

## 2025 Changes RM of McKillop #220

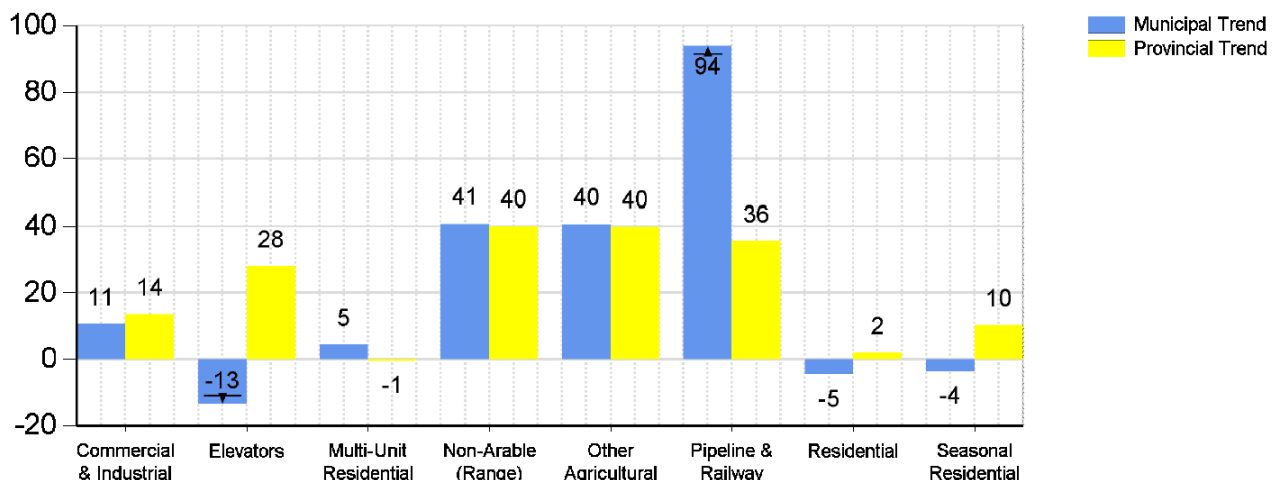
The Saskatchewan Assessment Management Agency (SAMA) is responsible for the governance of Saskatchewan’s property assessment system. Every four years there is a revaluation of all properties in the province. A revaluation does not include a physical inspection of property in your community. It is strictly an update to the assessed value as of the market base date. For the 2025 Revaluation, assessed values will be updated to reflect a new base date of January 1, 2023. The legislated base date means that 2025 values reflect a property's value as of January 1, 2023.

Assessments in Saskatchewan are historical. In other words, the date of valuation for a property is in the past. For 2025 to 2028, property values will reflect the market conditions as of a base date of January 1, 2023. SAMA cannot consider sales or rental information from after January 1, 2023, when implementing new values with the 2025 Revaluation. Any sales or rental information from after the base date will be considered for the next revaluation.

### RM of McKillop’s 2025 Revaluation Highlights

- Arable and pasture land has increased by 40%. Saskatchewan farmland had the greatest increase in value across the country, with consistently strong increases in the market over the 4 years leading up to the 2023 base date. Farm Credit Canada also observed a similar increase through their analysis of agricultural land sales.
- Across the board, replacement costs increased this revaluation due to increased cost of materials and labour. That said, sale prices have overall remained fairly stable.
- The Market Adjustment Factor (MAF) compares sale prices to replacement cost estimates. Because costs have gone up but sale prices are stable, the MAF decreased in most categories. Essentially, assessments of residential properties in your area have not increased significantly in response to the relatively significant increase of materials and labour thanks to a lower Market Adjustment Factors (MAF).
- Land values overall are very consistent through the RM excluding farm land
- Commercial properties would have seen a slight increase based upon sales evidence
- In the resort hamlets the lower quality homes would have seen the largest decrease in assessment
- Sundale Resort has its own land rate based upon having higher servicing

### Assessed Value Changes for Your Municipality:



**2025 Changes**  
**RM of McKillop #220**

For more information, please see the Revaluation 2025 section on our website at: [www.sama.sk.ca](http://www.sama.sk.ca).

If you have further questions, comments or suggestions please contact our regional office directly:

**Regina Regional Office**

#330 – 2505 11<sup>th</sup> Ave

Regina SK S4P 0K6

306-924-8080 or 1-800-498-0578

Email: [regina.region@sama.sk.ca](mailto:regina.region@sama.sk.ca)