

The 2025 Revaluation – SAMA and the Independent Cities

The Saskatchewan Assessment Management Agency (SAMA) is charged with developing, regulating, and delivering a stable, cost-effective assessment system for the province that is accurate, up-to-date, universal, equitable and understandable.

“We recognize that not every property owner understands the relationship between SAMA and their municipality, town or city,” said SAMA CEO Betty Rogers. “SAMA not only has governance responsibilities for the provincial assessment system, but also provides valuation services and acts on behalf of most municipalities in the province to gather important information about properties. Municipalities in turn use that information to levy their local taxes to fund services for their communities. The cities of Prince Albert, Regina, Saskatoon, and Swift Current conduct their own property assessments while still following the rules set out in legislation and provincial assessment publications.”

SAMA’s goal for the 2025 Revaluation is to provide fair and accurate updated property assessments for our clients and stakeholders to support their ability to provide important services to the public. With stable assessment policies and updating the values of all properties in the province through revaluations, assessments are kept up to date, supportable and understandable.

The following table uses provincial averages in SAMA jurisdictions to show preliminary provincial assessment trends for various property types. Local property specific taxable assessment trends may vary from the indicated provincial trend depending on how local market conditions compare with the provincial averages used to establish the assessment trends noted below. For 2025, we are seeing an overall increase of approximately 23 percent to assessments relative to the 2021 Revaluation.

Property Type	Percentage Increase	Property Type	Percentage Increase
Residential	+4%	Oil and Gas	+20%
Seasonal Residential	+8%	Mine	+25%
Multi-Family	+1%	Elevator	+31%
Agricultural - Non-arable	+40%	Pipeline	+43%
Agricultural - Arable	+40%	Railway RW	+25%
Commercial	+11%	Provincial	+23%

SAMA conducts revaluations based on a four-year cycle. 2021 was the year of the last revaluation, and the 2025 Revaluation will see assessed values updated to reflect a new valuation base date of January 1, 2023. The legislated base date means that 2025 values reflect a property's value as of January 1, 2023. SAMA cannot consider market data from after January 1, 2023, when implementing new values with the 2025 Revaluation. Market data from January 1, 2023 - January 1, 2027, will be used for the subsequent 2029 Revaluation.

The 2025 Revaluation will continue to use the market valuation standard for the assessment of residential and commercial properties. The regulated property assessment valuation standard will continue to be used for the assessment of agricultural land, heavy industrial property, railway roadway, pipelines and resource production equipment (mines and oil and gas wells).

For the 2025 Revaluation, all property types will have their values updated in relation to the **January 1, 2023**, base date, regardless of being subject to a market valuation standard or a regulated property valuation standard.

On December 4, 2024, the Government of Saskatchewan announced the percentages of value for the 2025 Revaluation, which are available on the Ministry of Government Relations' website. All percentages of value are staying the same relative to the 2021 Revaluation.

Property Assessments Do Not Equal Property Taxes

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 the application of provincial government established tax policy, such as property classes and percentages 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.

SAMA began the delivery of final assessed values to municipalities in January 2025. We will work closely with our client municipalities to provide additional background or information regarding these new values if required.

More information about the 2025 Revaluation can be obtained by visiting SAMA's website (www.sama.sk.ca) or contacting SAMA directly. For jurisdictions that provide their own assessment services, please contact your municipality directly.

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