

2024 Assessment Roll: Commercial Property Changes

Important Information



- 2024 Assessment notices were mailed out on February 1, 2024. Only properties with a change in assessed value greater than \$1,000 or 1% of the previous year's assessed value received an assessment notice.
- **Assessment roll opens:** February 1, 2024
- **Assessment roll closes:** March 1, 2024



- When you receive your Assessment Notice in the mail, it is essential to **read** it carefully.
- Most property owners are prompted to appeal their assessment because **they feel their property taxes are too high.**
- You **cannot** appeal your taxes.



- **You can only appeal your Assessment Valuation.**
- It is **too late** to appeal your property assessment when you get your taxation notice.
- You must review your assessment notices within the **assessment roll timeframe**, as it is your only opportunity to ensure it is correct each year. If your assessment has an error, it must be reviewed with an appraiser before filing an appeal.

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Let's talk Assessment

2024 Assessments reflect the estimated market value of your property as of the base date of January 1, 2019.

2024 Commercial Property Changes



There are **two changes** to the calculation for the 2024 Commercial costed buildings based on a recent Saskatchewan Municipal Board (SMB) Decision.

1. **Depreciation** – age life expectancies for each particular building type to correctly apply depreciation based on the Marshall & Swift (M&S) depreciation tables.
2. Correction to the **Market Adjust Factor** (MAF) analysis to reflect the M&S age life expectancies and depreciation tables.

The Cost Approach



Replacement Cost New – **Depreciation** = Replacement Cost New Less Depreciation (RCNLD)

RCNLD x **MAF** = Commercial Building Assessment

Commercial Building Assessment + Land Valuation = **Total Property Assessment**

Depreciation

- The construction year of the building determines the amount of depreciation applied.
- Depreciation can be adjusted for renovation changes, which adjusts the depreciation percentage applied.
- It follows the SAMA 2019 Cost Guide, which provides direction on using the M&S age life expectancies and depreciation tables.



MAF

- Commercial sales that occurred between January 1, 2014 and December 31, 2018.
- Base Date of January 1, 2019.
- Adjusted sale properties to reflect M&S age life expectancies to apply depreciation correctly.
- Reviewed sales stratifications and new median MAFs determined for each stratification (grouping).

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2024 Assessment Appeals



- To appeal, you must prove there is an error in the depreciation or the MAF.
- **Assessment roll opens:** February 1, 2024
- **Assessment roll closes:** March 1, 2024
- Call 306-953-4320, Ext 2 or email assessment@citypa.com

How does this impact my Property Taxes?



- Property taxes will not be determined before the assessment roll is closed.
- **General Municipal Levy** = Assessed Value x Percentage of Value x Mill Rate x Mill Rate Factor 1,000
- 2023 **Commercial Tiers:**

	<i>Taxable Value Range for Tier</i>	<i>Mill Rate Factor</i>
Commercial Tier 1	\$0 – \$850,000	1.95
Commercial Tier 2	\$850,001 – \$4,200,000	1.95
Commercial Tier 3	\$4,200,001 – \$8,000,000	2.1
Commercial Tier 4	\$8,000,001 – \$15,000,000	2.5
Commercial Tier 5	Over \$15,000,000	2.2

Property Tax Timeline



- January 2024: Preliminary review of tax shifts
- February 2024: Tax tool work begins
- March 2024: City Council review of tax tools
- April 2024: City Council meeting to approve tax bylaws
- May 2024: Tax Notices delivered
- June 2024: Tax due date