

SARM Presentation

Property Assessment 101

SAMA Presenter: Steve Suchan

March 11, 2015



Presentation Overview

- SAMA – Who we are and what we do
- Assessment services provided by SAMA
- SAMA's property access protocols
- Valuation standards (Regulated, non-regulated)
- Three approaches to value
- 2017 Revaluation trends
- Questions and wrap-up

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HORRIBLE HAGAR

I HEREBY CLAIM THIS LAND
IN THE NAME OF HAGAR
THE HORRIBLE!



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HI, THERE! I'M WITH THE TAX ASSESSOR'S OFFICE!
I'M HERE TO ASSESS YOUR PROPERTY FOR TAXES!



SAMA's Roles and Responsibilities

AMA Act -- Board Governed Agency

Governance

\$160B / \$1.64B

Ass'tmt / Taxes

(100% Province)

- Policy
- Quality Assurance
- Computer System
- Communication
- Safety Net for Province

Assessment Services

763 of 771
municipalities

(61%Munic/39%)

- Annual Maintenance
- General Re-inspections
- Revaluations
- Support of Value

SAMA Board

Chair: Neal Hardy (RM Hudson Bay, #395)

Rural: John Wagner (RM Piapot, #110)

Rural: Murray Purcell (RM Montrose, #315)

Urban: Wade Murray (Regina)

Urban: Al Heron (Eston)

Province: Jim Angus (Harris)

Province: Myron Knafelc (Watson)

CEO: Irwin Blank

2014 Rural Municipality Assessment Totals

Property Class	Rural	% of Total
Agricultural Land	27,800,690,000	47.7
Commercial/Industrial	12,057,620,000	20.7
Railway Roadway	689,980,000	1.2
Pipeline	3,904,460,000	6.7
Residential	13,674,170,000	23.5
Multi-Residential	170,890,000	0.3
Total	58,297,810,000	100.0

Assessment Services Provided by SAMA

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1. Annual Maintenance

- Ø Annual changes to keep physical inventory current.

2. Reinspections

- Ø A general review of property in a municipality to ensure physical inventory is current.

3. Revaluations

4. Support of Value (Property Appeals)

- Ø Agreements to adjust
- Ø Boards of Revision, Sask Municipal Board
- Ø Court of Appeal, Queen's Bench Court

Role of the Assessor vs Assm't Appraiser

Municipal Assessor

- Prepare assessment roll
- Determine tax class of property
- Determine tax status

SAMA's Assessment Appraiser

- “...establish, maintain and undertake valuations.”
Section 12(1)(b) AMA Act
- Determine the non-commercial portion that exemptions apply to in a rural municipality of properties that are used in both the agricultural operation of the land and a commercial use

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SAMA's Property Access Protocols

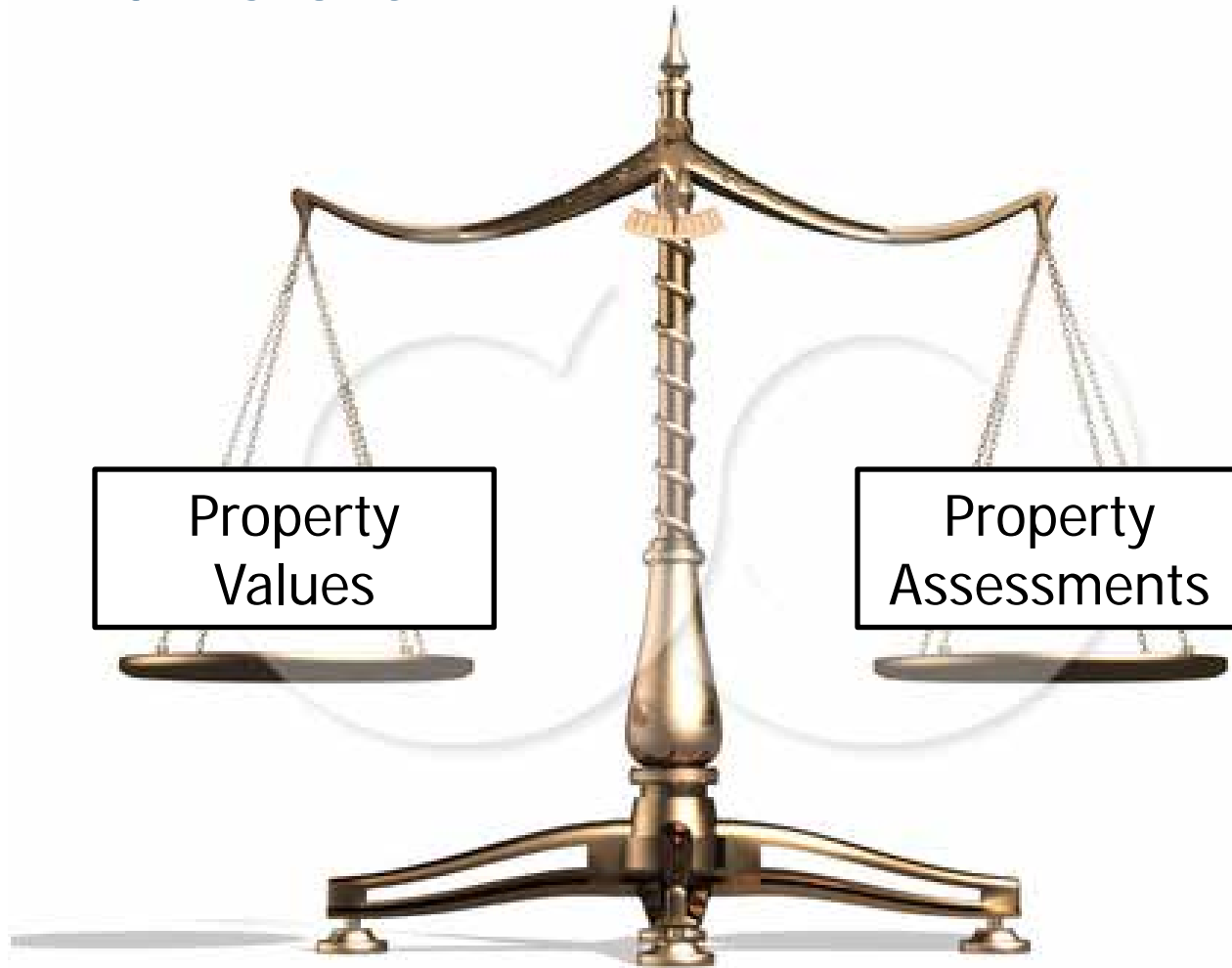
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- Current legislation gives the right of entry to a property to the assessment appraiser.
 - This right is used with great respect.
- Assessment appraiser needs to make a reasonable request and have identification.
- Will not enter a residence if no one home (but will inspect the exterior).
- Will not enter gated/secured property.
- If property marked “no trespassing”, will go to the yard site for permission; if no one home, will leave property.

Assessment Principles

Ad Valorem



Assessment Legislation

- Only real property is assessed, unless specified in legislation.
- Mass appraisal and equity are key features
- Four year revaluation cycle:
 - January 1, 2011 base date for 2013-16.
 - January 1, 2015 base date for 2017-20.
 - January 1, 2019 base date for 2021-25.
- Two valuation standards:
 - Regulated Property Assessment Standard.
 - Market Valuation Standard.

Assessment Legislation

- **Regulated Property Assessments.**
 - Determined according to the regulated property assessment valuation standard.
 - Heavy industrial property
 - Resource production equipment
 - Pipeline and railway roadway
 - Agricultural land
- **Non-Regulated Property Assessments.**
 - Determined according to the market valuation standard.
 - Residential property
 - Commercial property

SASKATCHEWAN ASSESSMENT MANUAL



2011 BASE YEAR

SAMA

Saskatchewan Assessment
Management Agency

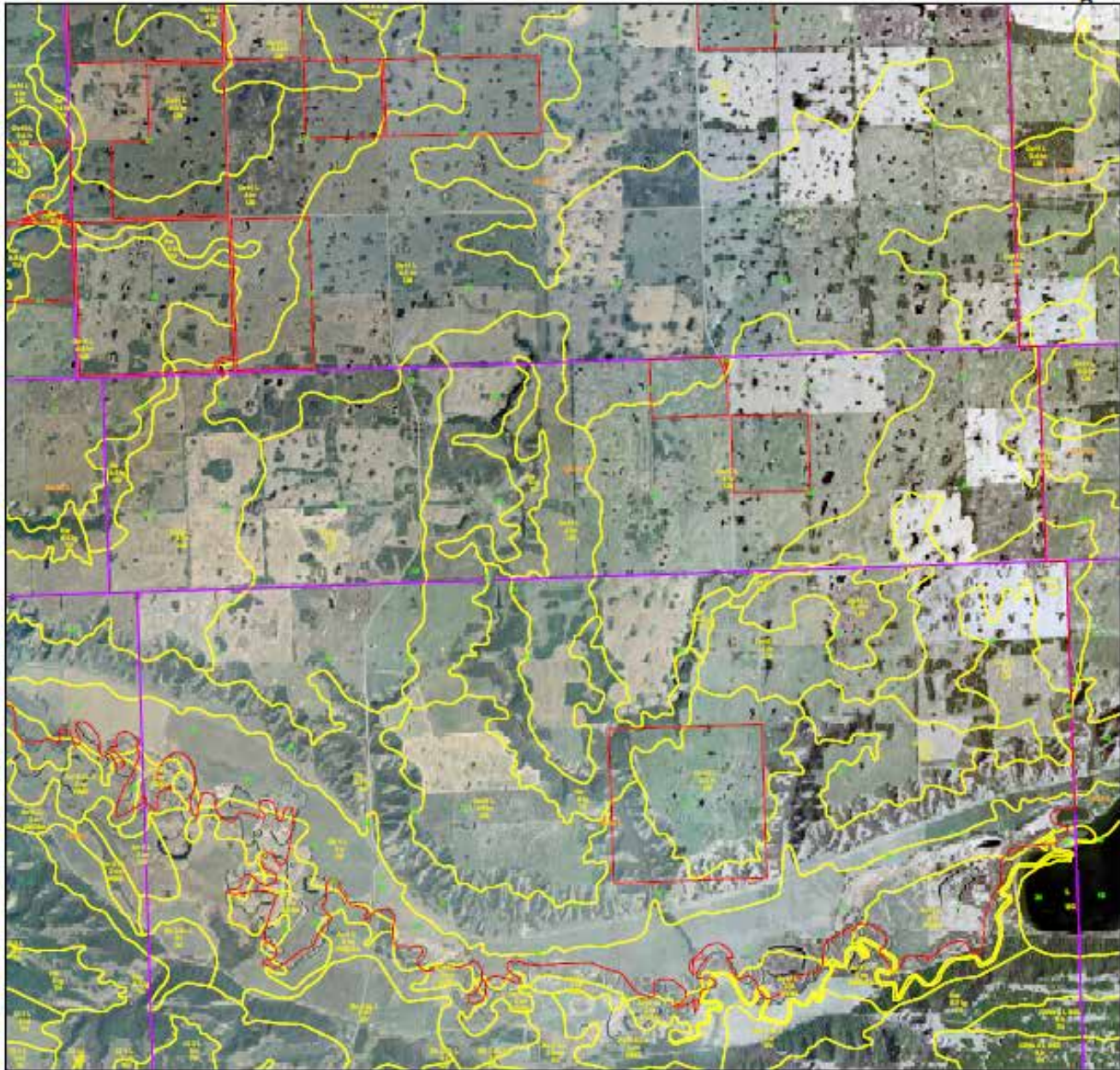
Regulated Property Valuation Methods

- Regulated cost approach:
 - Heavy industrial property
 - Resource production equipment (at mines, oil and gas sites)
 - Pipelines and railway
- Agricultural land – productive capacity
 - Arable land
 - Pasture land
 - Waste land (\$10/ac)

Heavy Industrial Property and Related RPE



Rural Municipality 184

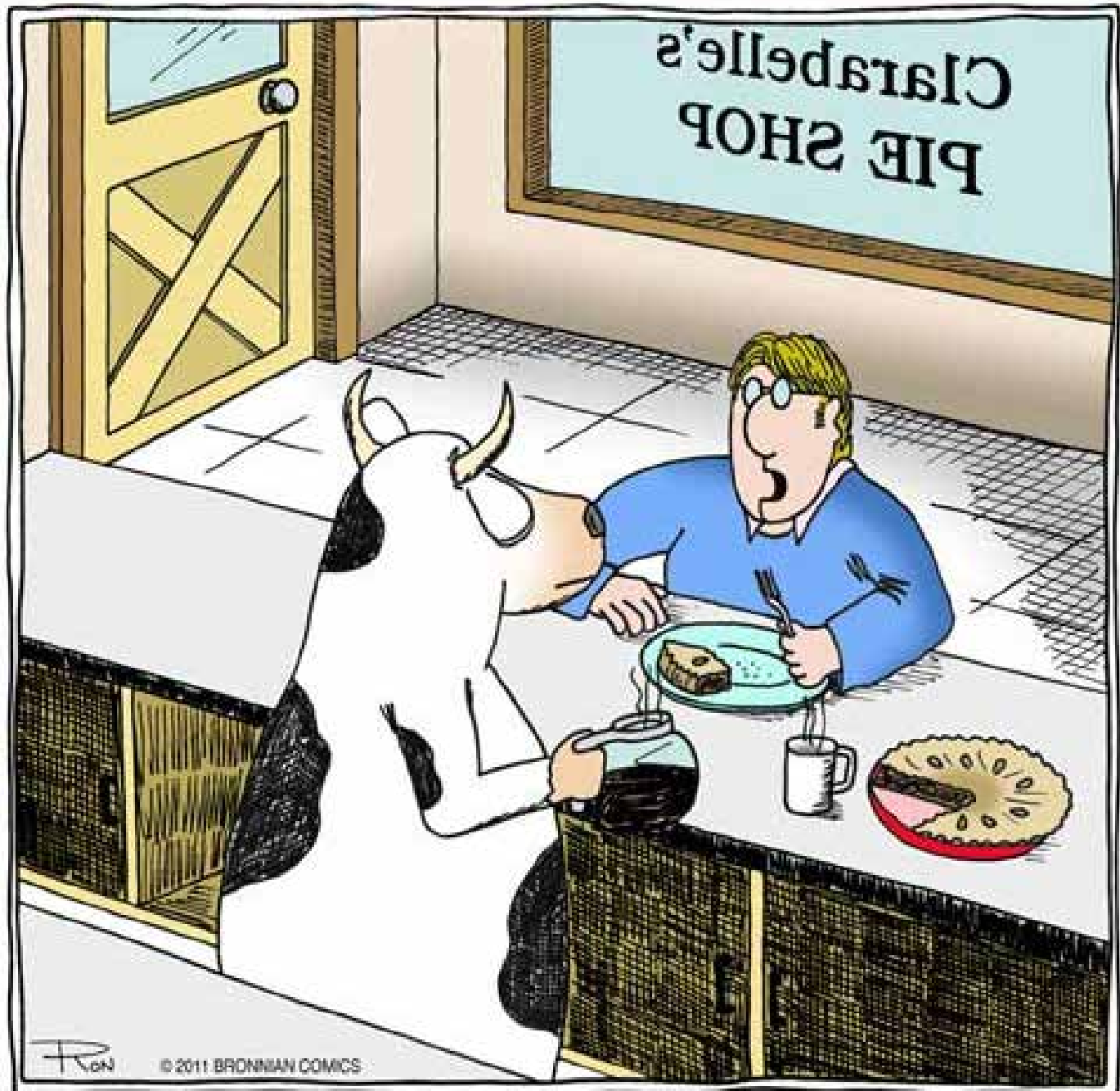


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0 0.25 0.5 1 Miles



Ron

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“You say you made this pie fresh this morning?”

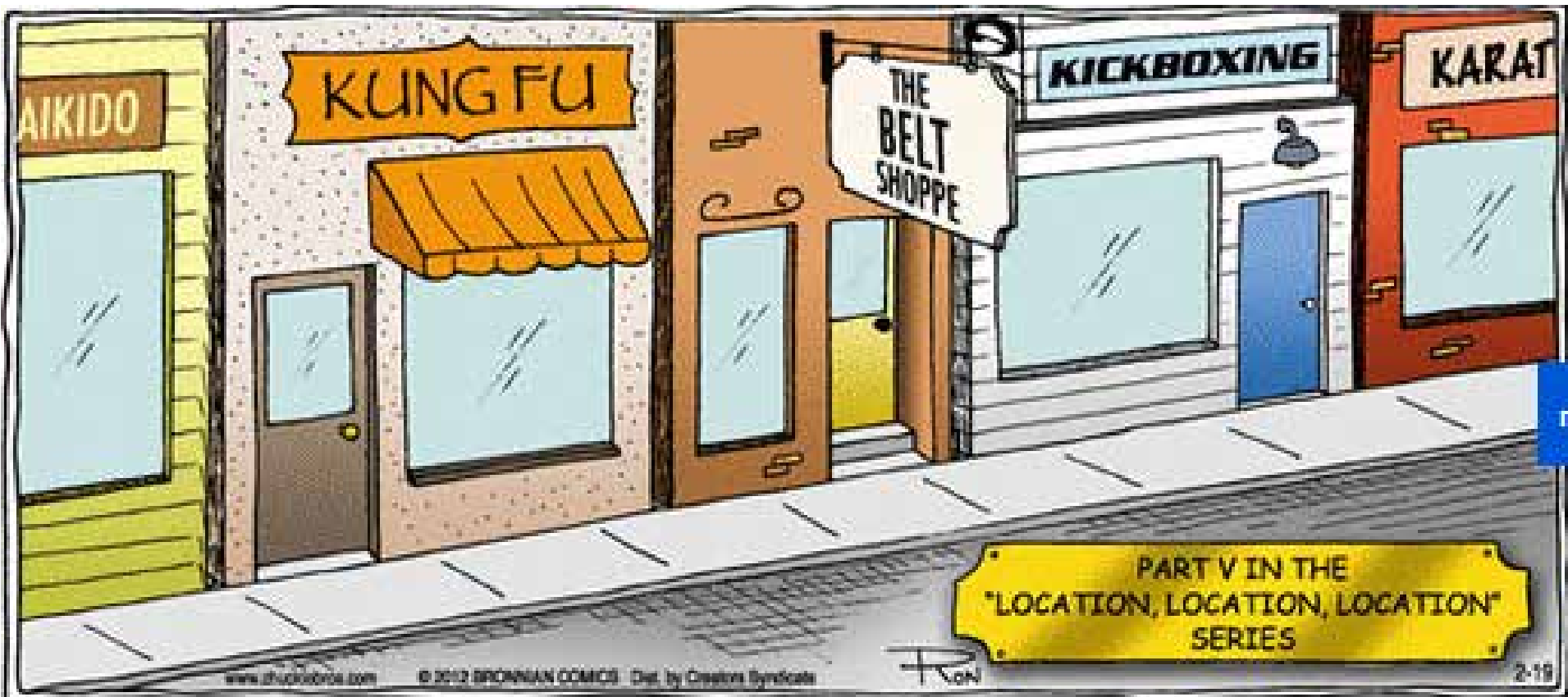
Non-Regulated Property - Market Valuation Standard

Three Approaches to Value

- Cost Approach
- Sales Comparison Approach
- Property Income (Rental) Approach

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**MARKET VALUE
ASSESSMENT
IN SASKATCHEWAN**



SAMA'S 2011 COST GUIDE

Land Size Multiplier Analysis

Lot Size (sq. ft.)	Area (sq. ft.)	Construction Volume (cu. ft.)	Adjusted ASR	Adjusted Cost
505102850	50000	1000	1.000	1.000
505102850	10000	1000	0.250	0.250
505102850	20000	1000	0.500	0.500
505102850	30000	1000	0.750	0.750
505102850	40000	1000	1.000	1.000
505102850	50000	1000	1.250	1.250
505102850	60000	1000	1.500	1.500
505102850	70000	1000	1.750	1.750
505102850	80000	1000	2.000	2.000
505102850	90000	1000	2.250	2.250
505102850	100000	1000	2.500	2.500

Structural Components
Table: Cost Schedule

Volume	Energy Use			
	Double Wall	Double Wall	Single Wall	Double Wall
1.0	1.00	1.00	1.00	1.00
2.0	2.00	2.00	2.00	2.00
3.0	3.00	3.00	3.00	3.00
4.0	4.00	4.00	4.00	4.00
5.0	5.00	5.00	5.00	5.00
6.0	6.00	6.00	6.00	6.00
7.0	7.00	7.00	7.00	7.00
8.0	8.00	8.00	8.00	8.00
9.0	9.00	9.00	9.00	9.00
10.0	10.00	10.00	10.00	10.00

2017 Revaluation Trends

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- Graphic represents general property types on a provincial basis.
- Market valuation standard property trends will vary by municipality.
- Comparisons made with current and past revaluation.

Preliminary 2017 Revaluation Assessment Trends (SAMA)



Preliminary 2017 Revaluation Assessment Trends

- 2009 Multiple
- 2013 Multiples
- 2017 Multiple



Additional Resources

- SAMA's website - www.sama.sk.ca
 - www.sama.sk.ca
 - On-line manuals, handbooks, FAQs etc
 - SAMAView www.samaview.ca

SAMA's Website



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For Municipalities

- » Using SAMA's services
- » Educational Publications
- » Forms
- » Audit Guides
- » Roll Confirmation Reports
- » Statutory Audit Reports

Online Publications

- » 2011 Assessment Manual
- » Market Value Handbook
- » 2011 Cost Guide
- » ... or order a copy of these publications

What's New

- » UMAAS 2014 AGM Presentation
- » RMAA 2014 AGM Presentation
- » 2013 Performance Report
- » 2013 Annual Report
- » Maintenance Service Fee Effective in 2015

Questions?

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