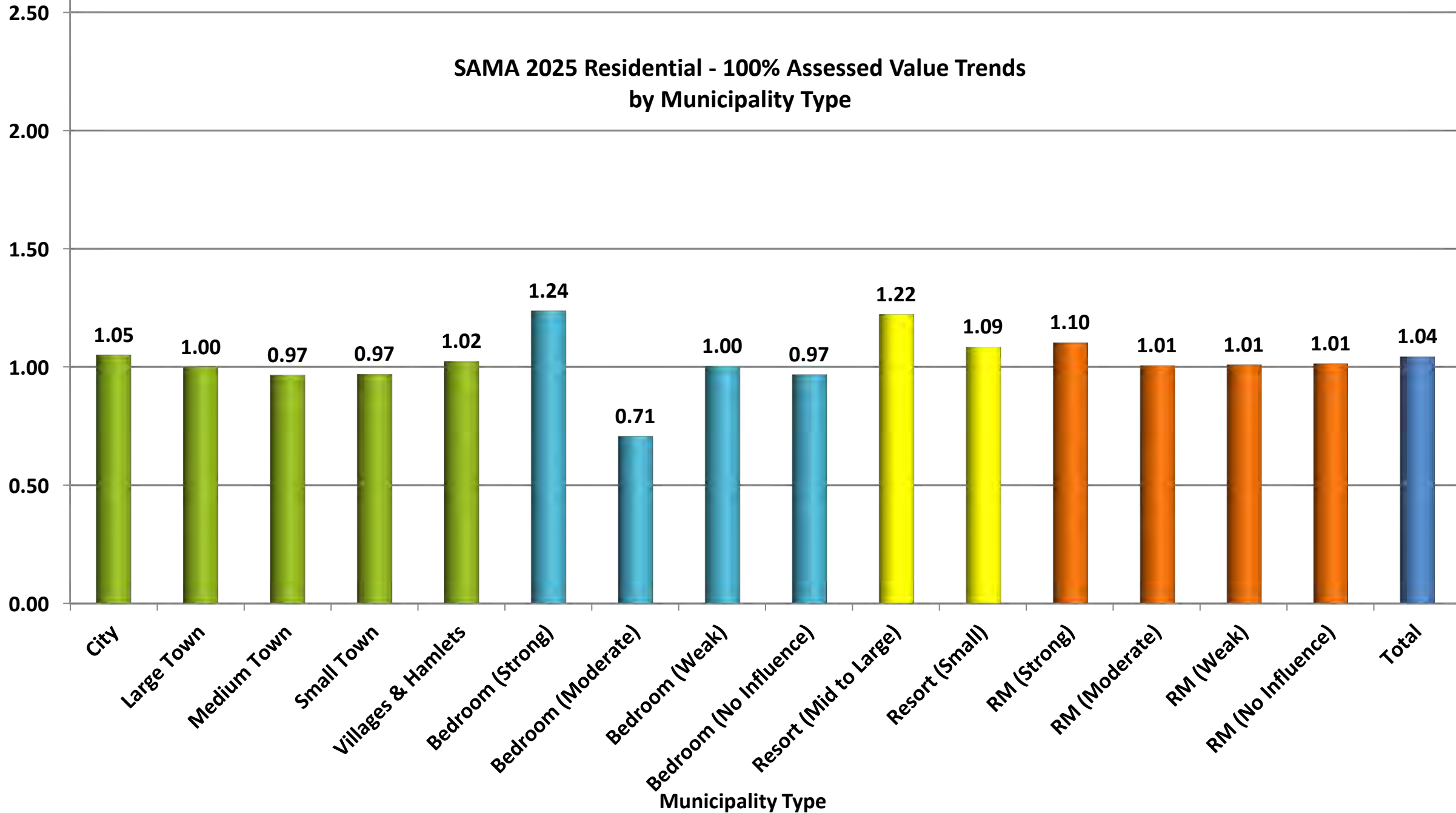
2025 Revaluation - Provincial Taxable Assessment Trends (2025/2024) - 11 Classes

Multiple



Multiple

**SAMA 2025 Residential - 100% Assessed Value Trends
by Municipality Type**



Provincial 2021/2025 Revaluations - 100% Assessed Value Trends

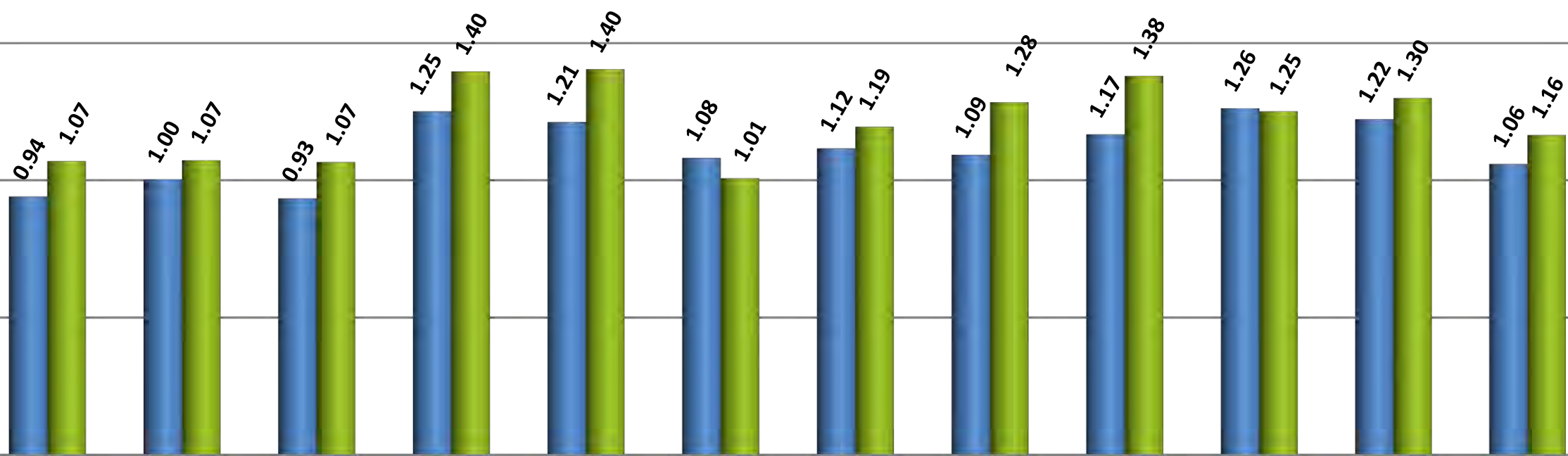
■ 2021 Multiple
■ 2025 Multiple

Multiple

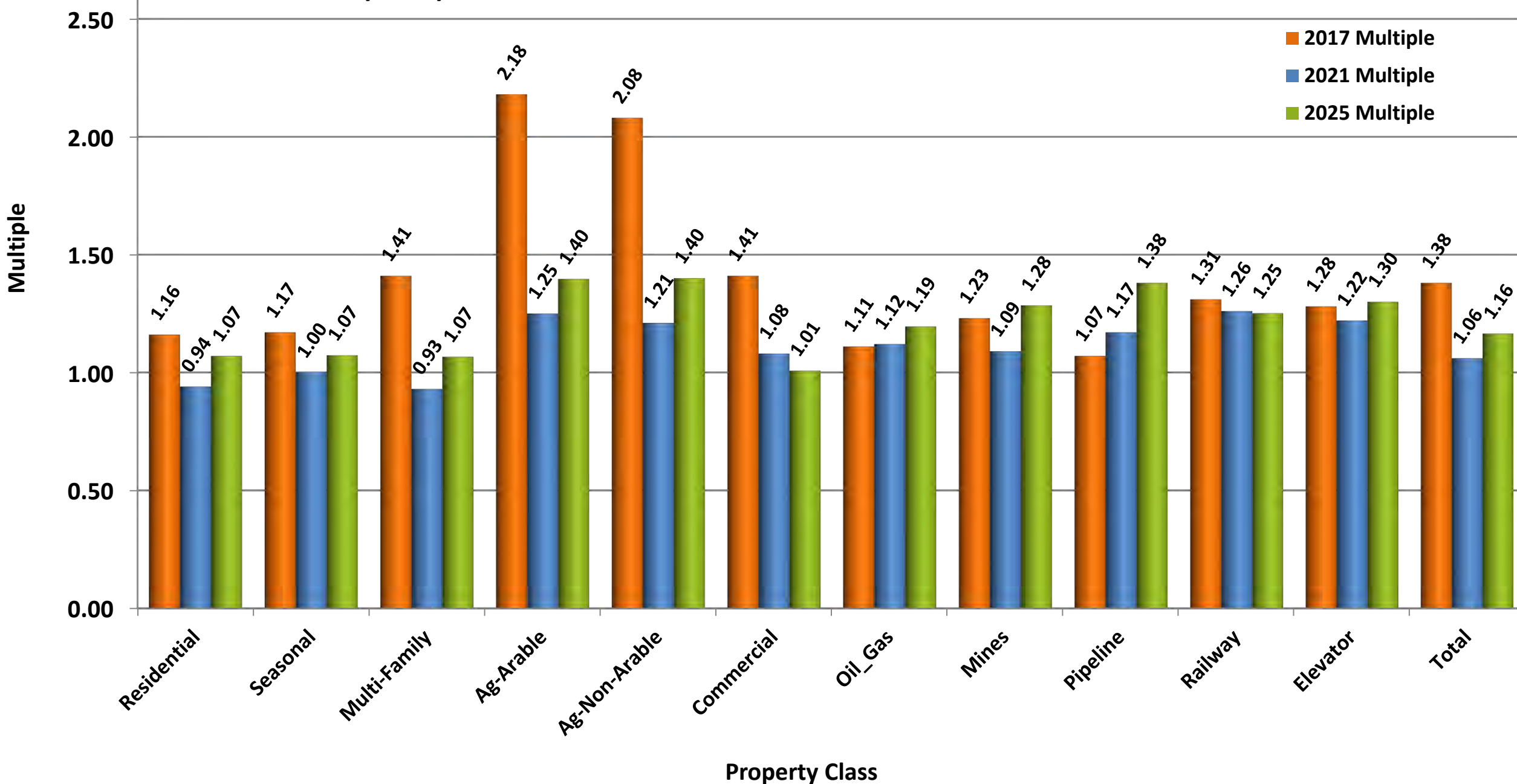
2.50
2.00
1.50
1.00
0.50
0.00

Residential Seasonal Multi-Family Ag-Arable Ag-Non-Arable Commercial Oil_Gas Mines Pipeline Railway Elevator Total

Property Class



Provincial 2017/2021/2025 Revaluations - 100 % Assessed Value Trends

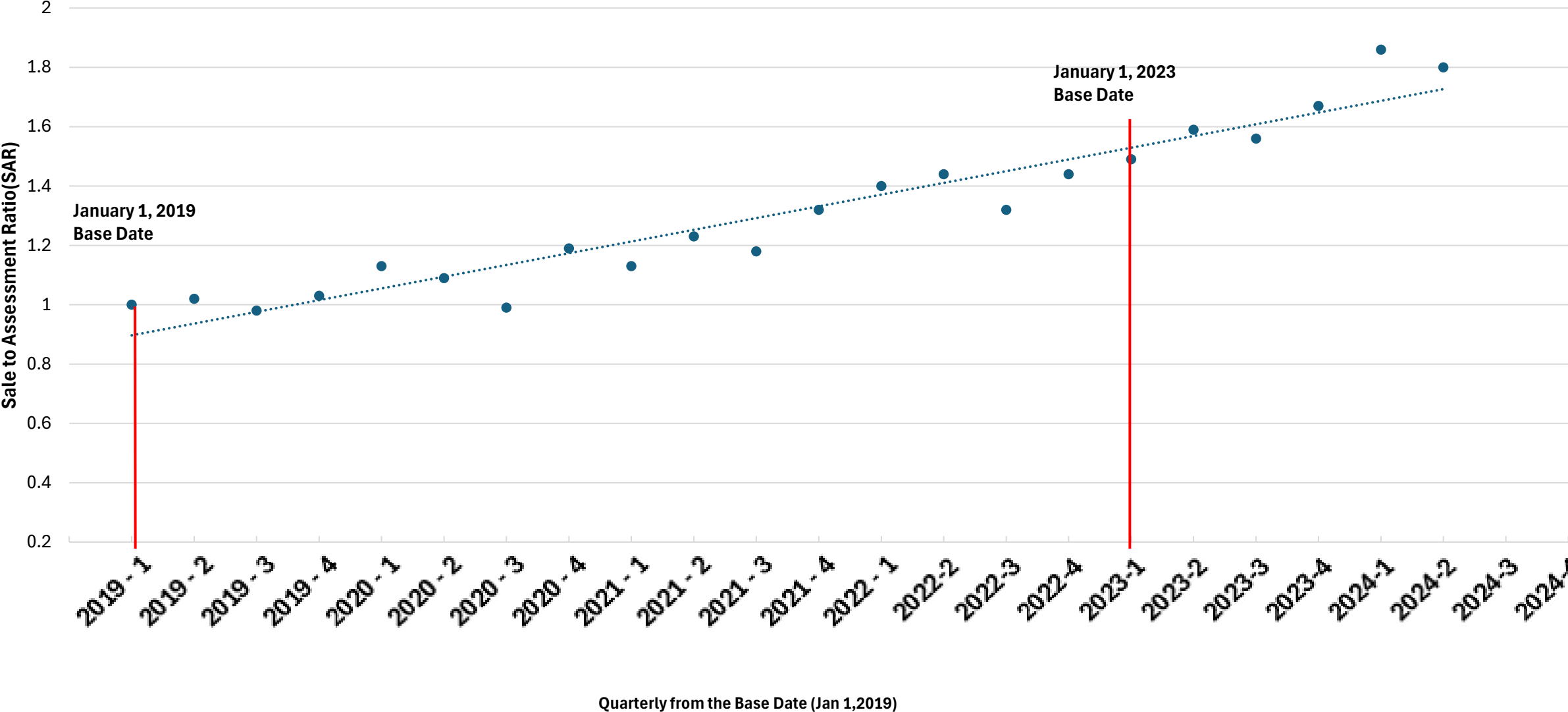


Trends Past the Basedate

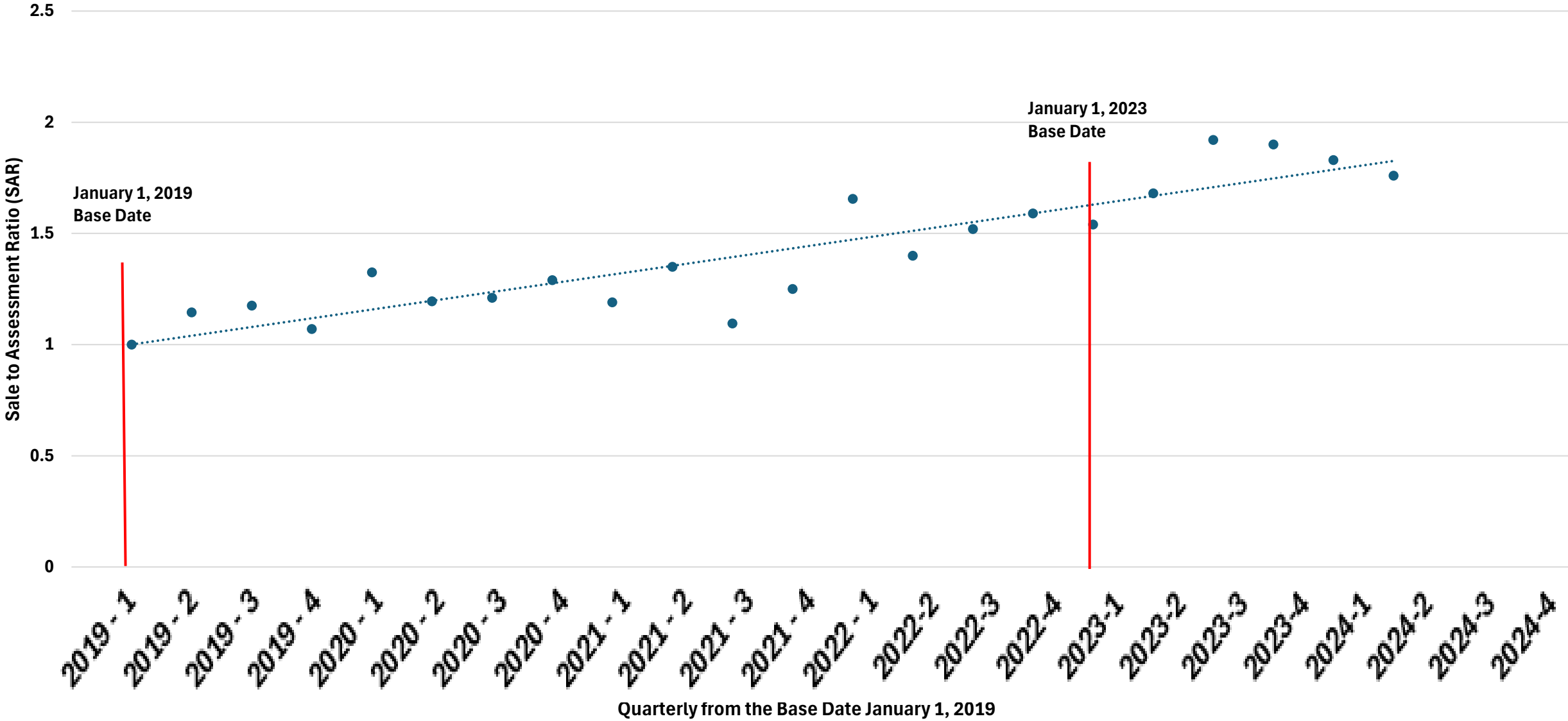
- Trends show general changes after January 1, 2023
- Not exact predictors of future revaluation changes
- Subject to change



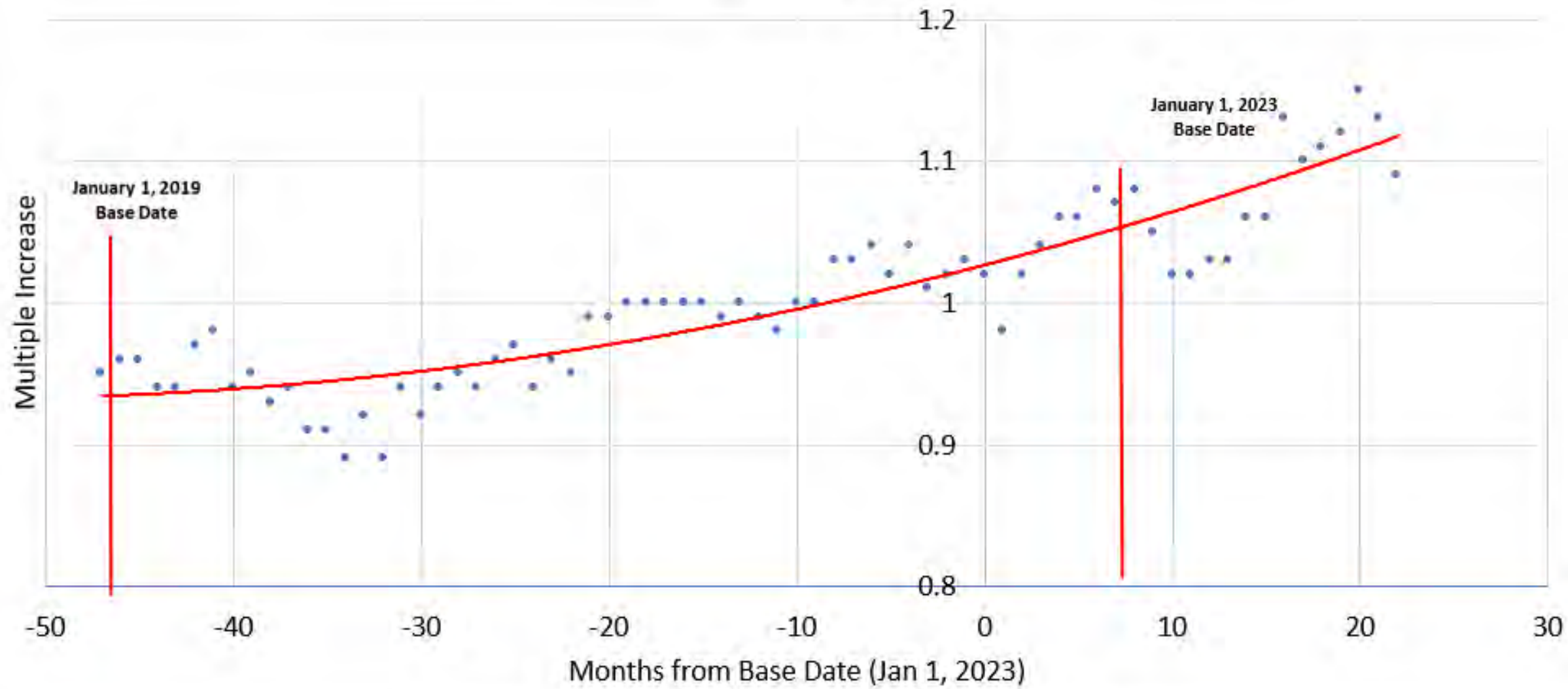
Agricultural Sales Trends
SAMA Arable Agricultural Land Trend (Quarterly to October 2024)



Agricultural Sales Trends
SAMA Pasture Agricultural Trend (Quarterly to November 2024)



Residential





Thank you

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