



Preparing for my Property Assessment Appeal Hearing

Listed below are some ideas to think about when gathering information for your Assessment Review Court hearing:

- Sales data on properties similar to yours (size, age, location) that sold around the base date.
- Estimates of your property's value in the current market from a professional appraiser, assessor or realtor.
- Repair estimates from a reputable contractor for physical problems (e.g., cracked foundation, roof leaks, etc.). Keep in mind not every defect will lower the value of your property, such as defects that result from normal wear and tear.
- Appraisals or assessments of similar properties located in your neighbourhood. Assessment information is available at [Property Assessment Search Application | City Of St. John's \(stjohns.ca\)](https://stjohns.ca/property-assessment-search-application)
- In presenting comparisons between your property and other similar and/or comparable properties, compare features such as location, lot and building size, age, structure type and quality, basement (finished or unfinished), garage, outbuildings (such as sheds), repairs and environmental problems.
- Photographs of your property and other comparable properties you are using as comparisons can be useful to establish whether a comparable is similar (inferior or superior). This is especially important if condition or quality is an issue.
- For condominium units, compare additional features such as the floor your unit is on, view, location on the floor (example corner unit inside or end unit), parking (outside parking or within a garage), elevators and building services (example common rooms, exercise room etc).
- In presenting comparisons between your commercial property and other similar commercial properties; describe the square footage, rent, location, age, and use of the buildings.
- Maps are helpful to locate properties used in comparisons.
- Use a computer spreadsheet program to create your comparison chart or prepare one by hand.
- You may have witnesses appear on your behalf if you wish.

*Hyperlinks to websites are not accepted. You must provide the specific information you wish for the commissioner to consider.