

Flooding Fact Sheet

Periodic flooding of cultivated and pasture land can affect the use of otherwise productive soil. Below is some high-level information on how SAMA handles flooding when determining assessments.

Arable Land

- SAMA can apply a flooding adjustment to flooded land after determining the flooding pattern over a 10–12-year period. This will allow both dry and wet years to be taken into consideration. Appraisers use a flooding decision support tool that compiles 10–12 consecutive years of imagery into a single layer, showing flood frequency that supports this assessment period.
- SAMA’s general reinspection program undertakes to review each property in a municipality to re-establish a uniform base of up-to-date property records. Any land subject to flooding is reviewed during this process.
- SAMA does not make yearly adjustments for intermittent flooding. Instead, we use the 10–12-year period to determine the frequency and duration of flooding, which allows the Agency to determine how much of a flooding adjustment to implement.
- The frequency and duration of flooding is determined by either a field inspection and/or an imagery review, and, when possible, an interview with the landowner at the time of the inspection. SAMA typically reviews historical and current satellite imagery when determining the flooding adjustment.
- Evaluating flooding can be complicated by the variability of climate, the type of soil, and other factors such as drainage management by landowners.

Pasture Land

- SAMA addresses flooding impacts on pasture land through range site classification. For applicable range sites, the associated carrying capacity rates are adjusted to reflect reduced productivity resulting from flooding conditions.

For more information on how SAMA applies flooding adjustments, please contact your local SAMA office.