

CENTRAL OFFICE

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WEB SITE:

www.sama.sk.ca

FION 202

EVALUAT



AGRICULTURAL LAND (PASTURE)

The Saskatchewan Assessment Management Agency (SAMA) manages the province's property assessment system developed in consultation with municipalities, stakeholders and the provincial government.

SAMA is responsible for assessment governance of the \$271 billion property assessment base, and a \$2.33 billion property tax base. The Agency provides assessment valuation services to 762 urban, northern and rural municipalities. It is directly responsible for the assessed values of approximately 876,000 properties in the province.

2025 REVALUATION

SAMA's goal for the 2025 Revaluation is to provide fair and accurate updated property assessments for our clients and stakeholders to support their ability to provide important services to the public.

SAMA conducts revaluations based on a four-year cycle. 2021 was the year of the last revaluation, and the 2025 Revaluation will see assessed values updated to reflect a new base date of January 1, 2023. The legislated base date means that 2025 values reflect a property's value as of January 1, 2023.

VALUATION STANDARDS

For the 2025 Revaluation, Saskatchewan will use a **regulated property assessment valuation standard** for valuing agricultural property. Legislation requires that assessments are to be calculated using mass appraisal, be of the applicable valuation base date, and equity must be considered by the appraiser as a dominant and controlling factor in assessment preparation.

The formulas, rules and principles for the valuation of agricultural land are found in the Saskatchewan Assessment Manual (2023 Base Year).

range site characteristics such as climate, soil texture, soil profile and topography;

amount of native versus seeded grass species; and,

THE PRODUCTIVE CAPACITY METHOD

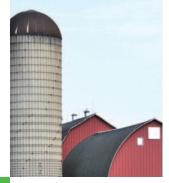
amount of tree and shrub cover.

price for pasture land.

The valuation model for pastureland will continue to be based on productive value. The productive capacity of pastureland is defined by ecoregions, which are unique areas delineated by climate, topography and soil characteristics. After soil type and region are determined, the potential carrying capacity is established, which is measured in terms of animal unit months (AUM), where an animal unit is a 1,000-pound cow with or without calf. The methodology for rating the potential carrying capacity of a pasture was developed by the Saskatchewan Research Council, and takes into consideration:

Once the carrying capacity is estimated, a land rating (productivity index) is assigned. In addition, there is also a pasture specific provincial factor (PF), which reflects the provincial average sale

INFO SHEET #7





REGIONAL OFFICES:

MELFORT

107 Burrows Avenue West PO Box 1089 Melfort, SK SOE 1A0 P: 306-752-6142 TF:800-216-4427 (in Sask.)

MOOSE JAW

228 Main Street N., 4th Floor Moose Jaw, SK S6H 3J8 P: 306-694-4425 TF: 866-398-7889 (in Sask.)

NORTH BATTLEFORD

303, 1101 - 101st Street North Battleford, SK S9A 0Z5 P: 306-446-7665 TF: 800-824-2570 (in Sask.)

REGINA

330 - 2505 11th Avenue Regina, SK S4P 0K6 P: 306-924-8080 TF: 800-498-0578 (in Sask.)

SASKATOON

Α

#701 - 333 3rd Ave N. Saskatoon, SK S7K 2M2 P: 306-933-5385 TF: 800-667-5203 (in Sask.)

SWIFT CURRENT

203 - 350 Cheadle Street W. Swift Current, SK S9H 4G3 P: 306-778-8444 TF: 800-498-0574 (in Sask.)

WEYBURN

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YORKTON

45B Palliser Way Yorkton, SK S3N 4C5 P: 306-786-1370 TF: 800-498-0576 (in Sask.)





SASKATCHEWAN ASSESSMENT MANUAL (2023 BASE YEAR)

The valuation procedures for pastureland are contained within the *Saskatchewan Assessment Manual.* The pastureland valuation model applies to agricultural land best suited for grazing. The classification system for rating soils, as they relate to pasture range sites and respective carrying capacity estimates, is based on the Canadian System of Soil Classification.

The general valuation formula is as follows:

LAND RATING X PROVINCIAL FACTOR = ASSESSED VALUE

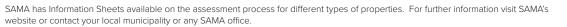
PROPERTY ASSESSMENT DOES NOT EQUAL PROPERTY TAX_

SAMA's role in determining assessed value for properties is just the first part of a process established by provincial legislation. The second part is application of provincial government established tax policy, such as property classes and percentages of value, and statutory exemptions. The third and final part of the process involves municipalities annually determining the local mill rate based on local budget needs. The province sets the mill rate for the education sector. Municipalities then multiply the taxable assessment by the local mill rate* to produce property tax levies, also known as your property tax bill.

(SAMA)		(Province)		(Municipalities and		(Taxpayer)
				Government)		
ASSESSED VALUE	Х	PERCENTAGE OF VALUE	Х	MILL RATES*	=	PROPERTY
		& EXEMPTIONS				TAXES

*Municipalities have the authority to use a series of tax tools ranging from mill rate factors to minimum taxes. For more information on tax tools and exemptions see the Ministry of Government Relations website.

The Agricultural Land Review Committee final report and SAMA's Saskatchewan Assessment Manual (2023 Base Year) are available on SAMA's website (www.sama.sk.ca).



Please note that for jurisdictions where SAMA provides valuation services, individual property assessed value information is available on SAMA's website at www.sama.sk.ca, by clicking the SAMAView link. November 2024