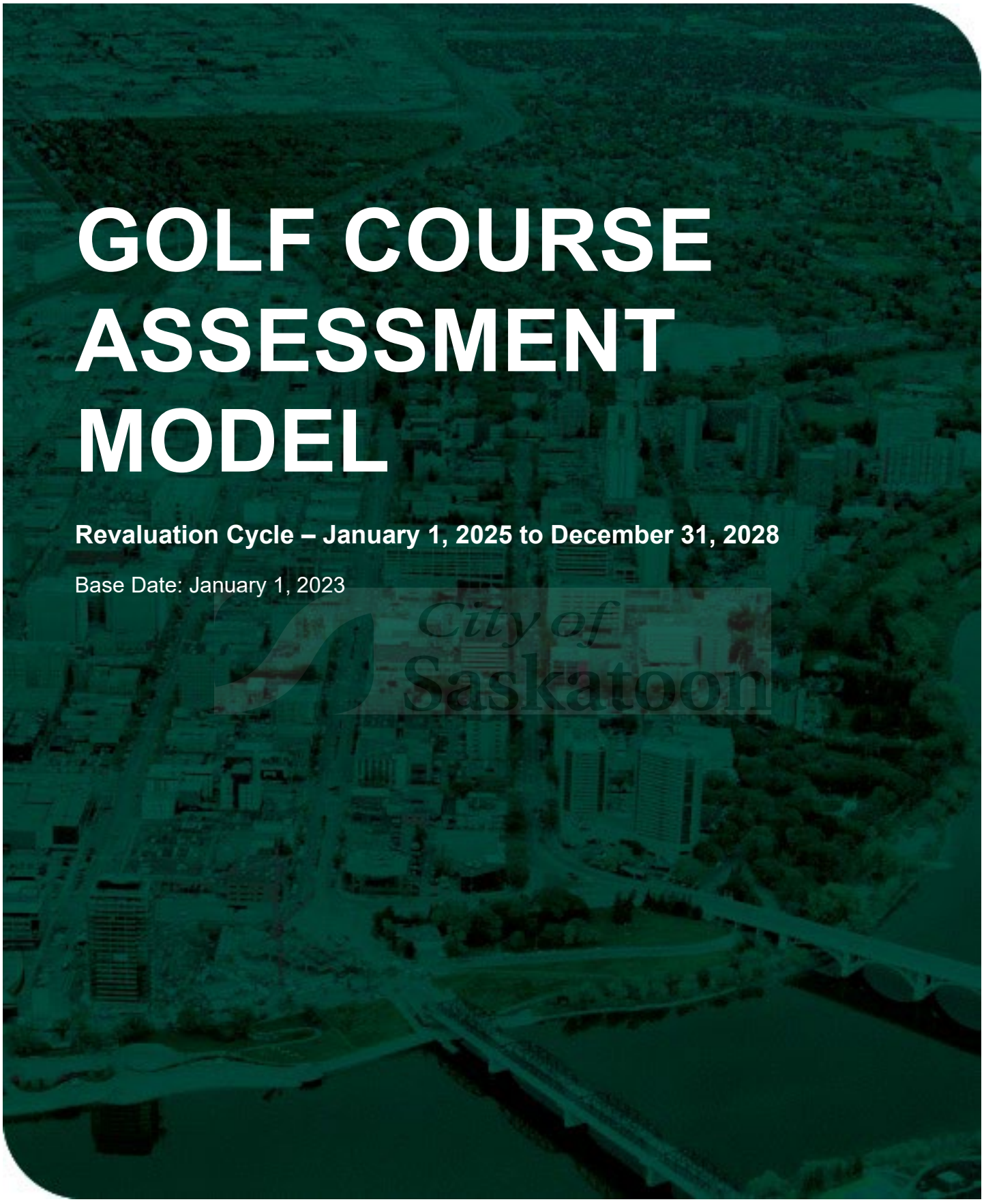

GOLF COURSE ASSESSMENT MODEL

Revaluation Cycle – January 1, 2025 to December 31, 2028

Base Date: January 1, 2023

City of Saskatoon

GOLF COURSE ASSESSMENT MODEL

Model Identification

The Golf Course Model is a cost model that values Golf Course properties.

The Golf Course Model is a city-wide model in application.

There are several Assessment Office Neighborhoods [AO NBHDs] located throughout the city. These are combined into a single city-wide Market Area.

Revaluation Cycle – January 1, 2025 to December 31, 2028

Effective Date of Valuation – January 1, 2023

Date of Report – January 1, 2025

Valuation Approach

The valuation method employed for Golf Courses for the 2025 Reassessment is the cost approach *(no sales of Golf Courses occurred)*.

The cost approach is the primary technique used in golf course valuation when sufficient market data is not available as instructed by the 2023 SAMA Cost Guide (Section 2.13).

Analysis requires determining the following:

1. Base land rate
2. Market adjusted depreciated replacement cost of buildings
3. Golf course development cost per hole

Golf courses rarely sell or lease, so the Market Valuation in Saskatchewan Handbook recommends the use of land sales of similar site area and zoning.

The Periphery Commercial Land model was used to establish the base land rate.

The Market Adjustment Factor (MAF) from the Special Purpose model was used.

The Golf Course Development Costs from the 2023 SAMA Cost Guide (Section 2.13) were used to establish the cost per hole.

PERIPHERY LAND MODEL

Model Identification

The Periphery Land Model is a direct comparison model that values periphery land properties.

The Periphery Land Model is a city-wide model in application. There are a number of Assessment Office Neighborhoods [AO NBHDs] located throughout the city. These AO NBHDs were grouped into one market area due to the quantity of data available for analysis.

Revaluation Cycle – January 1, 2025 to December 31, 2028

Effective Date of Valuation – January 1, 2023

Date of Report – January 1, 2025

Model Summary

Rent Model and Ratio Study

Market Area	No. of Sales	Base Rate ($/acre)	Standard Parcel Size (acres)	LSM	Median (ASR)
Citywide	4	29,000	10.45	1.475%	1

Sales

AO NBHD	AO NBHD Name	No. of Sales
80002	Northeast Development Area	2
80100	SW Development Area	2
Citywide		**4**

Scope of Data and Analysis

Valuation Approach

The valuation method employed for vacant periphery land for the 2025 Reassessment is the direct comparison approach. The direct comparison approach is the primary technique used in land valuation. It is widely used in the appraisal of vacant land.
The process of vacant periphery land valuation begins with the assembly and analysis of vacant periphery land sales. The market data timeframe is January 1, 2019 to December 31, 2022.

The sales of properties with improvements, where the improvements are subsequently removed within one year of the sale date, are considered vacant land sales. The sale prices are adjusted by the value of the demolition permit. Typically, demolition adjustments are relatively minor when compared to the sale price. As such, adjustments have only a minimal effect on a fully adjusted sale price. The periphery land analysis did not have any sales which required an adjustment for improvements.

Sales analysis involved data cleansing to ensure accuracy. Vendors and purchasers were also reviewed to ensure that non-market value sales are removed from the analysis.

The valuation model is developed using the direct comparison method and accounts for characteristics that affect typical value as of January 1, 2023. The only characteristics found to affect value is property type: Periphery Land and size: >= 10.45 acres.

Subsequent testing of the data did not produce a bias with respect to individual variables.

Sales

There was a total of four periphery land sales which occurred between 2019 and 2022 that were used in the direct comparison analysis.

Market Area	Roll Number	Address	Sale Year	Sale Month	AO NBHD	Area (Acres)	Adj SP/acre	Asmt/acre	ASR
Citywide	395550000	N/A (Parcel 131711127)	2019	8	80100	66.74	14609.04	12,020	0.82
Citywide	483900500	633101 N/A	2021	5	80002	80.04	9370.39	11,026	1.18
Citywide	494100100	634300 N/A	2021	8	80002	10.45	17982.78	29,000	1.61
Citywide	425700050	N/A (Parcel 135805440)	2022	9	80100	2.00	40000.31	29,000	0.72

Sale Stratification

The Assessor grouped city-wide sales into a single locational group. Following location, the Assessor considered time and then size. An adjustment was made for size on properties at and larger than 10.45 acres.

Ratio Study

In mass appraisal, the most effective means of evaluating the accuracy of appraisals is a ratio study. A ratio study compares the appraised values produced by the valuation models to arm's length sale transactions in the marketplace.

The legislated statistical requirement affecting the assessment of periphery land properties in Saskatchewan is for the median ratio of a city-wide assessment-to-sale ratio study to be within the range of 0.95 to 1.05.

The median assessment-to-sale ratio and Coefficient of Dispersion for this Periphery Land Model is provided below:

Number of Sales	4
Median Assessment to Sale Price Ratio (ASR)	1.00
Coefficient of Dispersion (COD)	31.05%

SPECIAL PURPOSE ASSESSMENT MODEL

Model Identification

The Special Purpose Model is a cost model that values special purpose properties.

The Special Purpose Model is a city-wide model in application.

There are several Assessment Office Neighborhoods [AO NBHDs] located throughout the city. These are combined into a single city-wide Market Area.

Revaluation Cycle – January 1, 2025 to December 31, 2028

Effective Date of Valuation – January 1, 2023

Date of Report – January 1, 2025

Market Adjustment Factor

Market Adjustment Factor	0.45

Ratio Study

Number of Sales	6
Median Assessment to Sale Price Ratio (ASR)	1.30
Coefficient of Dispersion (COD)	66.16%

Scope of Data and Analysis

Valuation Approach

The valuation methodology employed for special purpose properties is the cost approach. This is primarily due to the fact that these types of properties are rarely leased and, therefore, do not lend themselves well to the income approach. The use of the direct comparison approach is not ideal due to limited sale numbers and the degree of comparability between properties. These conditions result in numerous adjustments which are difficult to compute and support.

The market-adjusted depreciated cost approach method is the chosen method to value these property types. This method of assessing property involves valuing the land based on sales of similar land parcels and adding the market adjusted depreciated replacement cost of the improvements to the land value. Improvements (buildings and other structures) have their replacement cost estimated using the 2022 Marshall and Swift Cost Manual. The replacement cost differs with the type of structure, quality, size, height, etc. Buildings that are not new have depreciation deducted. The amount of depreciation is influenced by the normal life span of the specific building type and each individual building's age and condition. The depreciated cost of the improvements is then added to the value of the land to determine the overall value of the property.

Sale MAF Statistics

Strata	Count	Mean	Median	Minimum	Maximum
30002	1	0.00	0.00	0.00	0.00
30009	1	0.00	0.00	0.00	0.00
30015	1	2.74	2.74	2.74	2.74
30031	1	0.90	0.90	0.90	0.90
30104	1	0.00	0.00	0.00	0.00
30110	1	2.29	2.29	2.29	2.29
Total	6	0.99	0.45	0.00	2.74

Sales

Each valid sale is analyzed then market groups are defined, and a market adjustment factor is determined for each market segment.

There was a total of six special purpose sales that occurred between 2019 and 2022 that were used in the special purpose analysis. These sales were grouped into a single market area representing special purpose properties city-wide. The sales for the 2025 revaluation cycle did not require a time adjustment.

The median market adjustment factory analysis involved six sales and are detailed in the following table.

Group	Roll	Address	Sale Year	Sale Month	AO NBHD	Land Value	Building Residual	RCNLD	Sale MAF	ASR
1	504819300	1236 20th St W	2020	4	30002	1,721,773	-871,773	1,120,980	0.00	2.62
1	495118900	304 3rd Ave N	2021	5	30009	2,216,228	-836,228	2,665,572	0.00	2.48
1	565000250	160 Cartwright St	2021	6	30104	4,521,618	-1,236,618	2,640,117	0.00	1.74
1	504544190	217 Fairmont Dr	2022	10	30015	821,457	1,553,543	566,037	2.74	0.45
1	514513200	415 Fairmont Dr	2022	10	30031	3,583,811	1,416,189	1,567,111	0.90	0.86
1	525125550	701 1st St E	2022	9	30110	162,897	596,103	260,180	2.29	0.37

Ratio Study

In mass appraisal, the most effective means of evaluating the accuracy of appraisals is a ratio study. A ratio study compares the appraised values produced by the valuation models to arm's length sale transactions in the marketplace.

The legislated statistical requirement affecting the assessment of special purpose properties in Saskatchewan is for the median ratio of a city-wide assessment-to-sale ratio study to be within the range of 0.95 to 1.15.

The median assessment-to-sale ratio and Coefficient of Dispersion for this Special Purpose Model is provided below:

Number of Sales	6
Median Assessment to Sale Price Ratio (ASR)	1.30
Coefficient of Dispersion (COD)	66.16%

Golf Course Development Costs

As per 2023 SAMA Cost Guide (Section 2.13)