

SAMA 2020 Municipal Administrator Training Session



sama

SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

October 21, 2020

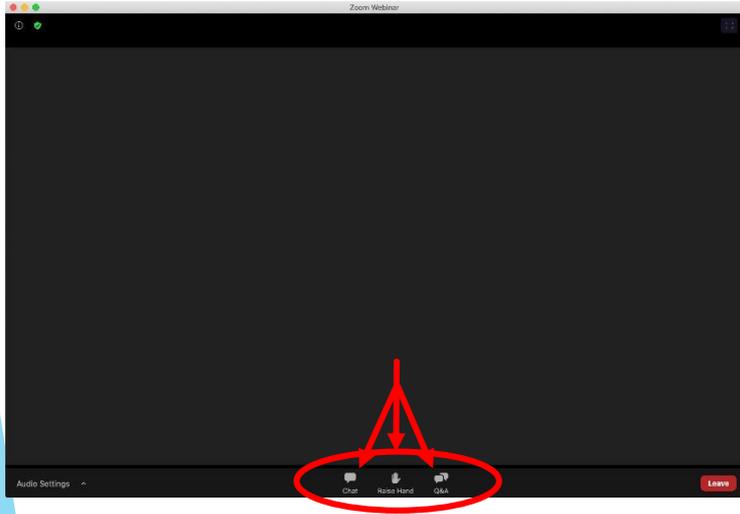
Information About Your Meeting

- ▶ All attendees are muted by default.
- ▶ Use the Q&A or Raise Hand feature to ask any questions.
- ▶ The Chat feature will be used to communicate with tech support or panel.
- ▶ You can also email support@webinarsolutions.ca

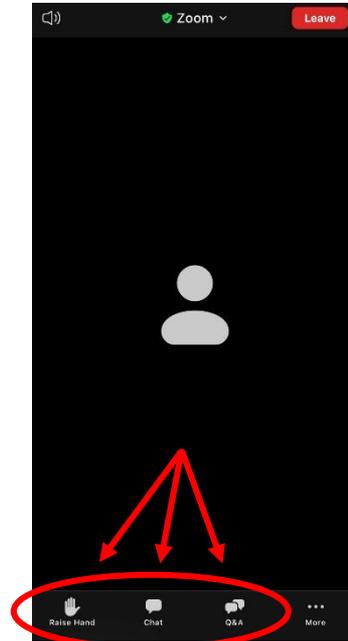




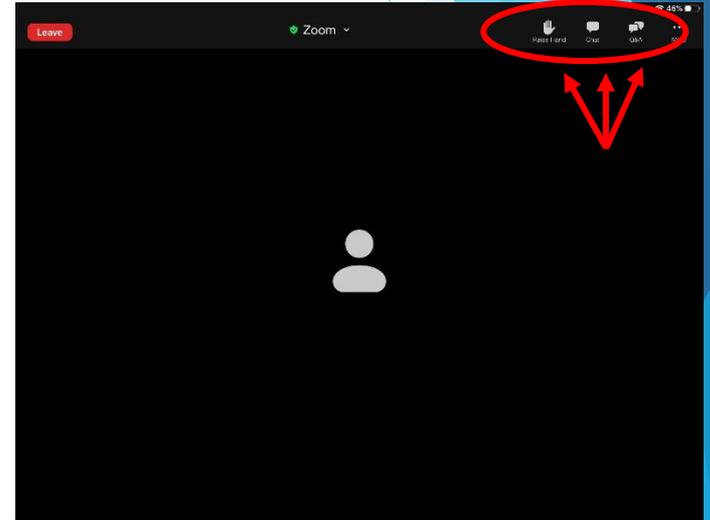
Zoom Meeting Controls



Laptop/Desktop



Phone



Tablet

Training Session Agenda



Assessment System Overview

- SAMA/Assessment System Overview
- Three Approaches to Value



2021 Revaluation Update

- Revaluation Timelines and Delivery
- 2021 Provincial Preliminary Revaluation Trends



MySAMA / SAMAView Demonstrations

- MySAMA Presentation
- SAMAView Presentation



Questions and Discussion Session

Assessment System Overview



SAMA Organization

AMA Act - Board Governed Agency

Governance
\$250B / 2.10B
Assmt / Taxes

- Policy (Advisory Committees)
- Quality Assurance
- Computer System
- Communication
- Safety Net for Province

Assessment
Services
759 of 763
Municipalities

- Value 868,000 Properties
- Annual Maintenance
- General Re-inspections
- Revaluations
- Support of Value

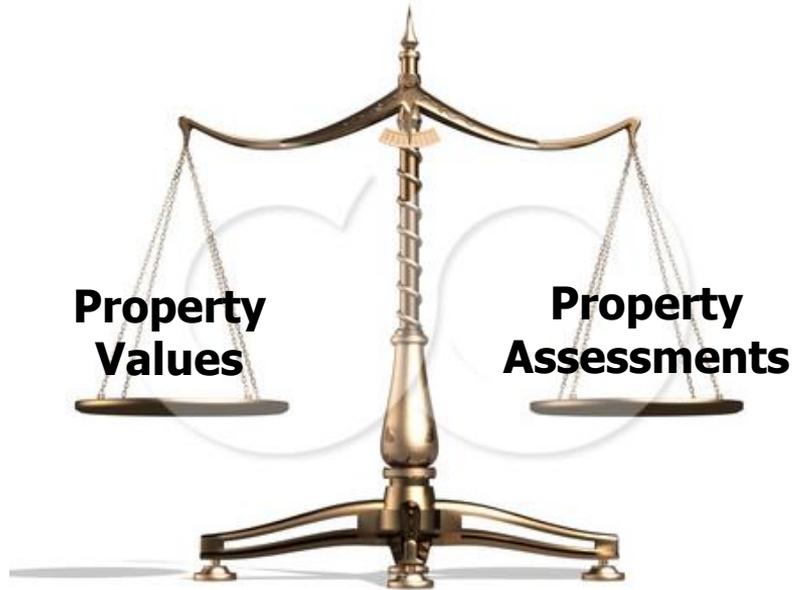
Assessment System Overview

Assessment Legislation

Mass appraisal and equity are key features

- ▶ Four year revaluation cycle:
 - January 1, 2015 base date for 2017-20
 - January 1, 2019 base date for 2021-24
- ▶ Two valuation standards:
 - Regulated Property Assessment Standard
 - Market Valuation Standard

Assessment Principles Ad Valorem



Assessment Legislation

A. Regulated Property Assessments:

- ▶ Determined according to the regulated property assessment valuation standard (force of law)
 1. Heavy industrial property
 2. Resource production equipment
 3. Pipeline
 4. Railway roadway
 5. Agricultural land

B. Non-Regulated Property Assessments:

- ▶ Determined according to the market valuation standard
 1. Residential property
 2. Commercial property

Non-Regulated Property Assessments

Assessment Legislation - MAct, CAct, Nact Market Valuation Standard

"market valuation standard" means the standard achieved when the assessed value of property:

- (i) is prepared using mass appraisal;
- (ii) is an estimate of the market value of the estate in fee simple in the property;
- (iii) reflects typical market conditions for similar properties; and
- (iv) meets quality assurance standards established by order of the agency.



2021 Revaluation - Board Orders

- 2021 Revaluation Board Orders include:
 1. 2021 Revaluation Base Date Order
 2. Market Value Evidence Order
 3. Quality Assurance Standards Order
 4. Saskatchewan Assessment Manual (2019 Base Year) Order

- All Orders in effect for 2021 to 2024 assessment roll years

ORDER

SASKATCHEWAN ASSESSMENT MANAGEMENT AGENCY

2021 Revaluation Base Date

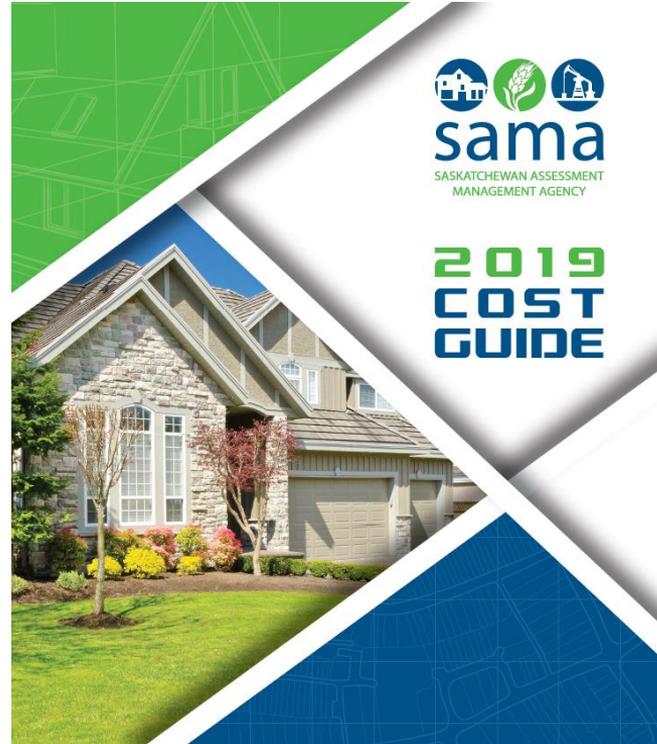
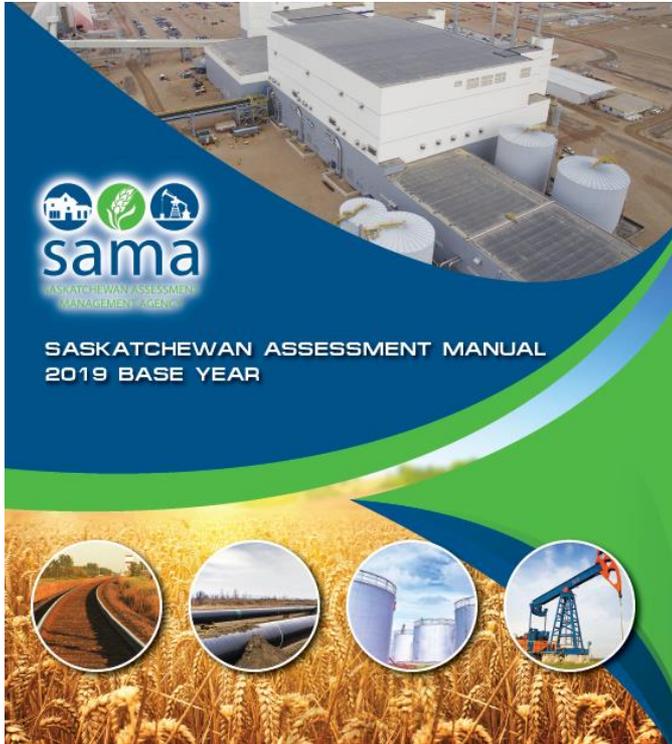
This is an Order pursuant to clause 12(1)(d) of *The Assessment Management Agency Act* establishing January 1, 2019 as the base date for determining assessed values of properties for the years 2021 to 2024.

Dated at Regina, Saskatchewan on December 15, 2017.


Myron Knafele
Chairperson

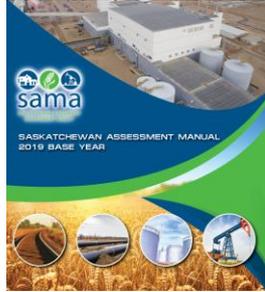

Irwin Blank
Board Secretary

2021 Revaluation Assessment Publications:



SAMA Assessment Publications:

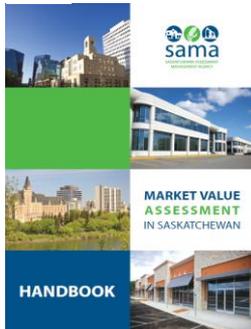
1.



2.



3.



1. 2019 Base Year Saskatchewan Assessment Manual (Manual) - Force of Law
2. SAMA's 2019 Cost Guide (Guide)
3. Market Value Assessment in Saskatchewan Handbook (Handbook)
4. Marshall and Swift/Boeckh LLC:
 - ▶ Marshall Valuation Service (MVS)
 - ▶ Residential Cost Handbook (RCH)

2019 Base Publications - Overview

Publication	Base Year	Primary Purpose	Regulated / Force of Law
Manual	Yes	Regulated Properties	Yes
Guide	Yes	Market Valuation Standard Properties - Cost Approach	No
Handbook	N/A	Market Valuation Standard Properties - Best Practices	No

Access Publications at: “sama.sk.ca”:



About
SAMA

Property Owner
Services

Municipality & Government
Services

[MySAMA & SAMAView Login](#)

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News](#)

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Manuals, Handbooks & Guides

SAMA conducts a revaluation of all properties in the province every four years. With each revaluation, a new set of rates and standards are published in a set of Manuals, Handbooks and Guides. These are the working documents that SAMA's appraisers use when conducting assessments.



Three Approaches to Value

Cost Approach



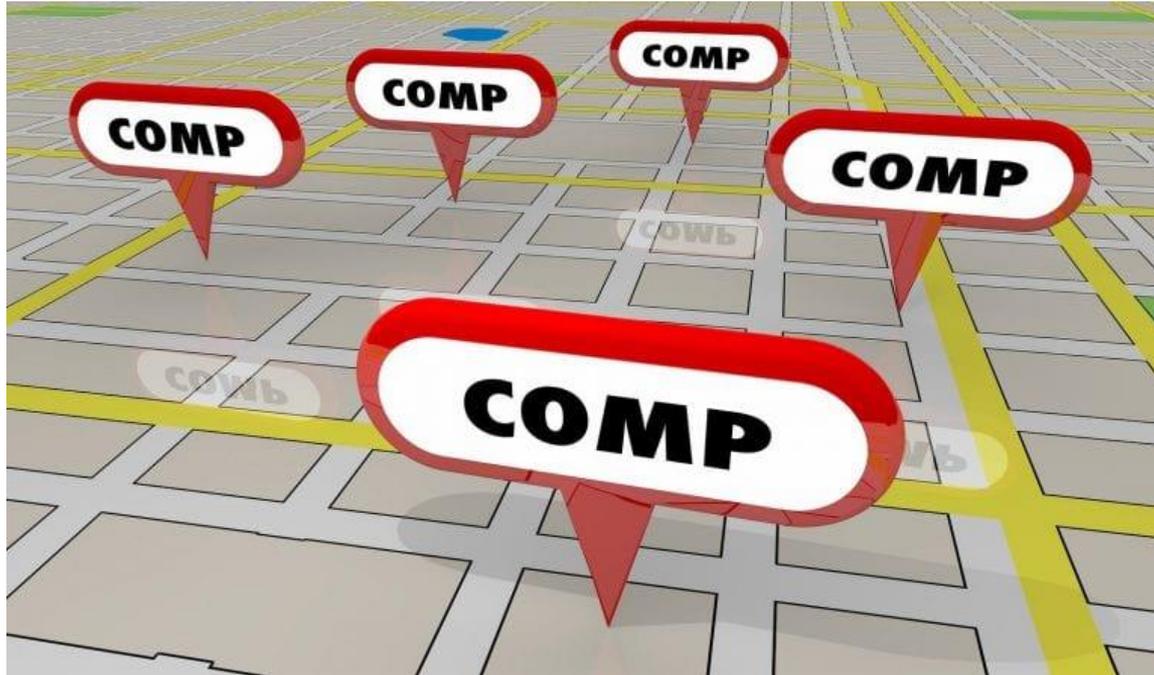
Urban Land Valuation



Improvement Valuation



Sales Comparison Approach



Property Income (Rental) Approach Overview



Income Approach Theory



The market value of a rental property can be estimated as the present worth of the future benefits that will accrue to the owner of a rental property over its economic lifetime.

Owner Property Income and Expense Statements



Potential Gross Income (PGI)



Vacancy and Collection Loss



Calculation Net Operating Income



Potential Gross Income (PGI)

- Vacancy and Collection Loss

= Effective Gross Income 

- Expenses

= Net Operating Income



Analyzing Property Expenses

PROPER EXPENSES

- Management
- Salaries
- Utilities
- Supplies and Materials
- Repairs and Maintenance
- Property Taxes
- Insurance
- Miscellaneous
- Reserves for Replacement

IMPROPER EXPENSES

- Depreciation
- Debt Service
(Mortgage Payment)
- Income Taxes
- Capital Improvements

Divide or
Multiply



Capitalization rate



Income multiplier

2021 Revaluation Overview:



Preliminary Values

- ▶ **April 2020:** Preliminary values to Government
- ▶ **June to October 2020:** SAMA delivers preliminary value reports to client municipalities
- ▶ **June to December 2020:** Review of preliminary values with local councils

Final Values

- ▶ **Late 2020:** Percentage of value decisions by government
- ▶ **January 2021:** Start delivery of new assessments with maintenance completed to date available. Remaining maintenance will be provided in the January to April timeframe.
- ▶ **Mid-February 2021:** SAMAView available to public (including updated ratepayer property profiles)

2021 Revaluation Timelines

- Policy including 2019 Base Orders and Publications are in place
- Service provider's market analysis nearly complete (SAMA, Saskatoon, Regina, Prince Albert and Swift Current)
- Provincial tax policy to be determined by later in 2020
- Challenges for 2021 Revaluation Include:
 - Economic impact of COVID-19 pandemic which occurred after the January 1, 2019 base date
 - High volume of appeals including 15 outstanding Court of Appeal cases for SAMA

2021 Preliminary Provincial Trends:

2021 Trends Vary by Location



2021 Preliminary Provincial

100% Assessed Value Trend

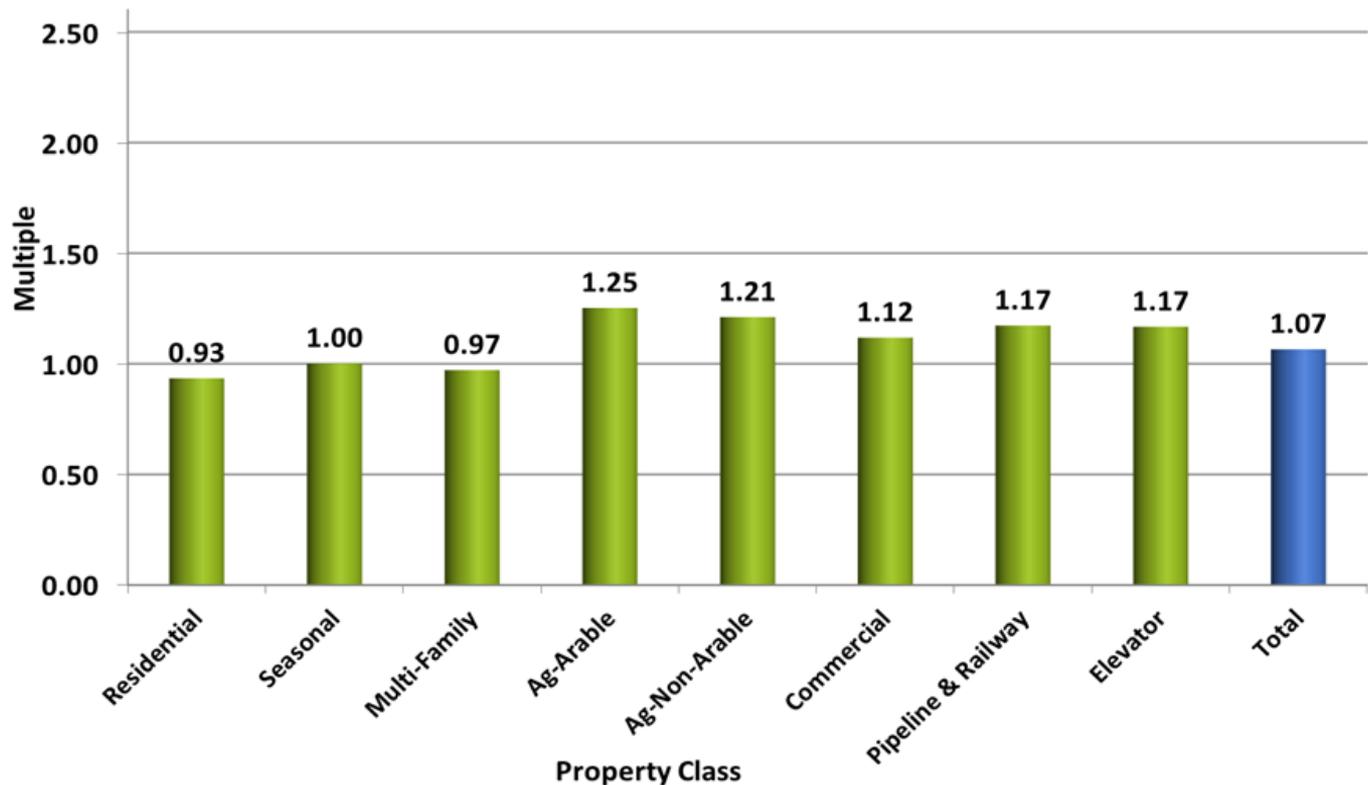
2020	2021	Multiple
\$ 250 B	\$ 266 B	1.07

Taxable Assessment Trend

2020	2021	Multiple
\$ 183 B	\$ 192 B	1.05

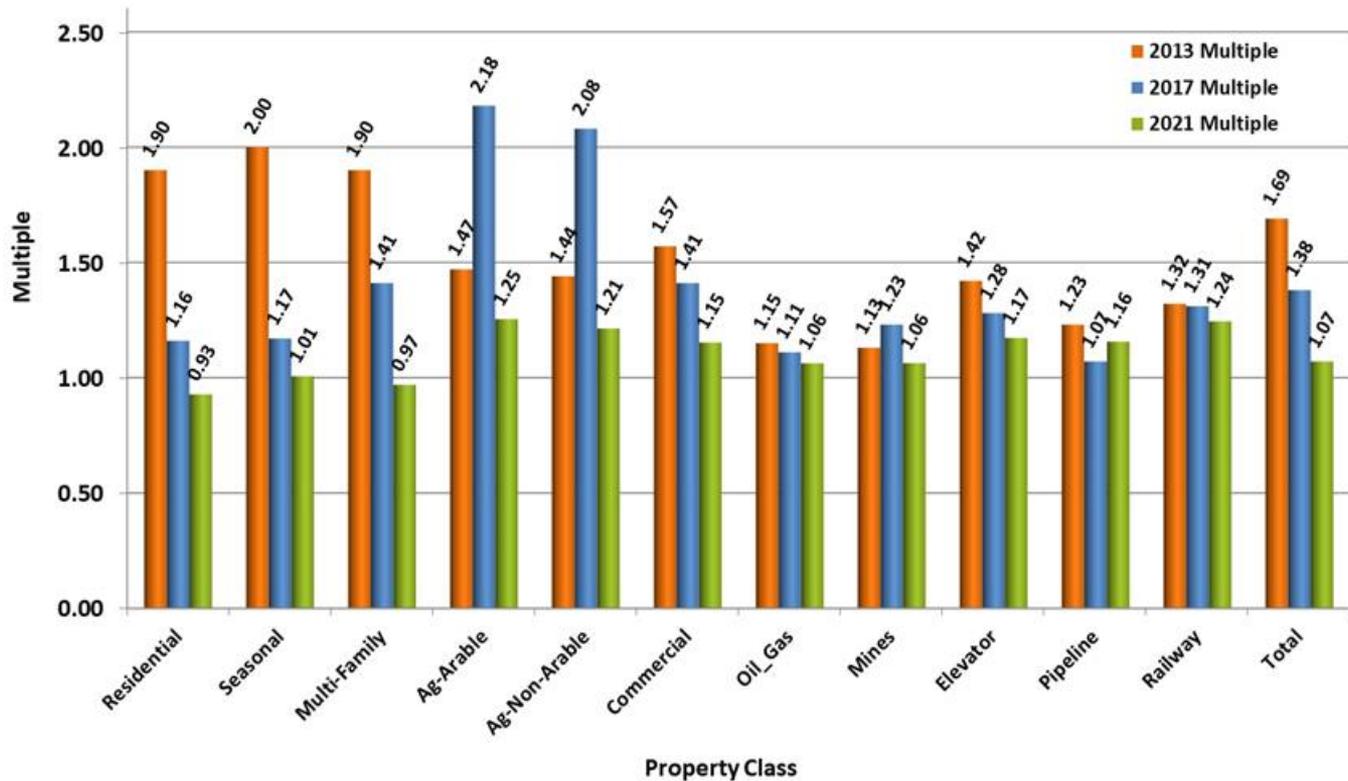
2021 Preliminary Trends (April 1, 2020)

2021 Revaluation - Provincial 100% Assessed Value Trends (2021/2020) - 8 Classes



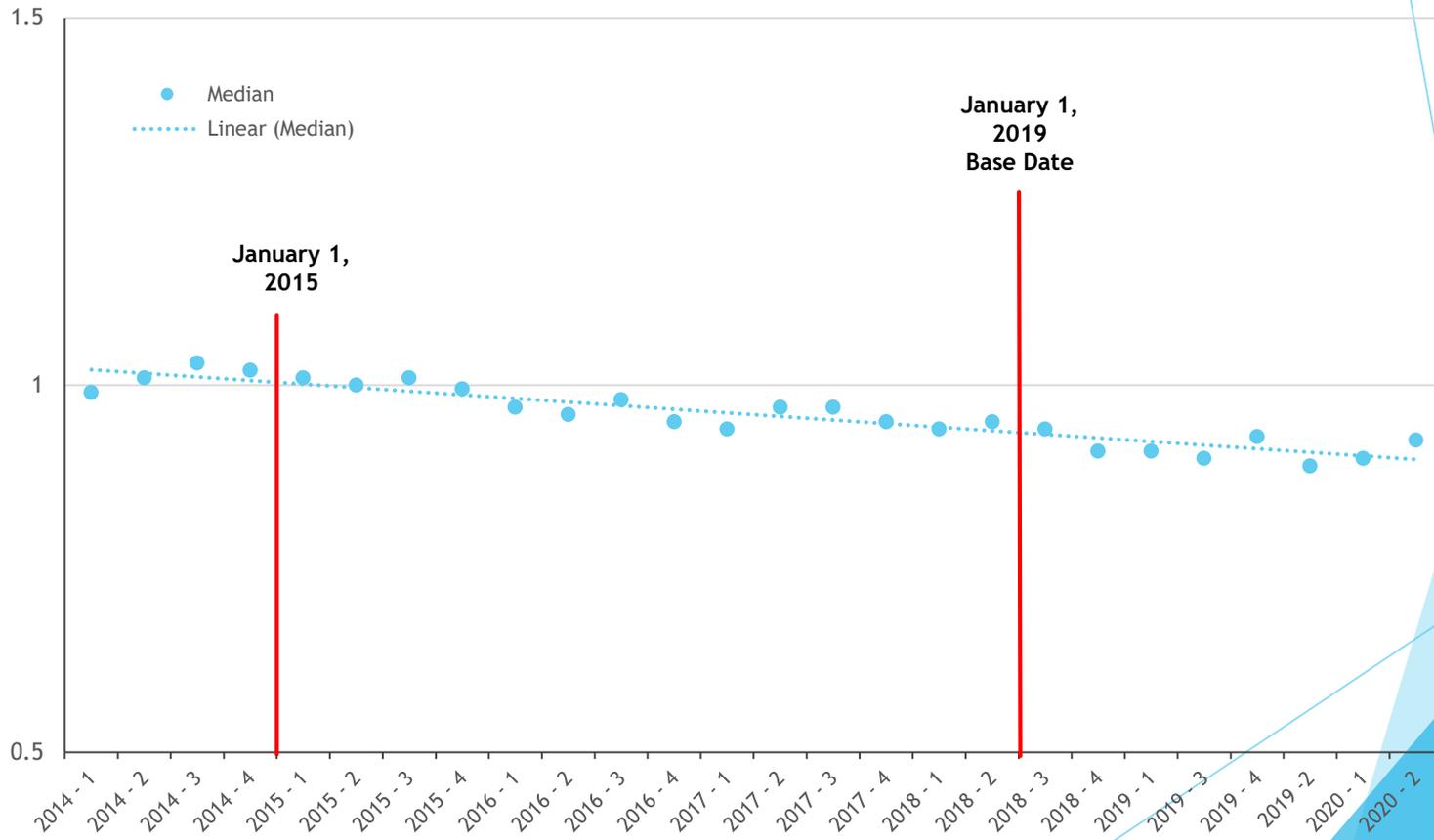
2021 Preliminary Trends (April 1, 2020)

Provincial 2013/2017/2021 Revaluations - 100 % Assessed Value Trends



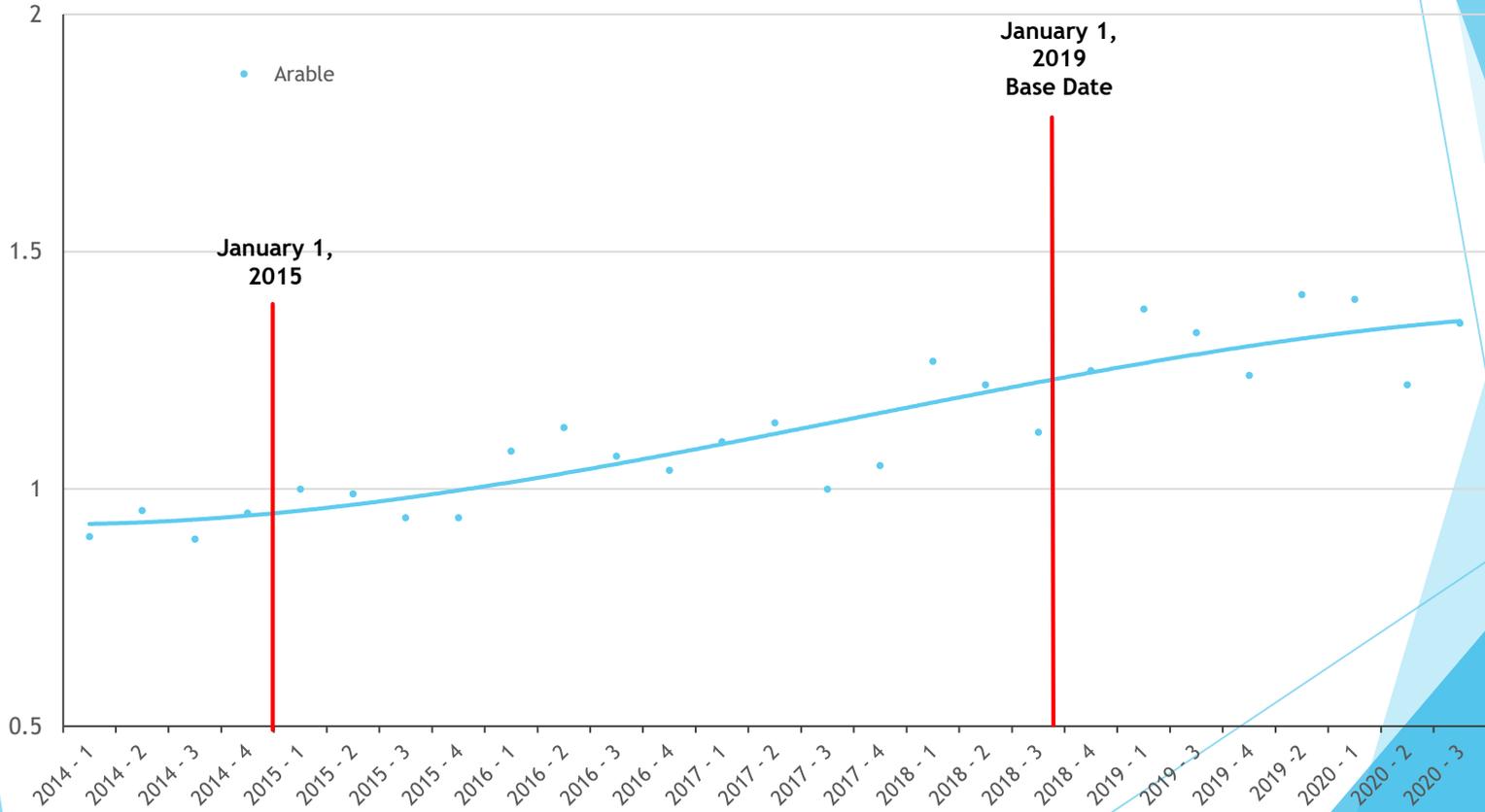
Residential Sales Trends

SAMA Residential Trend (Quarterly to October 2020)



Arable Ag. Land Sales Trends

SAMA Arable Ag Land Trend (Quarterly to October 2020)



Demonstrations



MySAMA Training / Demonstration



Maintenance fee and Covid-19

Any reviews done last year that required follow-up are put on as a no-charge callback



Log in

Choose what you want to log in as.



Sign Up

Don't have an account? Sign up now.

Why should I register?

Other links:

Looking for information about SAMA?

Did you receive a form about a recent property purchase?



- Client to SAMA
 - Secure portal to transmit work requests
 - File transfers from agency
 - Unlimited access to SAMAvIEW
- Purchaser to SAMA
 - Secure way of providing answers on sales transactions
 - Eliminates transfer of information from paper to computer
- Public to SAMA
 - Provide free access to individuals to view unlimited property overviews and up to 25 property reports per revaluation cycle
 - Commercial users licensing is now enforceable
 - Property Reports and Detailed Property reports prices reduced 50-75% depending on volume purchased.

MySAMA demo



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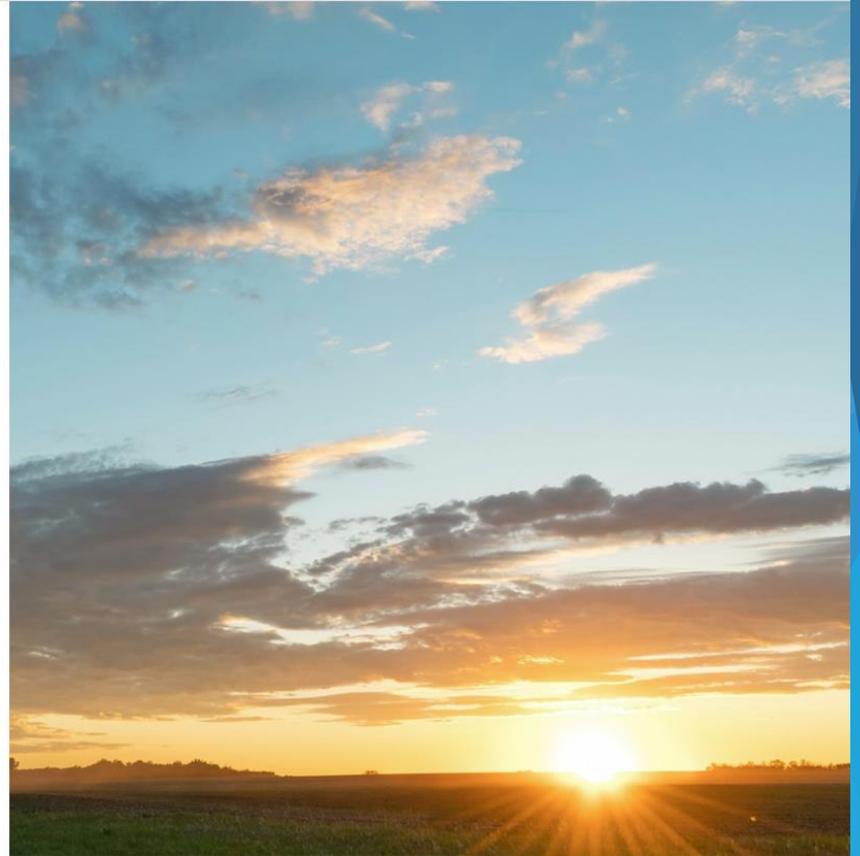
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SAMAVIEW Training / Demonstration



New SAMAVIEW Highlights

- GIS capable online database of SAMA's assessment information
- Provides public access to search, view and compare individual property assessments in SAMA client municipalities
- Free of charge for non-commercial users and municipalities
- Commercial users require a subscription (realtors, banks, fee appraisers, corporate users, etc.)
 - Detailed reports available using "credit" system



New SAMAView Information

Summary Information

Property Report

Map

Summary Information

Details Report

200 Sackaberra Assessment Management Agency, All Rights Reserved

Today's Date: Friday, April 11, 2014

2766152 2766152 280-000106100

PROPERTY INFORMATION [Print](#)

Please click the link [Property Report](#) for more detailed property information.

Note: If you find any data discrepancies on this page, please go to the [Contact Us](#) page to report them to the local office.

Property Information

Address:

Municipality: WREDFORD (RM)

Pat Status: 2012 - Balanced

Last Updated: Thursday, December 12, 2013

Present Last Updated: Friday, May 04, 1984

Neighbourhood: 201

Legal Land Description: Qtr NE Sec 04 Tp 28 Rg 22 W 2 Sup 00

ACT:

Tax Class and Percentage: Other Agricultural

Adjustment:

Potential Use: Arable Land

Valuation Method: Cost Approach

100% Assessed Value: \$51,900

Value Information

Liability Sub-Category	100% Assessed Value	Tax Class and Percentage Adjustment	Total Assessed Value after % Adjustment	Taxable Value	Exempt Assessed Value	Over-Ride Reason
Land	\$51,900	Other Agricultural 55%	\$46,142	\$46,142	\$0	
Total	\$51,900		\$46,142	\$46,142	\$0	

Property Report Property Use: Arable Land Print Date: 11-Apr-2014 Page 1 of 1

Municipality Name: WREDFORD (RM) **Assessment ID Number:** 280-000106100 **PID:** 2766152

City Address: **Block/Division:** 205 **Inspected Date:** 04-May-1984

Legal Location: Qr NE Sec 04 Tp 28 Rg 22 W 2 Sup 00 **Neighbourhood:** 201 **Change Reason:**

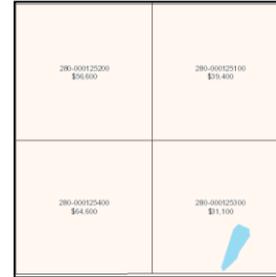
Supplemental: EXCEPT LANE **Time Acres:** 145.500 **Year / Phase ID:** 2013-68

SAGARU-EVANS ASSESSMENT MANAGEMENT AGENCY **Parcel Code:** A208 L202 **Call Back Year:**

Pretext Code: **Method of Use:** C.A.M.A. - Cost

Assessed & Taxable/Exempt Values (Summary)

Description	Assessed Values	Liability Subdivision	Tax Class	Percentage of Value	Taxable	Exempt	UK	Tax Status
Agricultural	53,900	1	Other Agricultural	55%	46,142			Taxable
TOTAL OF ASSESSED VALUES	53,900					46,142		
AGRICULTURAL ARABLE LAND								
Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating				
100	K - [CULTIVATED] FIELD-CROPP PRODUCTN	Soil association 1 EW - [ELSTON] Soil texture 1 L - [LOAM] Soil profile 1 CAL - [CHEMNICAL (CA 7-9)] Soil association 2 WR - [WREYBURN] Soil texture 2 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHENWORTH (CA 12-)] Top soil depth 3-5	Topography TT: Level to nearly level (stones (quarries) 01: None to few	SACRE	592.21			Final
40	K - [CULTIVATED] FIELD-CROPP PRODUCTN	Soil association 1 EW - [ELSTON] Soil texture 1 CL - [CLAY LOAM] Soil profile 1 CAL - [CHEMNICAL (CA 7-9)] Soil association 2 WR - [WREYBURN] Soil texture 2 L - [LOAM] Soil texture 4 Soil profile 2 OR12 - [CHENWORTH (CA 12-)] Top soil depth 3-5	Topography TT: Level to nearly level (stones (quarries) 01: None to few	SACRE	616.00			Final
AGRICULTURAL WASTE LAND								
Acres	Land Use	Waste Type						
6	WETLANDS	WASTE SLOUGH CULT						



Satellite Imagery (0.60 meter)



SAMAVIEW Features

- ▶ A mobile-friendly interface;
- ▶ Better search capabilities;
- ▶ Geolocation services;
- ▶ Online payment processing;
- ▶ Secure access - personalized dashboard and favorites;



SAMAVIEW Features

- ▶ Access to prior year assessment information;
- ▶ Unlimited viewing of general property information;
- ▶ Access to additional property details available for purchase; and,
- ▶ The potential to add more imagery for different customer groups in the future.



SAMAVIEW Demo



Log in

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Sign Up

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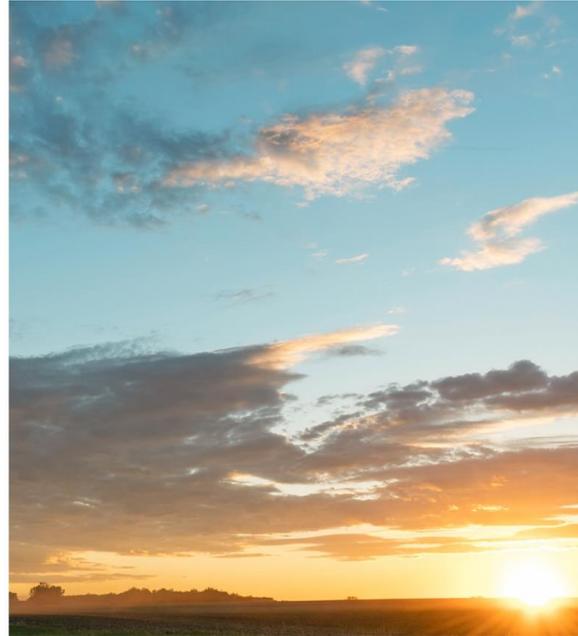
Why should I register?

Other links:

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Did you receive a form about a recent property purchase?



Accessible at www.mysama.ca or via SAMA's website (www.sama.sk.ca)

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to dark navy blue. These shapes are primarily located on the left and right sides of the frame, creating a modern, dynamic feel. The central area is a clean white space where the text is placed.

Questions and Discussion