



REVALUATION 2021

UNDERSTANDING ASSESSMENT

ROLE OF THE SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

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 \$250 billion property assessment base, and a \$2.1 billion property tax base. The Agency provides assessment valuation services to 759 urban, northern and rural municipalities. It is directly responsible for the assessed values of approximately 869,000 properties in the province.

2021 REVALUATION

SAMA conducts revaluations based on a four-year cycle. 2017 was the year of the last revaluation, and the 2021 Revaluation will see assessed values updated to reflect a new base date of January 1, 2019. The legislated base date means that 2021 values reflect a property's value as of January 1, 2019.

VALUATION STANDARDS

Market Valuation Standard

For the 2021 Revaluation, Saskatchewan will continue to use the market valuation standard for valuing residential and non-regulated commercial property.

The market valuation standard provides flexibility in determining the assessed value of property by allowing the use of any of the three accepted approaches to value employed in the industry: the cost approach, the sales comparison approach and the property income (rental) approach.

The market valuation standard for residential and non-regulated commercial property requires appraisers to consider:

1. Mass appraisal: the process of preparing assessments for a group of properties as of the base date using standard appraisal methods, employing common data and allowing for statistical testing.
2. All rights that accrue to the real property (estate in fee simple).
3. Typical market conditions for similar property.
4. Quality assurance standards set by SAMA.

Regulated Property Assessment Valuation Standard

Agricultural land, heavy industrial property, railway roadway, pipelines and resource production equipment will continue to use a regulated system (regulated property). These types of properties are required to meet the regulated property assessment valuation standard as specified in legislation.

Both the market valuation standard and the regulated property assessment valuation standard adhere to the base date, and equity must be considered by the appraiser as a dominant and controlling factor in assessment preparation.

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 percentage 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	X	PERCENTAGE OF VALUE & EXEMPTIONS	X	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.

VALUATION INFORMATION FOR DIFFERENT PROPERTY TYPES

The process of determining value for different types of properties is outlined in more detail in separate SAMA Information Sheets. The following information sheets can be obtained from SAMA's website:

Understanding Assessment (#1)	Agricultural Land (Arable) (#6)
Residential Property (#2)	Agricultural Land (Pasture) (#7)
Commercial Property (#3)	Heavy Industrial Property (#8)
Resort Property (#4)	Oil and Gas Equipment (#9)
Golf Courses (#5)	Mining Equipment (#10)

The following three publications were prepared by the Agency for use with the 2021 Revaluation:

1. *Saskatchewan Assessment Manual (2019 Base Year)* - This is a regulated document that has the force of law. It contains the rules for the valuing property subject to the regulated property assessment valuation standard.
2. *SAMA's 2019 Cost Guide* - This is a non-regulated document that provides guidance for SAMA's appraisers on the application of the cost approach to value.
3. *Market Value Assessment in Saskatchewan Handbook* - This is a non-regulated document that provides guidance for the valuation of property subject to the market valuation standard. This document describes the three approaches to value but primarily focuses on the property income (rental) approach.



If you have questions or would like to order paper copies of any of the Information Sheets listed above, please contact 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.

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SAMA CENTRAL OFFICE

200 - 2201 - 11th Avenue
Regina SK S4P 0J8
P: 306.924.8000 F: 306.924.8070
TF: 800.667.7262 (In Saskatchewan)
W: www.sama.sk.ca

SAMA REGIONAL OFFICES

MELFORT

107 Burrows Avenue West
P.O. Box 1089
Melfort SK S0E 1A0
P: 306-752-6142 F: 306-752-6151
TF: 800-216-4427 (in Saskatchewan)

MOOSE JAW

228 Main Street North, 4th Floor
Moose Jaw SK S6H 3J8
P: 306-694-4425 F: 306-694-4505
TF: 866-398-7889 (in Saskatchewan)

NORTH BATTLEFORD

303 1101-101st Street
North Battleford SK S9A 0Z5
P: 306-446-7665 F: 306-446-7568
TF: 800-824-2570 (in Saskatchewan)

REGINA

330 - 2505 11th Avenue
Regina SK S4P 0K6
P: 306-924-8080 F: 306-924-8088
TF: 800-498-0578 (in Saskatchewan)

SASKATOON

300 333-25th Street East
Saskatoon SK S7K 0L4
P: 306-933-5385
TF: 800-667-5203 (in Saskatchewan)

SWIFT CURRENT

203 - 350 Cheadle Street West
Swift Current SK S9H 4G3
P: 306-778-8444 F: 306-778-8445
TF: 800-498-0574 (in Saskatchewan)

WEYBURN

314-110 Souris Avenue
Weyburn SK S4H 2Z8
P: 306-848-2397 F: 306-848-2399
TF: 800-498-0575 (in Saskatchewan)

YORKTON

45B Palliser Way
Yorkton SK S3N 4C5
P: 306-786-1370 F: 306-786-1372
TF: 800-498-0576 (in Saskatchewan)