

SAMPLE ASSESSMENT NOTICE



Municipal
Assessment
Agency Inc.

Property Assessment Notice

2025 Tax Year

June 3, 2024

In accordance with the Assessment Act, 2006, this assessment notice is an estimate of the actual value of the real property as of January 1, 2024.

9999
DOE, JOHN
10 SOME ROAD
SOMETOWN NL H0H 0H0

999901

Name/Address Correction

This is the mailing date.

This is the tax year.

This area identifies the base date.

Address corrections should be noted in this area and emailed to MAA at: info@maa.ca, or mailed to the address indicated.

This is the owner's name and mailing address.

1 Parcel ID: 999901
Property Address: 7 SOME ROAD
Municipality: SOMETOWN

THIS IS NOT A TAX BILL
Tax Bills are issued by your Municipality

Box 1 – Parcel identification, property address, and the municipality where the property is located.

2

2025 Assessed Value	
NON-TAXABLE	\$0
TAXABLE	\$160,600
BUSINESS TENANT	\$0

The 2025 assessment is based on the values as of January 1, 2024. This is the value your municipality will use to calculate your 2025 property taxes.

Box 2 – Total assessed value.

3 **APPEAL DEADLINE**
If you wish to appeal your assessment, your appeal must include the appeal fee of \$25 and be received or postmarked no later than **August 2, 2024**. The appeal process and form is on the reverse side.

Box 3 – The deadline to file an appeal.

4 **REQUEST FOR REVIEW**
You can request a file review of your assessment at any time, without charge. Call us, toll free, at 1-877-777-2807 and ask to speak to the assessor for your area. The assessor will review the file with you and determine if a site visit is needed.

Box 4 – Request for review. A no-cost alternative to an appeal.

5 **Questions?**
Call us at 1-877-777-2807 or visit our website, www.maa.ca.

Box 5 – Our contact information.

Reverse – Notice FAQs, the Appeal Process, and the Notice of Appeal Form that outlines the appeal process, filing fee, etc.

If the name or address on this notice is incorrect, complete the name/address correction section on the shaded area above and return the document to MUNICIPAL ASSESSMENT AGENCY, 75 O'LEARY AVENUE, ST. JOHN'S NL A1B 2C9

SAMPLE ASSESSMENT NOTICE

factsheet

Understanding your Assessment



Who does the Assessment?

Your property assessment is completed by the Municipal Assessment Agency who provides professional, independent property assessments throughout Newfoundland and Labrador in accordance with the Assessment Act, 2006.

Should I Appeal?

- Do you feel the value of your property is assessed fairly?
- Most concerns are resolved without a hearing.
- Discuss your concerns with an assessor. If you call 1-877-777-2807, one of our assessors can discuss your file and how the value was determined.
- Visit our website at www.maa.ca/search to obtain assessment information on properties in your area to compare properties of similar value.
- You can obtain a parcel summary report of your property by calling 1-877-777-2807.
- The deadline for appeal is **August 2, 2024**. Late appeals can not be accepted.

Does the Agency visit every property?

No. Our schedule of field visits is determined by property sales, physical changes, requests for visits and planned property inspections. To request a property visit, please contact the Agency by telephone at 1-877-777-2807.

How is property assessed?

Property is assessed at actual value¹ in accordance with the Assessment Act, 2006. Your assessment is determined by the market value as of the base date, January 1, 2024. When estimating the market value, the assessor analyzes property sales in the area and characteristics such as size, age, quality, condition, and location that vendors and purchasers consider when establishing a sale price.

¹ Actual value means that being the market value of the fee simple² interest in the real property.

² Fee simple is absolute ownership unencumbered by any other interest or estate, subject only to limitations imposed by the governmental powers of taxation eminent domain, police power, and escheat (reference: Appraisal Institute of Canada).

FAQ Section – This area answers some frequently asked questions. More FAQs can be found at: <https://maa.ca/faqs/>

Appeal Process

If you wish to appeal this assessment, follow these steps:

1. Visit us online at maa.ca/propertyappeal. You will need a valid credit card for the online option; OR
2. Mail this form. You will need to include a cheque or money order, payable to Municipal Assessment Agency, for the appeal fee of \$25. Mail the Notice of Appeal to:

MUNICIPAL ASSESSMENT AGENCY
75 O'LEARY AVENUE
ST. JOHN'S NL A1B 2C9

3. Appeals must be received or postmarked no later than **August 2, 2024**.
4. Upon receipt of your appeal, an assessor will review the property file and may contact you to discuss. A property inspection may also be required.
5. The review results will be communicated to you by mail/email and will include instructions if you wish to request a hearing. More information can be found on our website www.maa.ca.

This appeal is made on the following grounds:

Signature: _____ Date: _____
Phone (Res): _____ (Bus): _____
Cell: _____ Email: _____

Notice of Appeal Form

Appeal Deadline Date: August 2, 2024

I hereby appeal against the 2025 Tax Year Assessment of: _____

Parcel ID: 999901
Owner: DOE, JOHN
Property Address: 7 SOME ROAD
Municipality: SOMETOWN
Municipality Number: 9999
Non-Taxable: \$0
Taxable: \$160,600
Business Tenant: \$0
Property Code: 1001

Appeal Process
Steps on how to appeal an assessment.

Notice of Appeal Form
You can appeal online at: <https://maa.ca/appeals/file-an-appeal/>, or mail the completed appeal form.

Be sure to complete this area prior to submitting your appeal, if mailed. Cheque must accompany this form.