



2016
ANNUAL
MEETING



APRIL 26,
2016



Saskatoon Inn
& CONFERENCE CENTRE

Assessment Services Division Update

Overview

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SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY



- Assessment Services Provided by SAMA
- 2013, 2014 & 2015 Support of Value
- 2016 Roll Status
- 2015 Reinspections for use in 2016
- 2016 and 2017 Maintenance
- 2017 Revaluation Preparations

Assessment Services Provided by SAMA

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1. Annual Maintenance
 - ∅ Annual changes to keep physical inventory current.
2. Reinspections
 - ∅ A general review of property in a municipality to ensure physical inventory is current.
3. Revaluations
4. Support of Value (Property Appeals)
 - ∅ Agreements to adjust
 - ∅ Boards of Revision, Sask Municipal Board
 - ∅ Court of Appeal, Queen's Bench Court

SAMA Regions

Ø Saskatoon

Ø North Battleford

Ø Regina

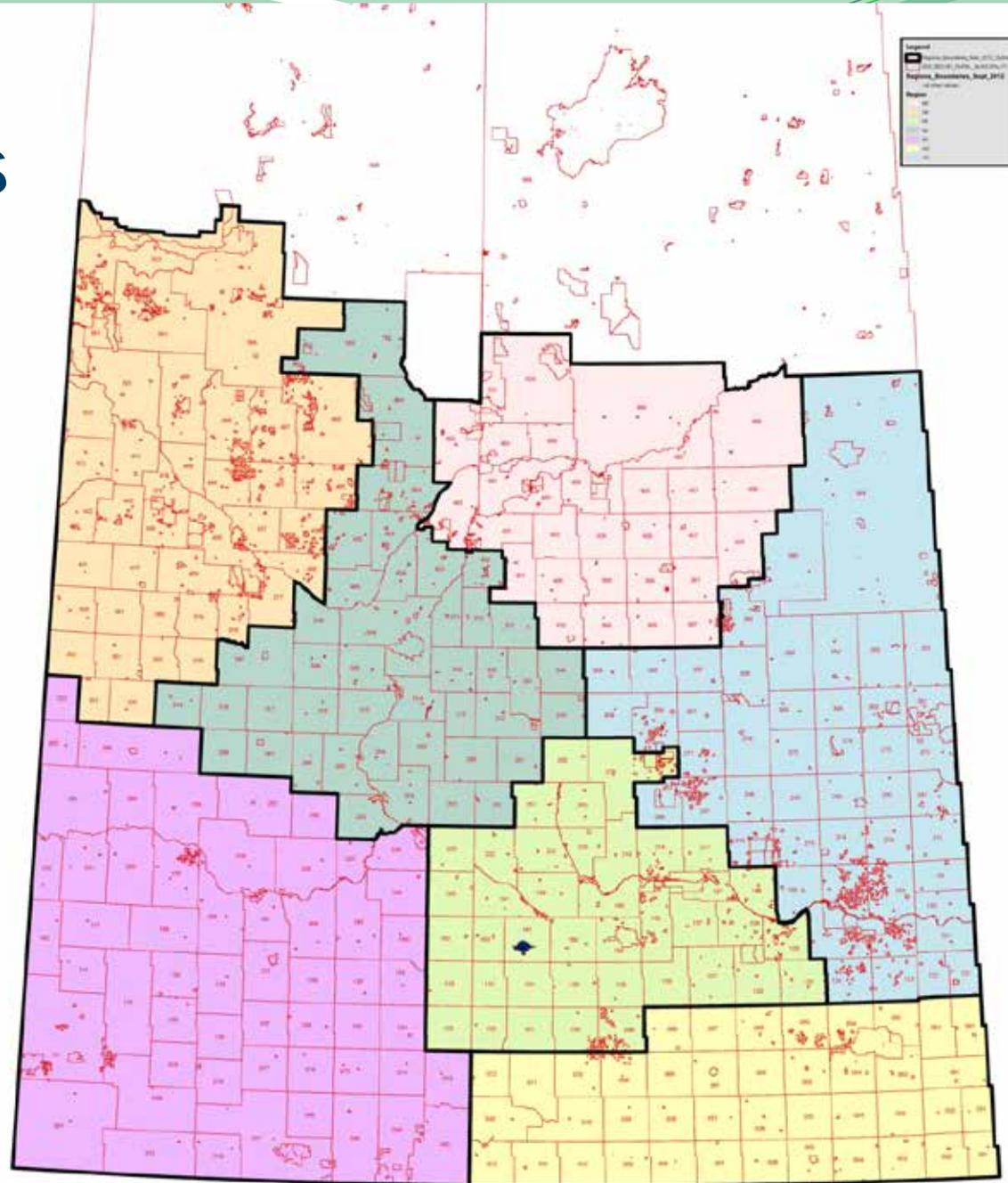
Ø Moose Jaw (city)

Ø Weyburn

Ø Melfort

Ø Yorkton

Ø Swift Current



2013 Support of Value

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- 4,319 appeals in SAMA jurisdictions (662 were industrial)
 - 60 days to appeal in revaluation year
- 83 to the Saskatchewan Municipal Board

- Approximately 3,500 appeals in SAMA jurisdictions in 2009 (last Revaluation)

2014 Support of Value

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- 1,384 appeals in SAMA jurisdictions (93 were industrial)
 - 30 days in non-revaluation year
- 79 to the Saskatchewan Municipal Board

- Approximately 742 in 2010

2015 Support of Value

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- 2,229 appeals in SAMA jurisdictions (1,120 were industrial)
- 65 to the Saskatchewan Municipal Board

- Approximately 755 in 2011

2016 Roll Status

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- As of April 19, 2016
 - Rolls open – 250
 - Rolls closed – 177
 - Rolls not yet open - 333

2015 Reinspections for use in 2016

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- Total – 24,578 properties
- Commercial – 563 properties
- Residential – 4,831 properties
- Agricultural – 10,457 properties
- Industrial – 1,559 properties
 - Flow Line Review – 7,168 properties

2016 Maintenance

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- Maintenance by Regions
 - 29,123 properties as of April 19
 - 93% Complete
- Working on at the same time as market analysis and preliminary value preparation for the 2017 Revaluation

2016 Maintenance

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- Oil and Gas Standardization ran smoothly (85,278 properties)
- Oil and Gas Renditions
 - 10,946 processed
- Pipelines Complete
- Mines
 - Potash complete
 - Coal & uranium to be complete by April 29

2017 Maintenance

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- Municipalities – Start sending in lists
 - Service Charters in 132 municipalities
 - Negotiate deadlines
- SAMA Goal – Deliver maintenance by date requested by municipality
 - Asking for date municipality requires complete maintenance package

Administrator Survey

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- Initial Survey early 2009
- Next Surveys 2011/12 & 2013/14
- 2015/16 Survey
 - Answer the Question:
 - How are we doing?
 - Sample of Administrators – 105

Administrator Survey

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- Customer Service
 - Agreement on positive statements regarding customer service reached a new level and is extremely high
 - 3.58/4 (2009), 3.62/4 (2012), 3.55/4 (2014) to 3.76/4 (2016)
- Overall Service Satisfaction
 - Approval from 96 (2009) to 99 (2012) to 99 (2014) to 98% (2016)
 - Very Satisfied from 70 (2009) to 77 (2012) to 78 (2014) to 80% (2016)

Administrator Survey

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- Maintenance Satisfaction Overall
 - Approval from 81 (2009) to 92 (2012) to 94 (2014) to 91% (2016)
 - Excellent from 30 (2009) to 40 (2012) to 55 (2014) to 56% (2016)
- Would you recommend SAMA
 - Yes, from 88 (2009) to 98 (2012) to 99 (2014) to 100% (2016)
 - Definitely recommend from 59 (2009) to 81 (2012) to 81 (2014) to 86% (2016)

2017 Revaluation Preparations

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- Finalized market analysis for January 1, 2015 base date
- Created Preliminary Value database and updated values based on converted data and January 1, 2015 base date market models
- Preliminary values to government on April 7, 2016 for provincial tax policy

2017 Revaluation Preparations

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- Deliver preliminary values to client municipalities after maintenance completed in the May to June time frame
- Meet with clients to discuss values as required
- Receive Tax Classes and %'s of Value from Government Relations in October
- Recalculate 2017 with new %'s of Value in October

2017 Revaluation Preparations

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- Validate 2017 values
- Continue to work on maintenance
- 2017 Value Reports Sent to Municipalities in January 2017
- Finalize maintenance and deliver

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