



REVALUATION 2021

AGRICULTURAL LAND (PASTURE)

The Saskatchewan Assessment Management Agency (SAMA) manages the province's property assessment system developed in consultation with municipalities, stakeholders and the provincial government.

SAMA is responsible for assessment governance of the \$250 Billion property assessment base, and a \$2.1 Billion property tax base. The Agency provides assessment valuation services to 759 urban, northern and rural municipalities. It is directly responsible for the assessed values of approximately 869,000 properties in the province.

2021 REVALUATION

SAMA conducts revaluations based on a four-year cycle. 2017 was the year of the last revaluation, and the 2021 Revaluation will see assessed values updated to reflect a new base date of January 1, 2019. The legislated base date means that 2021 values reflect a property's value as of January 1, 2019.

VALUATION STANDARDS

For the 2021 revaluation, Saskatchewan will continue to use will use a **regulated property assessment valuation standard** for valuing agricultural property. Legislation also requires that assessments are to be calculated using mass appraisal, be of the applicable base date, and equity must be considered by the appraiser as a dominant and controlling factor in assessment preparation.

The formulas, rules and principles for the valuation of agricultural land are found in the *Saskatchewan Assessment Manual (2019 Base Year)*.

THE PRODUCTIVE CAPACITY METHOD

The valuation model for pastureland will continue to be based on productive value. The productive capacity of pastureland is defined by ecoregions, which are unique areas delineated by climate, topography and soil characteristics. After soil type and region are determined, the potential carrying capacity is established, which is measured in terms of animal unit months (AUM), where an animal unit is a 1,000-pound cow with or without calf. The methodology for rating the potential carrying capacity of a pasture was developed by the Saskatchewan Research Council, and takes into consideration:

- range site characteristics such as climate, soil texture, soil profile and topography;
- amount of native versus seeded grass species; and,
- amount of tree and shrub cover.

Once the carrying capacity is estimated, a land rating (productivity index) is assigned. In addition, there is also a pasture specific provincial factor (PF), which reflects the provincial average sale price for pasture land.

SASKATCHEWAN ASSESSMENT MANUAL (2019 BASE YEAR)

The valuation procedures for pastureland are contained within the *Saskatchewan Assessment Manual*. The pastureland valuation model applies to agricultural land best suited for grazing. The classification system for rating soils, as they relate to pasture range sites and respective carrying capacity estimates, is based on the Canadian System of Soil Classification.

The general valuation formula is as follows:

LAND RATING X PROVINCIAL FACTOR = ASSESSED VALUE

PROPERTY ASSESSMENT DOES NOT EQUAL PROPERTY TAX

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

The Agricultural Land Review Committee final report and SAMA's *Saskatchewan Assessment Manual (2019 Base Year)* are available on SAMA's website.



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SAMA has Information Sheets available on the assessment process for different types of properties. For further information visit SAMA's website or contact your local municipality or any SAMA office.

Please note that for jurisdictions where SAMA provides valuation services, individual property assessed value information is available on SAMA's website at www.sama.sk.ca, by clicking the SAMAVIEW link.

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