



top 7 THINGS YOU NEED TO KNOW ABOUT YOUR ASSESSMENT

01

ASSESSMENT CYCLE

In June, you will receive a new assessment from the City of St. John's. Beginning in 2022, all property assessments will be in effect for two years, rather than three.



02

BASE DATE

Base Date for 2022: January 1, 2020

The market value of all property within the city as of a single date. The base date represents what the property is worth as of January 1, 2020 - not what the property is worth today.



03

MARKET VALUE

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.



04

EXPERT EVALUATION

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



05

ASSESSMENT AND TAXATION

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, multiply the municipal mil rate by the property assessment and add the water tax.

The mil rate and water tax for 2022 have not yet been set by Council.



06

APPEAL

Appeal Deadline for 2022 Notices: August 31, 2021

Property owners who disagree with their assessment have the right to appeal to the Assessment Review Court. Ensure your appeal includes the grounds for appeal, your contact info and payment. Appeals are offered both in person and virtually.



07

HERE TO HELP

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

