



Municipal Assessment Agency Inc.

Property Assessment Notice

October 4, 2010

2011 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 2008.

9999 999-999
SOME, OWNER
& SECOND OWNER
C/O SOMEONE ELSE
20 SOME RD
SOMETOWN NL A1A 1A1

Name/Address Correction

Shaded area for Name/Address Correction

1 Parcel Number: 999-999
Property Address: 20 SOME STREET
Municipality: SOMETOWN

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

2

2011 Assessed Value		
NON-TAXABLE	\$	0
TAXABLE	\$	285,200
BUSINESS TENANT	\$	0

The 2011 assessment is based on January 2008. This is the value your municipality will use to calculate your 2011 property taxes.

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Previous Assessed Value		
NON-TAXABLE	\$	0
TAXABLE	\$	251,200
BUSINESS	\$	0

The previous assessment is based on January 2008.

3 **APPEAL DEADLINE**
If you wish to appeal your assessment, your appeal must be received or postmarked no later than **November 3, 2010**.
The appeal process and form is on the reverse side.

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

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

Box 5 - Our contact information.

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.

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.

Should I appeal?

Ask yourself - "Is the assessment of my property fair in relation to its actual value as of January 1, 2008?" If you wish to find out more information on the Municipal Assessment Agency and what we do, please go to our web site www.maa.ca or call us, toll free, 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 2008. 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: November 3, 2010

I hereby appeal against the 2011 Tax Year Assessment of:

Parcel ID: 999-999

Property Code: 2001

Property Address:	20	SOME STREET
Municipality Number:	9999	
Non-Taxable	\$	0
Taxable	\$	285,200
Business Tenant	\$	0

This appeal is made on the following grounds:

Appeal Process

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

1. Complete the Notice of Appeal section below.
2. Return the Notice of Appeal to:
MUNICIPAL ASSESSMENT AGENCY
P. O. BOX 334
GANDER NL A1V 1W7
3. Appeals must be received or postmarked no later than November 3, 2010.
4. On receipt of your appeal, an assessor will review the property file and may contact you to discuss or arrange a property inspection.
5. You will be advised by mail of the result of the review.
6. If you wish to request a hearing at the Assessment Review Commission, please follow the instructions on the appeal review results form.

Signature: _____

Date: _____

Phone (Res): _____

(Bus): _____

Cel: _____

E-mail: _____