



2017
ANNUAL
MEETING

APRIL 12,
2017

Queensbury
CITY SYSTEMS GROUP



Assessment Services Division Update

2017 REVALUATION -
RESULTS & EXPECTATIONS

Overview

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SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY



- Assessment Services Provided by SAMA
- 2013 to 2016 Support of Value
- 2016 Reinspections for use in 2017
- 2017 Maintenance
- 2017 Roll Status
- 2018 Maintenance
- 2017 Revaluation Preparations and Follow-up

Assessment Services Provided by SAMA

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1. Annual Maintenance
 - ∅ Annual changes to keep physical inventory current.
2. Reinspections
 - ∅ A general review of property in a municipality to ensure physical inventory is current.
3. Revaluations (sales verification, market analysis, implementation)
4. Support of Value (Property Appeals)
 - ∅ Agreements to adjust
 - ∅ Boards of Revision, Sask Municipal Board
 - ∅ Court of Appeal, Queen's Bench Court

SAMA Statistics

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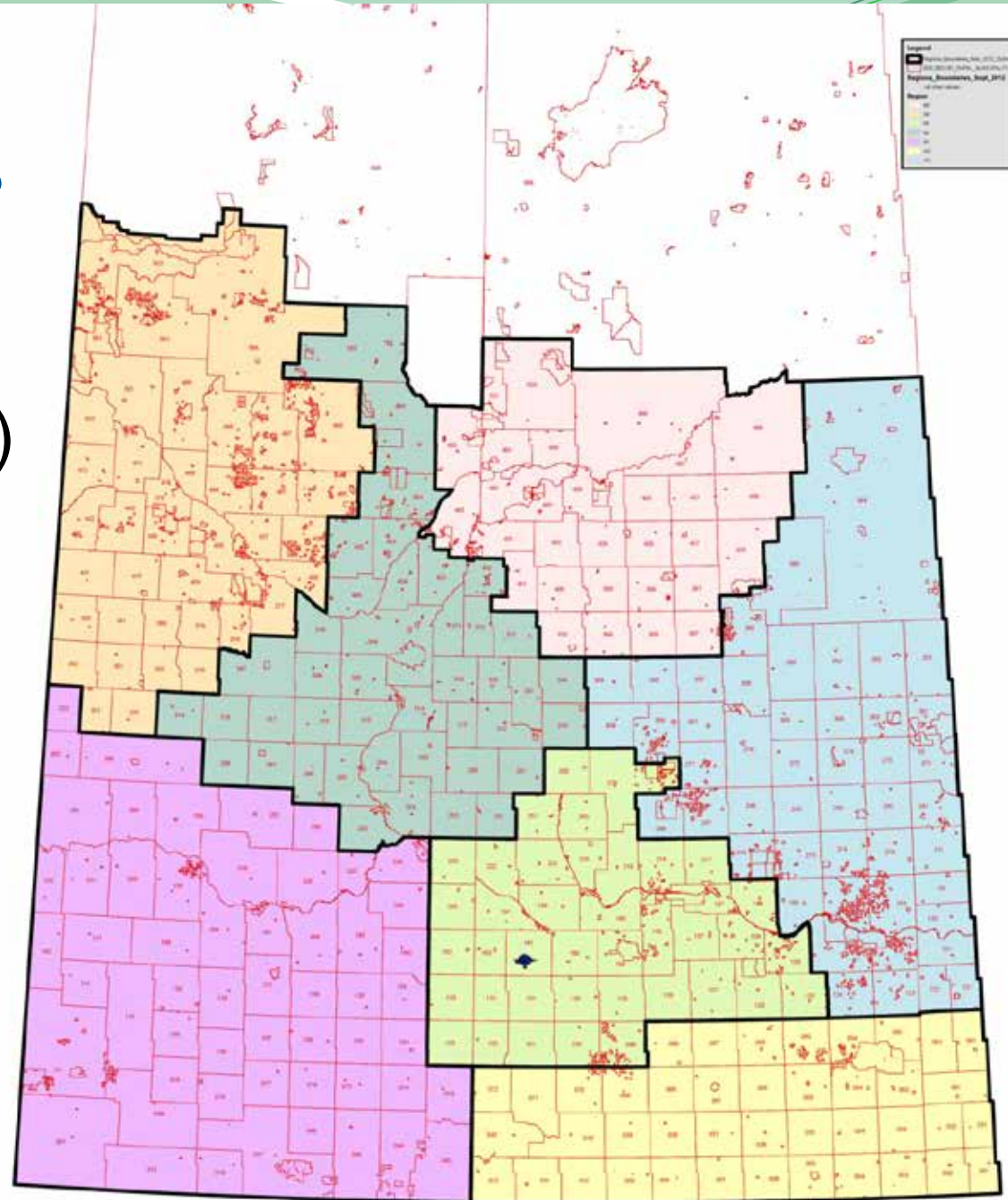
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- Assessment services for 760 municipalities (Annual Maintenance, Reinspections, Revaluations and Support of Value)
- 846,000 assessed properties
- 8 regional offices, Industrial Unit (located in Regina) and a Revaluation Unit
- 151 permanent staff
 - 109 in Assessment Services

SAMA Regions

- Ø Melfort
- Ø Moose Jaw (City)
- Ø North Battleford
- Ø Regina
- Ø Saskatoon
- Ø Swift Current
- Ø Weyburn
- Ø Yorkton



Sales Verification

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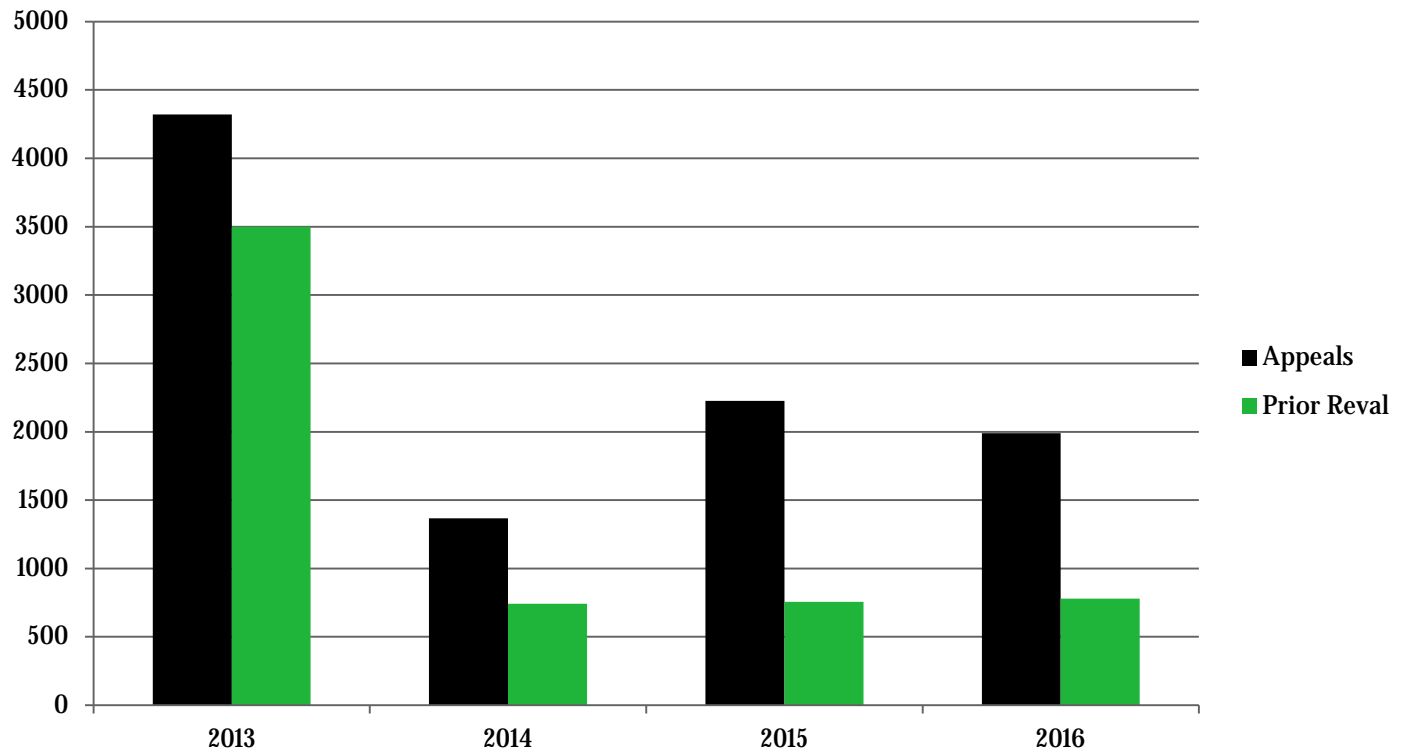


- 2013 Revaluation (Jan. 1, 2007 – Dec. 31, 2010)
 - 202,940 total sales
- 2017 Revaluation (Jan. 1, 2011 – Dec 31, 2014)
 - 210,518 total sales
- Approx 52,000 sales per year
- Approx 15,000 to 20,000 sales to verify each year

2013-2016 Support of Value – Board of Revision

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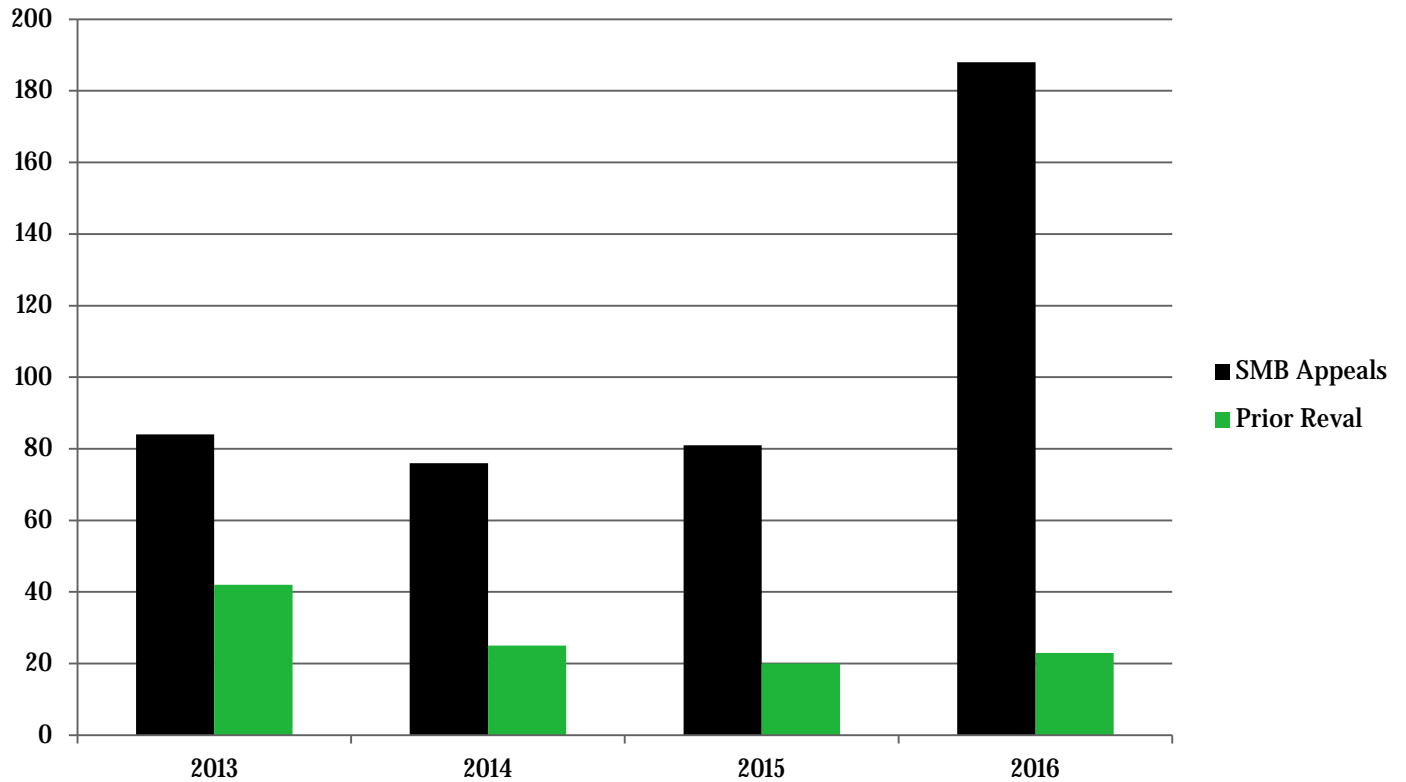
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2013-2016 Support of Value – SMB

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2016 Reinspections for use in 2017

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- Total – 32,109 properties
- Commercial – 319 properties
- Residential – 8,397 properties
- Agricultural – 10,152 properties
- Industrial – 606 properties
 - Flow Line Review – 12,635 properties

2017 Maintenance

- Maintenance by Regions
 - 34,213 properties as of April 3
 - 93% Complete

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2017 Maintenance

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- Oil and Gas Standardization ran smoothly (86,866 properties)
- Oil and Gas Renditions
 - 16,080 processed
- Pipelines Complete
- Mines
 - Potash complete February 28
 - Coal complete
 - Uranium to be complete by April 29

2017 Roll Status

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- As of April 10, 2017
 - Rolls open – 279
 - Rolls closed – 0
 - Rolls not yet open - 481

2018 Maintenance

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- Municipalities – Start sending in lists
 - Service Charters planned for 135 municipalities
 - Negotiate deadlines
- SAMA Goal – Deliver maintenance by date requested by municipality
 - Asking for date municipality requires complete maintenance package

2017 Revaluation Timeline in 2016

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- Finalized market analysis for January 1, 2015 base date
- Created Preliminary Value database and updated values based on converted data and January 1, 2015 base date market models
- Preliminary values to government on April 7, 2016 for provincial tax policy

2017 Revaluation Timeline in 2016

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- Delivered preliminary values to client municipalities after maintenance completed in the June to November time frame
- Met with clients to discuss values as required
- Government Relations finalized percentages of value in November, 2016

2017 Revaluation

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- Recalculated 2017 database with new %'s of Value
- Continue to validate 2017 values
- Continue to work on maintenance
- 2017 Value Reports Sent to Municipalities when ready from January to April
- Finalize maintenance and deliver

2017 Revaluation Follow-up

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- If needed SAMA will attend council meetings and open houses to explain new assessments to ratepayers (set up by appointments)
- For RMs, assistance to process 293 exemptions (farm residences)
- Provide ongoing phone support
- Regional 1-800 number for inquiries
- Support of Value

2017 Revaluation Follow-up

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- SAMA's website www.sama.sk.ca
 - On-line manuals, handbooks, FAQs, etc.
- Pamphlets and Fact Sheets
- Video on property assessment
 - <http://www.sama.sk.ca/html/2/understanding.html>
- SAMAVIEW www.samaview.ca

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