



Municipal
Assessment
Agency Inc.

Property Assessment Notice

Month Day, Year

20XX Tax Year

In accordance with the *Assessment Act, 2006*, this assessment is an estimate of the actual value of the real property as of January 20XX.

Name/Address Correction

9999 999999
SOME OWNER
& SECOND OWNER
C/O SOMEONE ELSE
20 SOME STREET
SOMETOWN NL X9X 9X9

1 Parcel ID: 999999
Property Address: 20 SOME STREET
Municipality: SOMETOWN

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

2 20XX Assessed Value

NON-TAXABLE	\$	0
TAXABLE	\$	345,000
BUSINESS TENANT	\$	0

The 20XX assessment is based on the value as of January 20XX. This is the value your municipality will use to calculate your 20XX property taxes.

5 Previous Assessed Value

NON-TAXABLE	\$	0
TAXABLE	\$	345,000
BUSINESS	\$	0

The previous assessment is based on the value as of January 20XX.

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 **Month Day, Year**. The appeal process and form are on the reverse side.

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

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.

Date of mailing

This is the tax year

This area identifies the base date

Address corrections should be noted in this area and returned to the indicated address

This is the owner's name and mailing address

Box 1 - Parcel identification, including the parcel number, street address, and municipality where the property is located.

Box 2 - The assessed value, this valuation will be used by the municipality to calculate the taxes. Tax rate times the assessed value will equal the taxes payable.

Box 3 - The deadline to file an appeal. The legislation does not permit the Agency to accept late appeals.

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

Box 5 - The previous value, the value on the previous notification for the property.

Box 6 - Our contact information.

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 A1C 2C9

factsheet

Understanding your Assessment



Who does the Assessment?

Your property assessment is completed by the Municipal Assessment Agency, a crown agency, at arm's-length from the municipality.

Should I appeal?

Before you appeal, here are some things to consider:

Is the value of my property reasonable or would I expect to get less if I sold it?

Visit our website. Assessment information is available for other property on our site at www.maa.ca/search.html.

You can obtain a copy of our information on your property. Please call 1-877-777-2807 and request a parcel summary report.

The deadline for appeal is **Month Day, Year**. Late appeals cannot be accepted.

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.
- You can request a file review of your assessment at any time, without filing an appeal. Call our office at 1-877-777-2807 and ask to speak to the assessor for your area.

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 value in accordance with the legislation. For most property, this means the market value as of the base date, January 20XX. When estimating the market value, the assessor analyzes property sales in the area. They consider characteristics such as size, age, quality, condition, and location that vendors and purchasers consider when establishing a sale price. The real estate market determines the value and the assessor reports it.

Notice of Appeal Form

Appeal Deadline Date: Month Day, Year

I hereby appeal against the 20XX Tax Year Assessment of:

Owner:	SOME OWNER
Property Address:	20 SOME STREET
Municipality:	SOMETOWN
Municipality Number:	9999
Non-Taxable	\$ 0
Taxable	\$ 345,000
Business Tenant	\$ 0

Parcel ID: 999999

Property Code: 2001

This appeal is made on the following grounds:

Signature: _____

Date: _____

Phone (Res): _____

(Bus): _____

Cel: _____

E-mail: _____

Toll Free: 1-877-777-2807

E-mail: info@maa.ca

Website: www.maa.ca

Appeal Process

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

1. Online at maa.ca/propertyappeal. You will need a valid credit card for the online option.
2. By mail, using the form below. You will need to include a cheque or money order, payable to Municipal Assessment Agency, for the appeal fee of \$\$\$.
Mail the Notice of Appeal to:
MUNICIPAL ASSESSMENT AGENCY
75 O'LEARY AVENUE
ST. JOHN'S NL A1C 2C9
3. Appeals must be received or postmarked no later than **Month Day, Year**.
4. After receipt of your appeal, an assessor will review the property file and may contact you to discuss. A property inspection may be required.
5. You will be advised by mail of the review results. If you wish to request a hearing, please follow the instructions included with the review results.