

Understanding Your Assessment

2021 is the final year of the current three-year cycle of property assessments in St. John's. Beginning in 2022 all property assessments will be in effect for two years, rather than three.

Why is the City changing to a two-year assessment cycle?

This change was made by the Province after a review of the Assessment Act and based on public consultation. Assessed values will be more reflective of actual market values when determined more frequently.

What is the “base date” and why does it matter?

For the purpose of assessment and taxation, the City of St. John's must determine the market value of all property within the city as of a single date, known as the base date. The base date for the 2022 assessment notice is January 1, 2020. Assessors will determine the market value of your property as of this date. When reviewing your assessment notice it is important to remember this represents what the property is worth as of January 1, 2020 - not what the property is worth today.

What does “market value” mean?

Market Value is the price that would be paid to purchase a property, as of the base date. Market value assumes the property has been marketed for sale in a competitive market with a willing buyer and seller.

Who assesses my property?

Assessments are conducted by professional, skilled and experienced assessors working for the City of John's. Their work is governed by the Assessment Act using a mass-appraisal process. This results in assessments that are reflective in comparison to the market standard and uniform in comparison to similar properties.

I have a question or concern about my assessment. Who can I contact?

If you have questions about the assessed value of your property contact the Assessment Division at assessment@stjohns.ca or (709) 576-8929 and an assessor will be happy to discuss any questions you have.

I do not agree with my assessment. What can I do?

Property owners who disagree with their assessment have the right to appeal to the Assessment Review Court. When submitting an assessment appeal it is important that information be completed in full including:

- grounds for the appeal
- contact information
- payment of the appeal fee: \$60 for residential properties and \$200 for commercial properties. (If the appeal is successful the appeal fee will be returned.)
- Whether or not you would like the appeal hearing to be virtual or in-person.

It is important to ensure that your appeal form and payment is received by the City Clerk's office by the appeal deadline. Appeals received after the deadline will not be processed.

My assessment has changed. Will my taxes change, too?

An increase or decrease in the assessed value of your home may affect the amount you pay in property tax. To determine your property tax, you must multiply the municipal mil rate by the property assessment and add the water tax fee. The mil rate for 2022 has not yet been set by Council. This will be announced as part of the budget announcement, typically in early December every year. For information on mil rates, please visit stjohns.ca/taxation.

Notice of Assessment

Parcel ID 99999

Tax Map # 99-999-9-9999-999-9

Date of Assessment
June 1, 2021

Effective Date
January 1, 2022

Assessment Base Date
January 1, 2020

Vacant Land

Residential Realty

Commercial Realty

Exempt

Total

220,800

220,800

Water Units = 1

JOHN DOE
123 CITY STREET
ST. JOHN'S, NL A1A 1A1

The above assessment is for property located at : 123 CITY STREET

Assessment of real property

17. (1) An assessor shall assess real property at actual value.

- 1 Base Date - Assessed value of your property on Jan. 1, 2020
- 2 Date of Assessment - Date assessment notice is issued
- 3 Effective Date - Date assessment value is applicable for taxation purposes
- 4 Vacant Land - The value of any vacant land assessed
- 5 Residential Realty - The value of any residential realty such as detached single family dwellings
- 6 Commercial Realty - The value of any commercial realty such as retail, warehouses, etc.
- 7 Number of water units for a given property - Multi-unit properties may have more than one water unit
- 8 Name and address of registered owner of the property
- 9 Address of the property for the assessment

E-mail

Outside Resources/Print