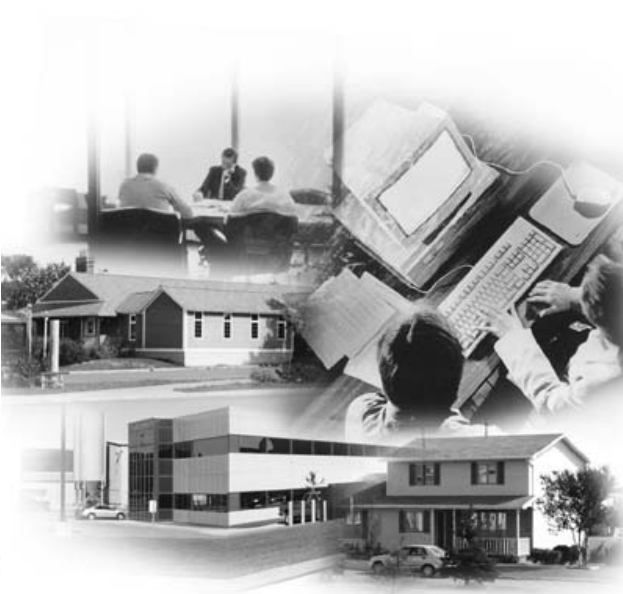


MUNICIPAL ASSESSMENT AGENCY

We are a crown-owned company that provides property valuations to municipalities across Newfoundland and Labrador.



877.777.2807
info@maa.ca

Municipal Assessment Agency
75 O'Leary Avenue
St. John's, NL A1B 2C9

Municipal Assessment Agency
P.O. Box 334
Gander, NL A1V 2W7

Municipal Assessment Agency
P.O. Box 143, Station Main
Corner Brook, NL A2H 6C7

www.maa.ca

ANSWERING YOUR QUESTIONS ABOUT PROPERTY ASSESSMENT



Municipal
Assessment
Agency Inc.

Property Assessment Notice August 3, 2009
2009 Tax Year

In accordance with the Assessment Act, 2000, this assessment is an estimate of the actual value of the real property as of January 2009.

1 Parcel Number:
Property Address:
Municipality:

2 2009 Assessed Value

NON-TAXABLE	\$	0
TAXABLE	\$	0
BUSINESS TENANT	\$	0

The 2009 assessment is based on January 2009. This is the value your municipality will use to calculate your 2009 property taxes.

3 APPEAL DEADLINE
If you wish to appeal your assessment, your appeal must be received or postmarked no later than September 2, 2009. The appeal process and form is on the reverse side.

4 Previous Assessed Value

NON-TAXABLE	\$	0
TAXABLE	\$	0
BUSINESS	\$	0

The previous assessment is based on January 2008.

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

If the name or address on this notice are incorrect, complete the name/address correction section on the shaded area below and return the document.

MUNICIPAL ASSESSMENT AGENCY
P. O. BOX 334
GANDER, NL A1V 2W7

Name/Address Correction

HOW DO I FIND MY PREVIOUS ASSESSED VALUE?

Your last assessed value is located on the front of your notice in **Box 4**. You can also find assessed values for other properties on our website, www.maa.ca, by clicking on [*Search Assessments Online*](#)

WILL MY TAXES BE AFFECTED BY A CHANGE TO MY ASSESSMENT?

Not necessarily. Each municipality sets its own tax rate depending on how much money it needs to support services such as snow clearing, streets, lighting, garbage, etc. The Municipal Assessment Agency determines your assessed value, which is used by your municipality to determine your share of taxes.

IF THE NAME OR MAILING ADDRESS IS INCORRECT, WHAT SHOULD I DO?

Please provide the correct information in the grey area on the front of the notice and return the assessment notice to us. Our address is:

Municipal Assessment Agency
P.O. Box 334
Gander, NL A1V 2W7

Or you can contact the town in which your property is located and make them aware of the change and they will inform us.

DOES THE AGENCY VISIT EVERY PROPERTY?

No. Our schedule of field visits is determined by property sales, physical changes, appeals, requests for visits and planned property inspections.

To request a property inspection, please call 1-877-777-2807 to arrange a time and date.

HOW DO I APPEAL MY ASSESSMENT?

Call our office toll-free 1-877-777-2807 to speak with an assessor. The assessor may be able to address your concerns without a formal appeal.

If you still disagree with the assessed value, you may have it reviewed using the appeal process. On or before

November 1, 2009,

complete the form on the bottom of the back of the notice and return to us. Our address is:

Municipal Assessment Agency
P.O. Box 334
Gander, NL A1V 2W7

For more information regarding the appeal process, please visit the Agency's website, www.maa.ca

Late appeals cannot be accepted.

WHY DID THE VALUE OF MY PROPERTY CHANGE?

The most common reason for the change is that the market value of your property has increased or decreased due to general changes in property values in your community.

However, if your property was renovated or a new addition was built, the value of your property may have changed.