



City of Saskatoon Revaluation Panel

SAAA Convention
September 27, 2019

Darcy Huisman, City Assessor



2019 Assessment Roll




	2019 (approx.)
No. of Accounts	96,000
Total Assessed Value	\$52.8B

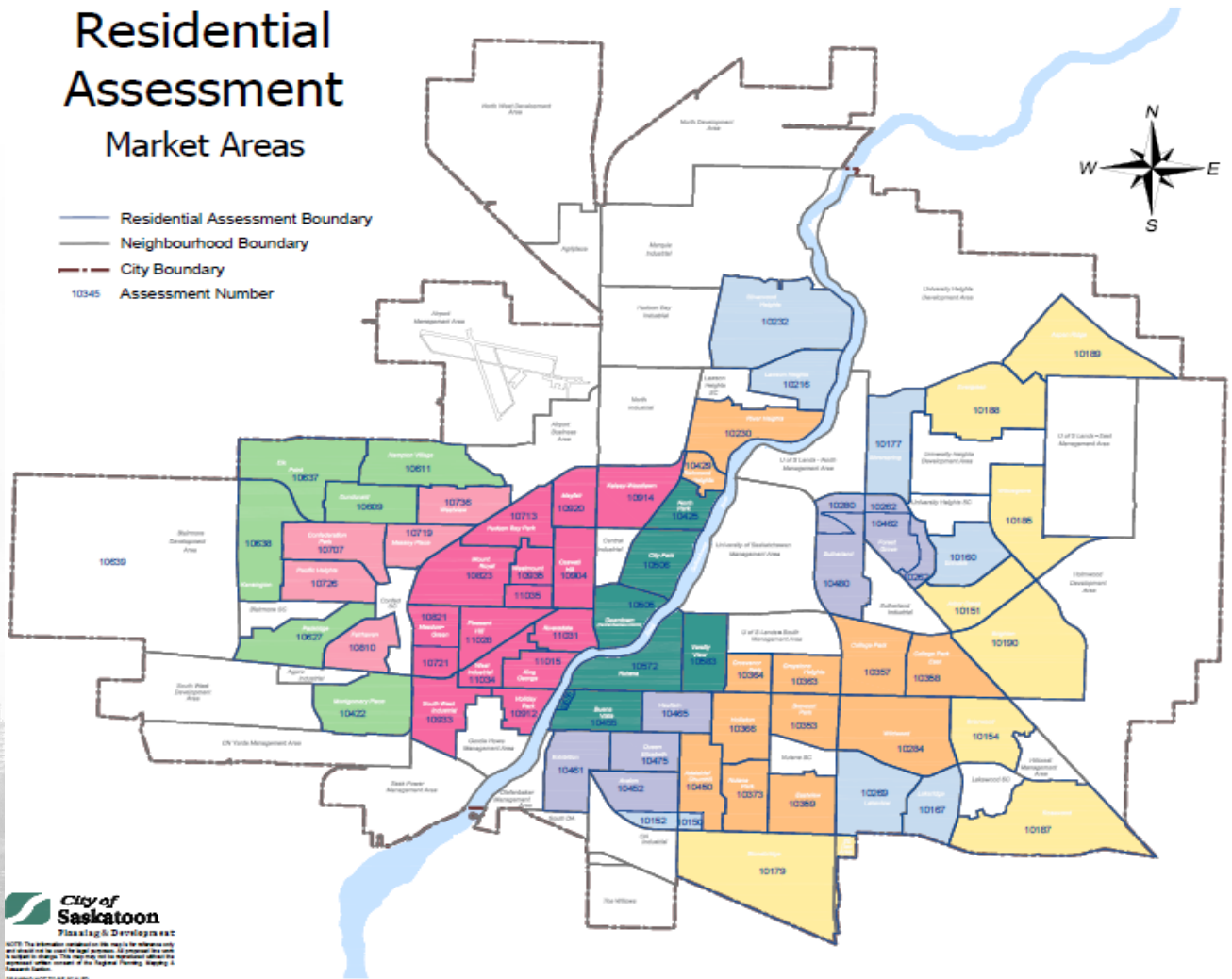
- Approximately:
 - 89,000 single-family & condo parcels
 - 7,000 commercial & multi-family parcels

Residential Market NBHD Review

- Last Market Review early 2000's
 - 10 Market NBHD's
- Engaged three local appraisal companies to review proposed market NBHD changes
 - 10 to 8 NBHD's
 - Confirmed propose changes with little variation

Residential Assessment Market Areas

-  Residential Assessment Boundary
-  Neighbourhood Boundary
-  City Boundary
- 10345** Assessment Number

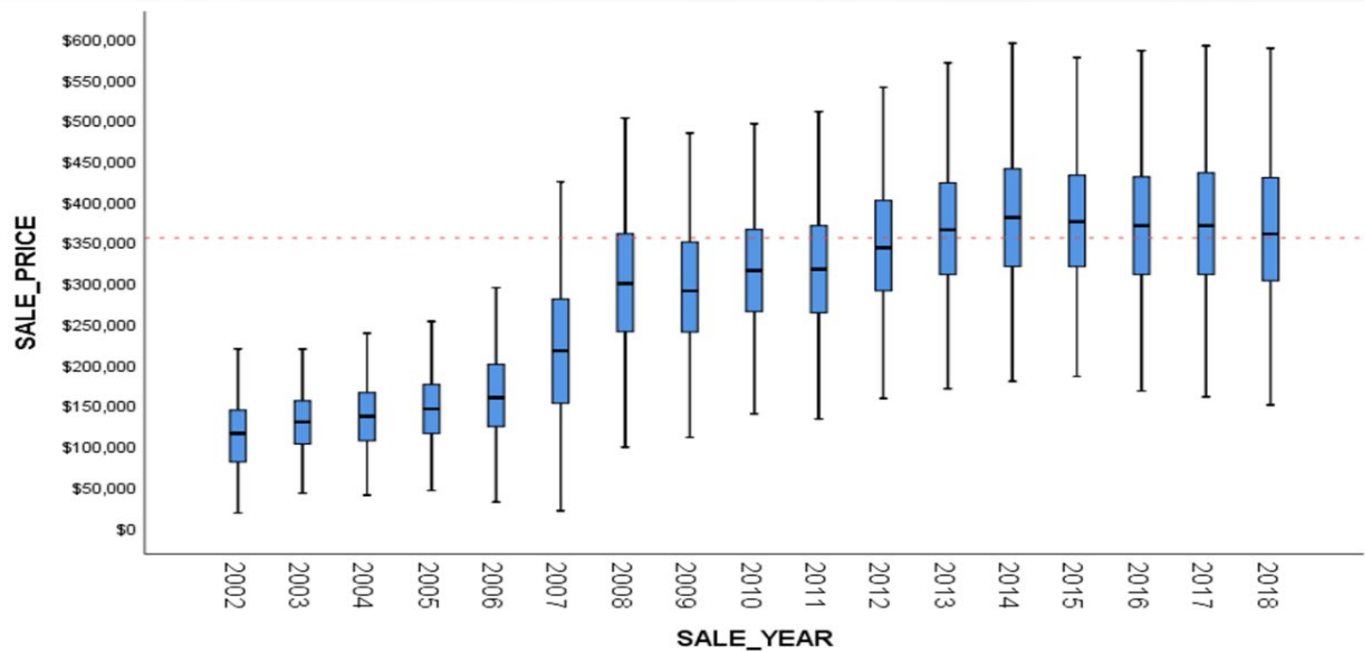


1	10151 - Arbor Creek
1	10154 - Briarwood
1	10179 - Stonebridge
1	10185 - Willowgrove
1	10187 - Rosewood
1	10188 - Evergreen
1	10189 - Aspen Ridge
1	10190 - Brighton
1	10150 - Adelaide / Churchill (part)
2	10152 - Avalon (part)
2	10160 - Erindale
2	10167 - Lakeridge
2	10177 - Silver Spring
2	10216 - Lawson Heights
2	10232 - Silverwood Heights
2	10269 - Lakeview
3	10230 - River Heights
3	10284 - Wildwood
3	10353 - Brevoort Park
3	10357 - College Park
3	10358 - College Park East
3	10359 - Eastview
3	10363 - Greystone Heights
3	10364 - Grosvenor Park
3	10366 - Holliston
3	10373 - Nutana Park
3	10429 - Richmond Heights
3	10450 - Adelaide / Churchill (part)
4	10452 - Avalon (part)
4	10451 - Exhibition
4	10263 - Forest Grove (part)
4	10462 - Forest Grove (part)
4	10465 - Haultain
4	10475 - Queen Elizabeth
4	10280 - Sutherland (part)
4	10480 - Sutherland (part)
5	10425 - North Park
5	10455 - Buena Vista (part)
5	10505 - Central Business District
5	10506 - City Park
5	10555 - Buena Vista (part)
5	10572 - Nutana
5	10583 - Varsity View
5	10609 - Dundonald
5	10611 - Hampton Village
5	10627 - Parkridge
5	10637 - Elk Point
5	10638 - Kensington
5	10422 - Montgomery Place
7	10707 - Confederation Park
7	10719 - Massey Place
7	10726 - Pacific Heights
7	10736 - Westview
7	10810 - Fairhaven
8	10713 - Hudson Bay Park
8	10721 - Meadowgreen (part)
8	10821 - Meadowgreen (part)
8	10823 - Mount Royal
8	10904 - Caswell Hill
8	10912 - Holiday Park
8	10914 - Kelsey - Woodlawn
8	10920 - Mayfair
8	10933 - South West Industrial
8	10935 - Westmount (part)
8	11035 - Westmount (part)
8	11015 - King George
8	11028 - Pleasant Hill
8	11031 - Riverside
8	11034 - West Industrial

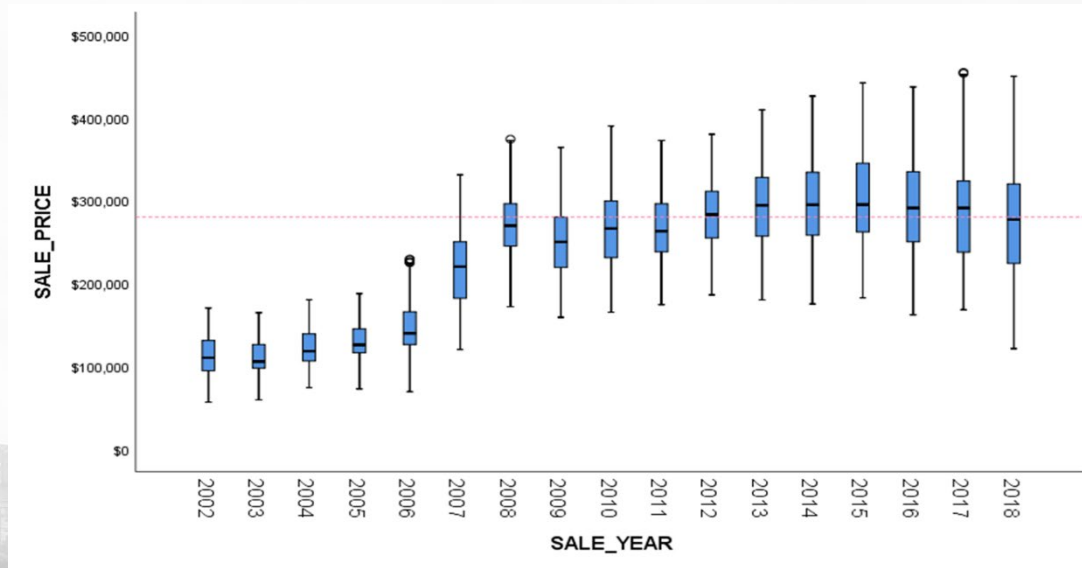
Market Data to be used

Property Type	2017 Reval - # of Years used	2021 Reval - # of years used
Improved - Residential	3	4
Land - Residential	3	4
Land - Commercial & MF	4	5
Commercial Improved	3	TBD
Multi Family Improved	3	TBD

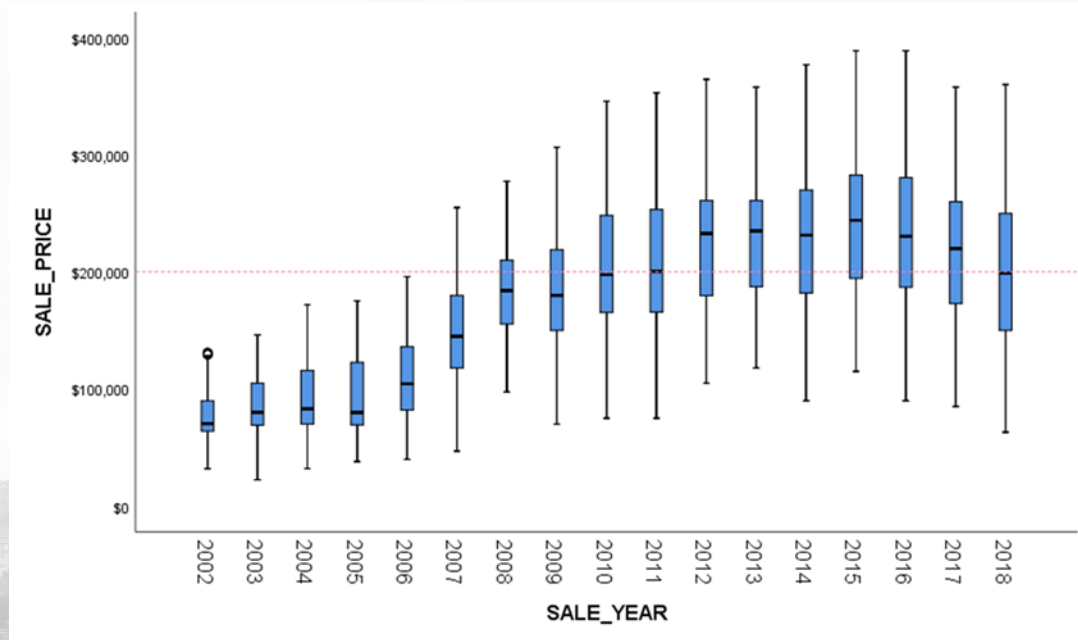
Single Family Time Trend based on median sale price



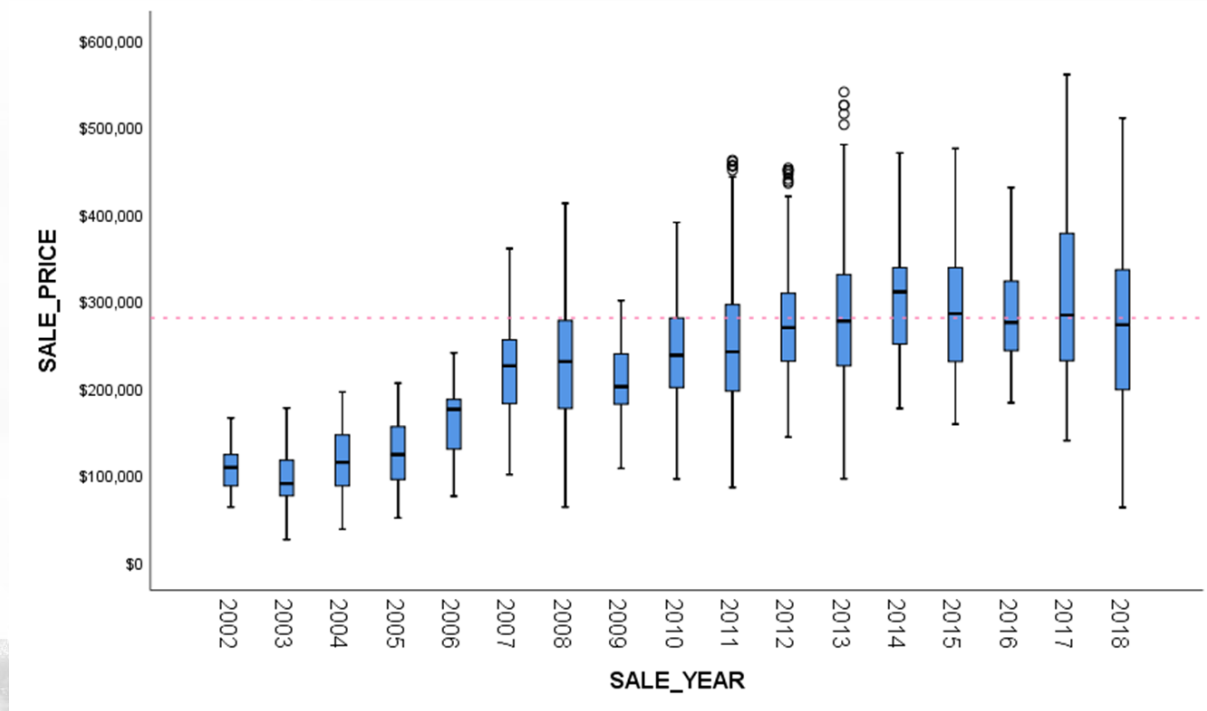
Ground Orientated Condo time trend based on median sale price



Low Rise Condo time trend based on median sale price



High Rise Condo time trend based on median sale price



Residential Progress Report

	Outlier Analysis	Non Realty Adjustment Analysis	Resales Analysis	Time Adjustment Analysis	MRA Model	Final Approval?
Residential Land	Completed	N/A	Completed	Completed	Completed	Yes
CityWide Single Family	Completed	Completed	Not Started	In Progress	Not Started	No
MKA1	Completed	Completed	Not Started	Completed	Not Started	No
MKA2	Completed	Completed	Not Started	Completed	Not Started	No
MKA3	Completed	Completed	Not Started	Completed	Not Started	No
MKA4	Completed	Completed	Not Started	Completed	Not Started	No
MKA5	Completed	Completed	Not Started	In Progress	Not Started	No
MKA6	Completed	Completed	Not Started	In Progress	Not Started	No
MKA7	Completed	Completed	Not Started	In Progress	Not Started	No
MKA8	Completed	Completed	Not Started	In Progress	Not Started	No
SEMIS- CITYWIDE	Completed	Completed	Completed	Completed	Completed	Yes
SEMIS_1TITLE	Completed	Completed	Completed	Completed	Completed	No
SEMIS_2TITLES	Completed	Completed	Completed	Completed	Completed	No
LOWRISE	Completed	Completed	Not Started	Not Started	Not Started	No
HIGHRISE	Completed	Completed	Not Started	Not Started	Not Started	No
GROUND CONDO	Completed	Completed	Not Started	Not Started	Not Started	No
TITLED CONDO PARKING	Not Started	N/A	Not Started	Not Started	Not Started	No



Income and Expense & Sales Information

- Number of Years to be used TBD
- Requests for Income & Expense Information
 - 2018 Information – 81% of returns have been entered into CAMA

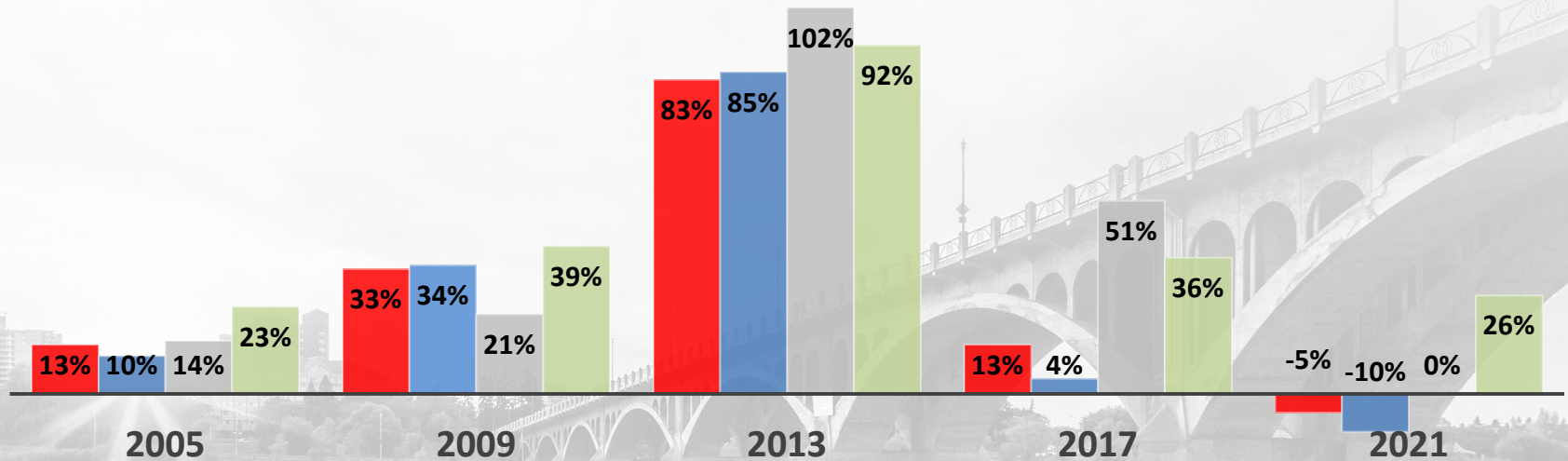
Income Year	No. Records	Response Rate	% Verified
2016	3237	94%	100%
2017	3297	94%	95%
2018	3625	92%	0%

Major Commercial & Multi Family Progress

	Sales Verification	Income Verification	Vacancy Analysis	Non Recoverable Analysis	Structure Reserve Analysis	Cap Rate & EGIM Analysis
Land Commercial	Completed	N/A	N/A	N/A	N/A	N/A
Land Multi Family	Completed	N/A	N/A	N/A	N/A	N/A
Land Agriculture	SAMA to provide	N/A	N/A	N/A	N/A	N/A
Land Periphery	Completed	N/A	N/A	N/A	N/A	N/A
Improved Warehouse	Completed	In progress	Not Started	Not Started	Completed	Not Started
Improved Office	Completed	In progress	Not started	Not Started	Completed	Not Started
Improved Retail	Completed	In progress	Not Started	Not Started	Completed	Not Started
Multi Family	Completed	In progress	Not Started	Not Started	N/A	Not Started
Shopping Centres	Completed	In progress	Not Started	Not Started	Not Started	Not Started
Hotels	Completed	In progress	Not started	Not Started	Not Started	Not Started

2021 Preliminary Revaluation Trends

■ Residential ■ Condominium ■ Multi-Unit Res ■ Commercial



Next Steps

- Load Marshall Tables into CAMA - December
- Involve as many staff as possible in modelling process and/or review
- Complete residential valuation models - end of December
- Complete Hotel, Shopping Centre and mini warehouse models - end of December
- Work with IT & Communications to enhance information available online