



AGRICULTURAL LAND (PASTURE)

CENTRAL OFFICE
200 - 2201-11th Avenue
Regina, SK S4P 0J8
P: 306-924-8000
TF:800-667-7262 (in Sask.)

WEB SITE:
www.sama.sk.ca

REVALUATION 2025

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)*.

THE PRODUCTIVE CAPACITY METHOD

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:

- range site characteristics such as climate, soil texture, soil profile and topography;
- amount of native versus seeded grass species; and,
- amount of tree and shrub cover.

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 price for pasture land.

INFO SHEET #7



REGIONAL OFFICES:

MELFORT

107 Burrows Avenue West
PO Box 1089
Melfort, SK S0E 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

#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

314 - 110 Souris Avenue
Weyburn, SK S4H 2Z8
P: 306-848-2397
TF: 800-498-0575 (in Sask.)

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:

$$\text{LAND RATING} \times \text{PROVINCIAL FACTOR} = \text{ASSESSED VALUE}$$

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 Government)		(Taxpayer)
ASSESSED VALUE	\times	PERCENTAGE OF VALUE & EXEMPTIONS	\times	MILL RATES*	=	PROPERTY 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).

INFO SHEET #7



SAMA has Information Sheets available on the assessment process for different types of properties. For further information visit SAMA's website or contact your local municipality or any SAMA office.

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