

Market Value Assessment in Saskatchewan Handbook (Version 4.1)

Filing Instructions - Amendment September 23, 2021

Amendments to the Market Value Assessment in Saskatchewan Handbook are enclosed. Please follow these filing instructions to update your Handbook:

Remove the chapters indicated and **insert** the new chapters as follow:

Section	Remove	Insert	Complete (✓)
Table of Contents	Table of Contents	Table of Contents	
Manufactured Home Communities	Pages 1-4 Pages 9-12 Page 25	Pages 1-4 Pages 9-12 Page 25	

Summary of Amendments (September 23, 2021)

Handbook - Current	Handbook - Amendments
<p>1. Table of Contents Version 4.0 (Amended May 21, 2020)</p>	<p>1. Table of Contents Version 4.1 (Amended September 23, 2021)</p>
<p>2. Manufactured Homes Communities Valuation Guide (Page 2) Manufactured Home Communities Covered in this Valuation Guide ... The methods described in this valuation guide are designed to suit the valuation of manufactured home communities where sites are rented from the property owner.</p>	<p>2. Manufactured Homes Communities Valuation Guide (Page 2) Manufactured Home Communities² Covered in this Valuation Guide ... The methods described in this valuation guide are designed to suit the valuation of manufactured home communities where sites are rented from the property owner. “Manufactured Home Communities also include private campgrounds intended for recreational use which meet the same criteria having two or more site that are rented or available for rent.” ... “²Includes private campgrounds”</p>
<p>3. Manufactured Homes Communities Valuation Guide (Page 4) 2.2 Recommendation ... Provided there is sufficient and reliable income and expense data, the income approach to value reflects the way the market views these properties.</p>	<p>3. Manufactured Homes Communities Valuation Guide (Page 4) 2.2 Recommendation ... Provided there is sufficient and reliable income and expense data, the income approach to value reflects the way the market views these properties. “This</p>

Handbook - Current	Handbook - Amendments
	<p>recommendation also applies to private campgrounds where there is sufficient market data to apply the income approach.”</p>
<p>4. Manufactured Homes Communities Valuation Guide (Page 10) 3.2 Classify Properties into Homogenous Groups ... The following is a hypothetical example of how manufactured home communities may be grouped (stratified) and described by use:</p>	<p>4. Manufactured Homes Communities Valuation Guide (Page 10) 3.2 Classify Properties into Homogenous Groups ... The following is a hypothetical example of how manufactured home communities “(including private campgrounds)” may be grouped (stratified) and described by use:</p>
<p>5. Manufactured Homes Communities Valuation Guide (Page 11) Resort Communities</p> <ul style="list-style-type: none"> • Located near natural or scenic recreation features. ... <p>Recreation Communities</p> <ul style="list-style-type: none"> • Located within the boundaries of publicly owned and/or privately owned recreation areas. 	<p>5. Manufactured Homes Communities Valuation Guide (Page 11) Resort Communities</p> <ul style="list-style-type: none"> • “Includes manufactured home communities and private campground located” near natural or scenic recreation features. ... <p>Recreation Communities</p> <ul style="list-style-type: none"> • “Includes manufactured home communities and private campgrounds located” within the boundaries of publicly owned and/or privately owned recreation areas.
<p>6. Manufactured Homes Communities Valuation Guide (Page 25) Subject Index</p>	<p>6. Manufactured Homes Communities Valuation Guide (Page 25) Subject Index “Campgrounds 2, 4, 10-11”</p>