

CITY OF PRINCE ALBERT

SAAA 2019 AGM & Conference

2021 Revaluation Update



© Photique Photography

Assessment Services Delivered In-House

THREE ASSESSMENT POSITIONS

➤ Assessment Positions

- City Assessor
- One Assessment Manager
- Assessment Appraisers
 - One Licensed Assessment Appraiser
 - Three Candidate Assessment Appraisers
 - Two recent hires since June 2019

Number of Properties

2019 ASSESSMENT

Commercial		762
Hotel		10
Residential		10,094
Multi-Residential		235
Condominium		1,164
Agricultural		18
Railway		6
Golf Course		2
Vacant Land		<u>758</u>
TOTAL:		13,049

2021 Revaluation

RESIDENTIAL

- Review of all residential sales to ensure accurate physical data on sales record.
- Approx. 120 vacant residential sales
- Approx. 1781 residential sales
- Approx. 297 residential condo sales
- Approx. 14 multi-residential sales

2021 Revaluation

RESIDENTIAL TRENDS

- Residential Vacant Land – Overall a 43% decrease but by market area decreases vary.
- Improved Residential – Overall a 9% decrease
- Residential Condo – Overall a 6% decrease
- Multi-Residential – Overall no change

2021 Revaluation

COMMERCIAL

- Complete review of commercial vacant and improved sales to ensure accurate data and verification
- Potentially 22 vacant commercial land sales
- Potentially 74 improved commercial sales
- Commercial Trend - Overall 10% decrease

SUCSESSES

TECHNOLOGY - MAKING IT BETTER

- Our CAMA lot Software successfully implemented
 - Requests for information online, currently using sales verification but are able to create reinspection and the income/expense forms are to come.
- iPad Tablets in use for residential inspections

SUCCESSSES

TECHNOLOGY - MAKING IT BETTER

- GIS Functionality – Electronic Land Viewing Information System (ELVIS)
 - Ability to map by parcel, neighbourhoods, Property type (commercial, residential, etc), MAF groupings for commercial, Property use (retail, warehouse, etc.), municipal services, city wards, zoning, type of road surface or combinations thereof.
 - Currently working on property sales for our 2021 Revaluation being updated allowing the ability to map by sale type, location, etc.
 - Ability to map by roll numbers, parcel numbers and addresses.
 - Integrated LiDAR data to develop a database that will catalogue building height data.

Ongoing Programs

ASSESSMENT SERVICES DIVISION

- 2019 Assessment
 - Total number of properties appealed to local Board of Revision 18
 - Total number refused by Board for lack of grounds 1
 - Total withdrawn after meeting with assessment staff 1
 - Total number of agreements after properties re-inspected 8
 - Number of properties dealt with by appeal 28
- Continuous Reinspection Program
 - All property to be physically re-inspected on a continuous seven year cycle.
 - Updated data ensures accuracy of assessments and equity between properties.
 - Physical re-inspection includes a site visit with a full exterior and interior inspection
 - All structures are measured and photographed

Ongoing Programs

CONTINUED

- Continuous Reinspection Program
 - Due to limited staff and review of sales, approx. 200 to complete.
 - Numerous discrepancies identified and corrected.
- 2019 Maintenance
 - 89 Residential Permits inspected.
 - 42 Commercial Permits inspected.
 - Delivered July 9, 2019 and October 3, 2019



City of
Prince Albert

Other Initiatives

CONTINUOUS IMPROVEMENT

- Review implementation of Income Approach to Value
 - Not used in 2017 Revaluation as there were limited data collected and staff to complete the income valuation implementation.
 - Currently reviewing implementation for Multi-Residential for 2021 Revaluation.
- Sales Verification Procedures
 - Updated sales verification forms and the ability to complete online.
 - CAMA lot system has the ability to track by each mail-out how many forms are completed online or mailed in. Also how many properties have a PDF copy attached to the property information.
 - Access to Real Estate Listings to assist in verification.

Exciting Changes for Prince Albert

PERMIT DEVELOPMENT

- Cornerstone Expansion
 - Save-On-Foods opened April 2018
 - Princess Auto opened September 2018
 - Lake Country Co-op Liquor Store opened two locations
 - Additional new tenant development (PetSmart, Party City, Popeyes, EDO Japan)
- Construction completing for the new Best Western Premier Hotel with 82 rooms
- U of S purchased the Forestry Centre property in March 2018 with plans of a new multi-program campus in the September 2020.

Challenges

- Shortage of appraisal staff and inexperience.
- Sales data – went through all sales data to ensure accurate and consistent data before developing models.
- Appeals – two 2017 appeals to the COA will delay the 2018 SMB appeals on retail MAF issue and comparability, land issues appealed City lost at SMB causing changes to land valuation and relook at MAF's for commercial properties for 2020.
- Population update due to conversion issues from old system to CAMA lot.

QUESTIONS?



assessment@citypa.com