

# SAMPLE ASSESSMENT NOTICE



Municipal  
Assessment  
Agency Inc.

## Property Assessment Notice

2026 Tax Year

June 2, 2025

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, 2025.

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

999901

### Name/Address Correction

If the name or address on this notice is incorrect, it is important that you contact your municipality to update your information.

Your municipality will notify the Municipal Assessment Agency who will make the necessary changes to your property record.

This is the **mailing date**.

This is the **tax year**.

This area identifies the **base date**.

**Important:** You must contact your municipality (not the Municipal Assessment Agency) to update or correct your name or address.

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.

2026 Assessed Value	
NON-TAXABLE	\$0
TAXABLE	\$160,600
BUSINESS TENANT	\$0

The 2026 assessment is based on the values as of January 1, 2025. This is the value your municipality will use to calculate your 2026 property taxes.

**Box 2** – Total assessed value.

**Box 3** – The **deadline** to file an appeal.

**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 1, 2025**. The appeal process and form is on the reverse side.

**Box 4** – How to **contact us** if you have any questions.

**4** **QUESTIONS**  
Call us at 1-877-777-2807 or visit our website at [www.maa.ca](http://www.maa.ca).

**Box 5** – QR code to directly access our website.

**5** **QR CODE**  
You can scan this QR code using the camera on your smart phone to access the Municipal Assessment Agency website directly.



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

# 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](http://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 value<sup>1</sup> 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.

<sup>1</sup> Actual value means that being the market value of the fee simple<sup>2</sup> interest in the real property.

<sup>2</sup> 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](http://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](http://www.maa.ca).

This appeal is made on the following grounds:

#### 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.**

Signature: \_\_\_\_\_

Phone (Res): \_\_\_\_\_

Cell: \_\_\_\_\_

Date: \_\_\_\_\_

(Bus): \_\_\_\_\_

Email: \_\_\_\_\_