

SAMA Residential Cost Simplification Summary for 2017 Revaluation

SAMA has implemented a simplified residential cost model for the 2017 Revaluation using a January 1, 2015 base date. The goal was to have a new residential model with fewer residential quality classifications and data elements for appraisers to collect and maintain, while achieving a level of accuracy that is reasonable for mass appraisal purposes. One example of this is a reduction in the number of single family dwelling quality classifications from 36 down to seven. These types of changes will better align our residential model with the source of SAMA's residential costs, which is Marshall and Swift's Residential Cost Handbook. Most other assessment jurisdictions in North America have already undergone a successful residential model simplification process of this nature.

The following are the main features of SAMA's simplified residential cost model:

A. Five Main Dwelling Types

The quality of the main dwelling is important because that same quality is used for all residential buildings and structures on the same Building ID. Not all dwelling types have the same number of quality ratings. There are:

1. Seven Single family dwelling qualities (Very Low; Low, Fair; Average; Good; Very Good; Excellent)
2. Five Multi-family dwellings qualities (Fair to Excellent).
3. Four Summer cottages qualities (Low to Good)
4. Three A-Frame summer cottages qualities (Fair to Good)
5. Three Manufactured homes (Fair to Good)

B. Main Dwelling Adjustments

- The new model includes a wall height adjustment. The base interior wall height is 8 feet for all main dwellings except for Excellent quality single family dwellings where the base height is 10 feet. The A-Frame summer cottage does not use the height adjustment.
- A default number of plumbing fixtures, which varies by quality, is included in the base rate for each type of main dwelling. This can be adjusted +/- for deviation from the standard count. For example, the rates for an Average single family dwelling would include eight fixtures. The count includes all fixtures on the Building ID.
- Heating is included for main dwellings and manufactured home extensions. There are adjustments for no heating or air conditioning.
- Fireplaces no longer vary by type - only the count is needed.
- A hillside adjustment may be applied to single family dwellings, multi-family dwellings and summer cottages. There is also a basement walkout adjustment applied to recognize an exterior entrance.

- Incomplete construction is in nine broad ranges for main dwellings and manufactured home extensions.
- There are eight construction types: 1-Storey, Bi-Level, Split-Level, 1 1/2-Storey, 2-Storey, 2 1/2-Storey, 3-Storey, 3 1/2-Storey.
- The 1-Storey rate is the base rate - an Effective Area factor recalibrates a multi-storey dwelling to a 1-Storey equivalent.

C. Seven Single Family Dwelling Qualities

- Excellent (AA+40 & up): Very elaborate residence; architecturally and custom designed
- Very Good (AA to AA+30): Architecture that is frequently individually designed
- Good (A): Some attention to architectural design
- Average (B): Usually mass produced
- Fair (C): Frequently mass produced with low-cost production as a primary consideration
- Low (D): Low-cost construction
- Very Low (E & F): Lowest quality construction - would not meet minimum building codes

D. Other

- Depreciation is based on the main dwelling, using a single overall effective age, a single overall physical deterioration percentage and a single overall condition rating. The same physical deterioration percentage is applied to all other residential buildings and structures on the Building ID.
- There are three depreciation schedules for manufactured homes that vary by quality. The lowest quality, Fair, retains the original 30 year life expectancy. The Average quality has an approximate 40 year life expectancy, while the best quality, Good, has a 45 year life expectancy.
- Functional obsolescence from the 2011 base year is carried forward to the 2015 base year but is re-calculated to apply to all the improvements on the Building ID instead of individual structures.
- There are two types of multi-family dwellings:
 - A Semi-Detached has two End Row Units.
 - A Townhouse has three or more units which may be either an End Row or an Inside Row.
- Summer cottage rates are taken from the rates for single family dwellings, but are one quality lower due to the lower construction costs and standards needed for seasonal use.
- Basement rooms are partitioned living areas built in the basement. The quality of a basement room is determined by the quality of the main dwelling. The basement room area is calculated as a percentage of the total basement area in five ranges (Minimal, 1/4, 1/2, 3/4, full).
- There is no incomplete construction adjustment for basements or basement rooms.
There is no longer a wall height adjustment for crawl spaces. The rate allows for the lower wall height.

E. Outbuildings

- If a detached garage is significantly better or poorer than the main dwelling then there is an option to choose a different detached garage quality.
- There is a separate 25% incomplete construction adjustment for garages. There is no incomplete construction adjustment for all other outbuildings.
- The Outbuilding Only Model is used when there is no main dwelling, or when there are residential outbuildings on a commercial property.
- Travel trailers are only found in the Outbuilding Only Model.
- Calculation procedure for outbuildings is (area x rate) for: sheds, carports, porches/closed verandahs, open verandahs, solariums, decks, patios, breezeways, lofts, garage rooms, swimming pools and swimming pool enclosures.
- An adjustment may be made for heating, or heating and ventilation for swimming pool enclosures.
- The rates for swimming pools are based on construction material - either gunite or vinyl-lined. Above-ground pools are no longer assessed.

For further details please refer to **SAMA's 2015 Cost Guide**
<http://www.sama.sk.ca/html/4/manuals2015costguide.html>

For enquiries please contact the regional office where your property is located:

<http://www.sama.sk.ca/html/7/regional.html>

or email at:

Email: info.request@sama.sk.ca

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