

Assessment Services Update

April 2011

Overview

- Ü 2013 Revaluation preparations
- Ü 2011/12 Maintenance program
- Ü 2011 Reinspection program

2013 Revaluation

Ü Preliminary Values to Ministry of Municipal Affairs by April 1, 2012

2013 Revaluation

- Ü Cost Approach
- Ü Analysis by a small cost approach team
- Ü Complete and finalize before start next
- Ü Started on February 7, 2011
 - 15% complete

2013 Revaluation

- Ü Sales Comparison Approach
- Ü Existing models (10) will be updated with new sales
 - City of Yorkton model developed
- Ü Team working on new models for:
 - Mid to large Towns
 - Areas around Regina and Saskatoon

2013 Revaluation

Ü Income Approach

Ü Team working on:

- Sales verification and reviewing returned income/expense forms
- Implementing new income computer module

Ü Considering expanding to other cities

Sales Verification

- Ü Sale verification ongoing
 - Continuous not batch
- Ü 210,500 sales from Jan 1, 2007 to Dec 31, 2010
 - 4,390 remaining to verify by mid-May

Maintenance Improvements

- Ü Involve customer
- Ü Continuous throughout year
 - Lists to be requested once roll confirmed
- Ü Expanded planning

2011 Maintenance

- Ü Goal to complete by Jan. 31, 2011
- Ü Completed 72% by Jan. 31, 2011
 - Completed 56% by Jan. 31, 2010
- Ü 97% complete as of April 8
 - 35,100 properties
- Ü Goal to complete by April 21

Industrial Maintenance

Ü 2011 Industrial Maintenance

- Mailing nearly complete
- Later than planned

Ü 2011/12 improvements

- Legislated and industry timelines limit delivering earlier
- Focus on improvements in 2011 for 2012 maintenance

2012 Maintenance

Ü 2012 Maintenance Goal

- Deliver by December 31, 2011
- Cannot do both maintenance and prepare preliminary values in 1st quarter 2012

Ü Starting in May 2011

- Requesting lists earlier than in the past

Reinspection Improvements

- Ü Start and complete in same year
 - Expanded planning
 - Identify key issues to be addressed in advance
- Ü Less time required per property
- Ü Time freed up from improvements to other processes

2011 Reinspections

- Ü Original plan - 2,600 agland properties
 - Revised plan - 630
- Ü Original plan 9,300 res/com improvements
 - Revised plan - 1,350 residential and approx 3,500 commercial
- Ü Industrial original plan – 4,700 properties
 - Revised plan – 23 heavy industrial properties

Commercial Property Inspections

- ü All 25,000 to be inspected over approx. 4 years
- ü 2010 – 4,900 properties inspected
- ü 2011
 - Original plan - 7,000 properties
 - Revised plan - approx 3,500 properties

Reinspections

- ü 2010 inspected approx. 6,000 Industrial properties
- ü 2011 plans
 - Original plan – 4,700 properties
 - Revised plan –
 - Complete reinspection of 23 mines/large industrial properties
 - Focus on 2012 maintenance

Support of Value

Ü 2010

- 742 appeals
- 25 to Saskatchewan Municipal Board

Ü 2011

- Estimate 750
- 65 appeals to date

Questions?

Summary

- Ü 2013 Revaluation preparations
- Ü 2011/12 Maintenance program
- Ü 2011 Reinspection program