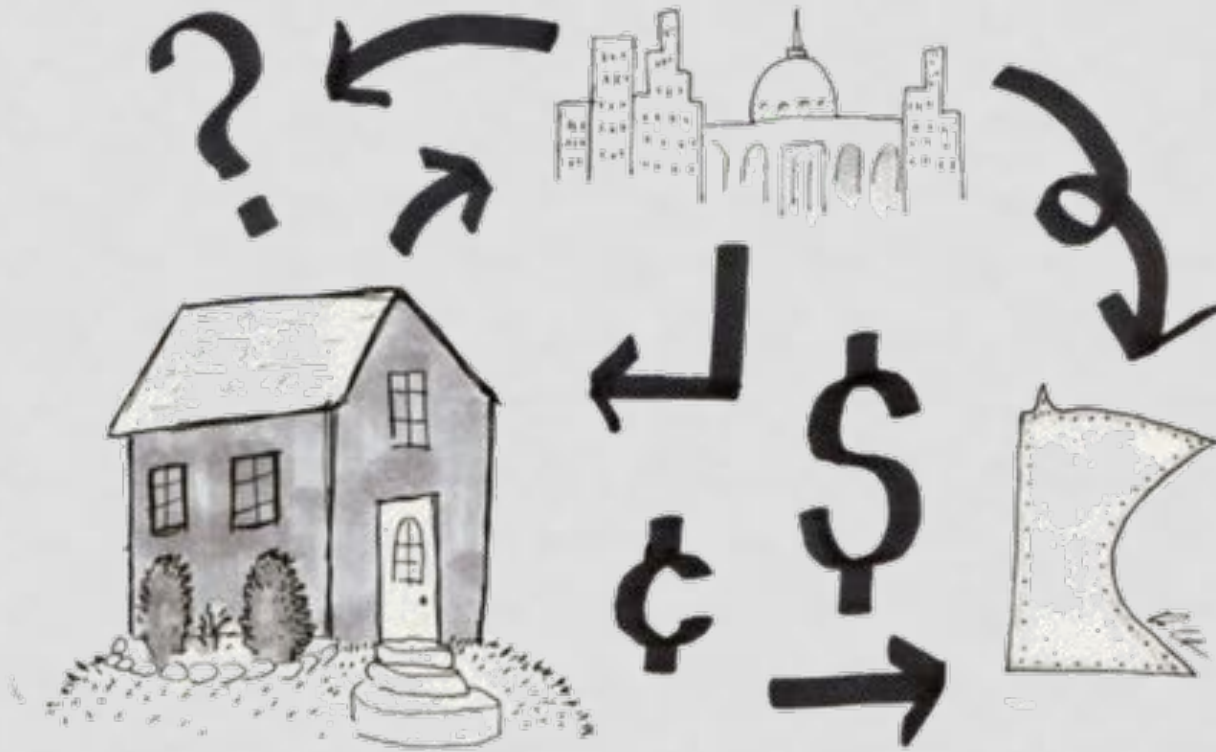


MUNICIPAL ASSESSMENT AGENCY 2018 OPERATIONAL REPORT



Presented to:
MNL, Gander, NL
October 4, 2018
By: Sean Martin, CEO MAA

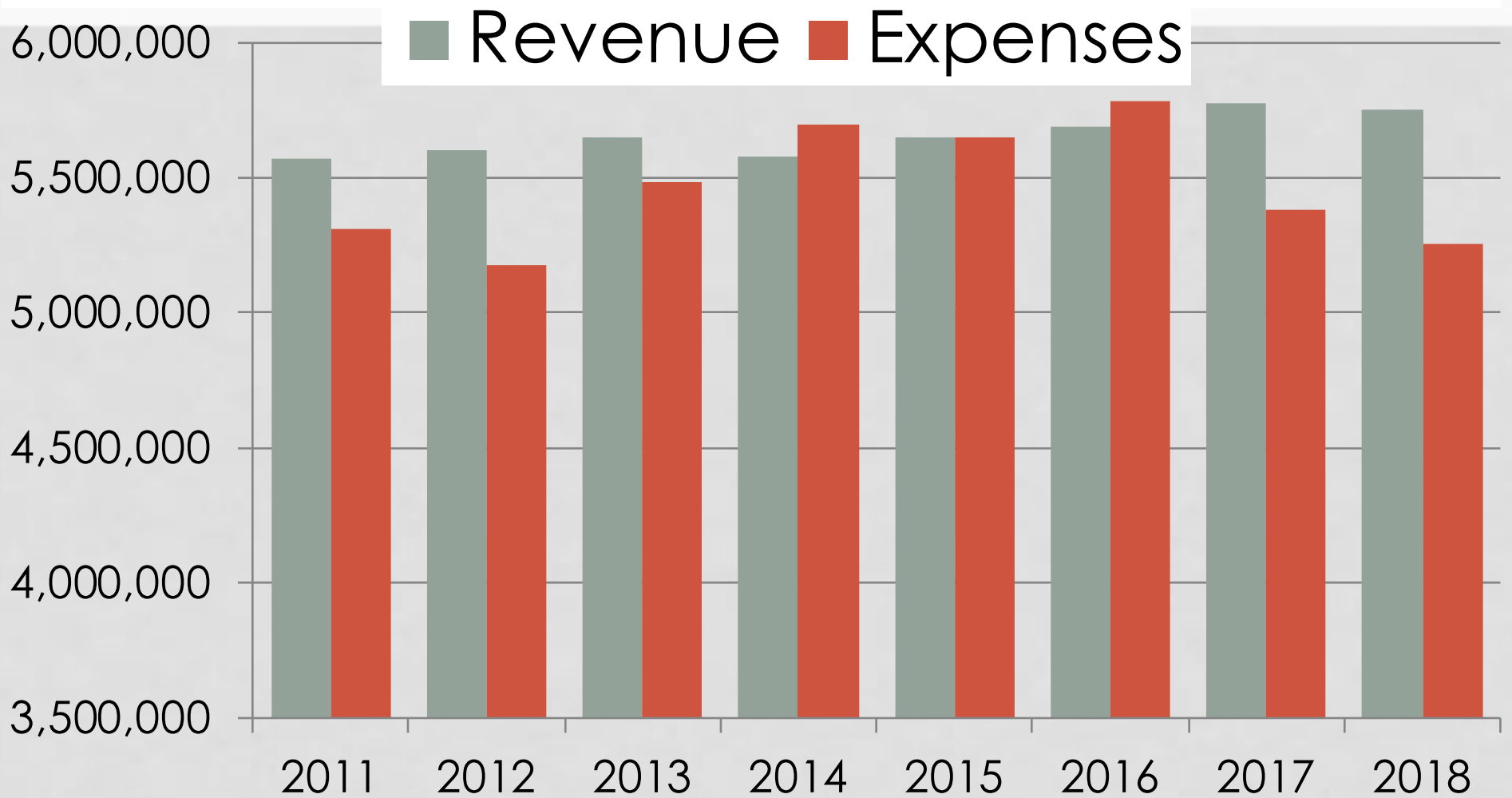
AGENDA

- Operations
- 2019 Assessment Results
- Fall Training Program
- Questions

OPERATIONS

- Financial result for the year
 - \$493,744 surplus
- Increase in total taxable value for Province
 - \$222 million (down from \$533 million last year)
- Site reviews
 - 22,225 completed last year
- Staffing
 - 56 staff (down from 58 last year)

FINANCIAL RESULTS



FINANCIAL RESULTS

- Surplus \$493,744
- Staff Retirements
 - Salary savings \$316,000
- Severance
 - Will be eliminated in 2018
- Fee for Service
 - Reduced by \$1 per assessment
 - 2018 Fee for Service \$27 per assessed value
 - No charge for Crown land or low value (<\$500) parcels

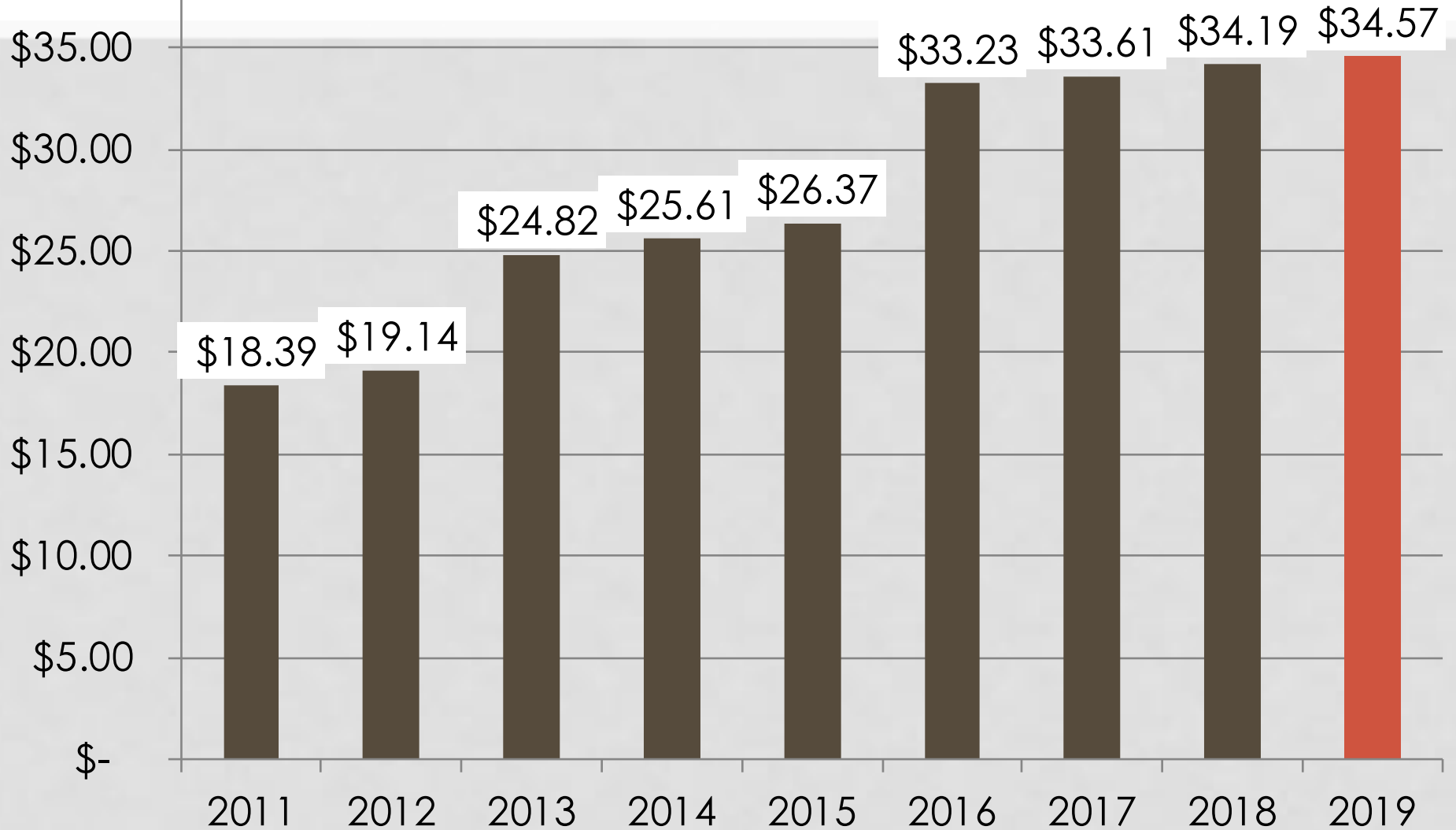
2019 REASSESSMENT

- Mandated by the **Assessment Act, 2006**
- Base date is January 1, 2017
- Notices mailed October 1, 2018
- Appeal period ends October 31, 2018
- Review for errors can be completed at any time
- Appeals can be filed on-line
- Effective for 2019 taxation
- All numbers exclude St. John's
- **Next year, notices will be mailed in June**

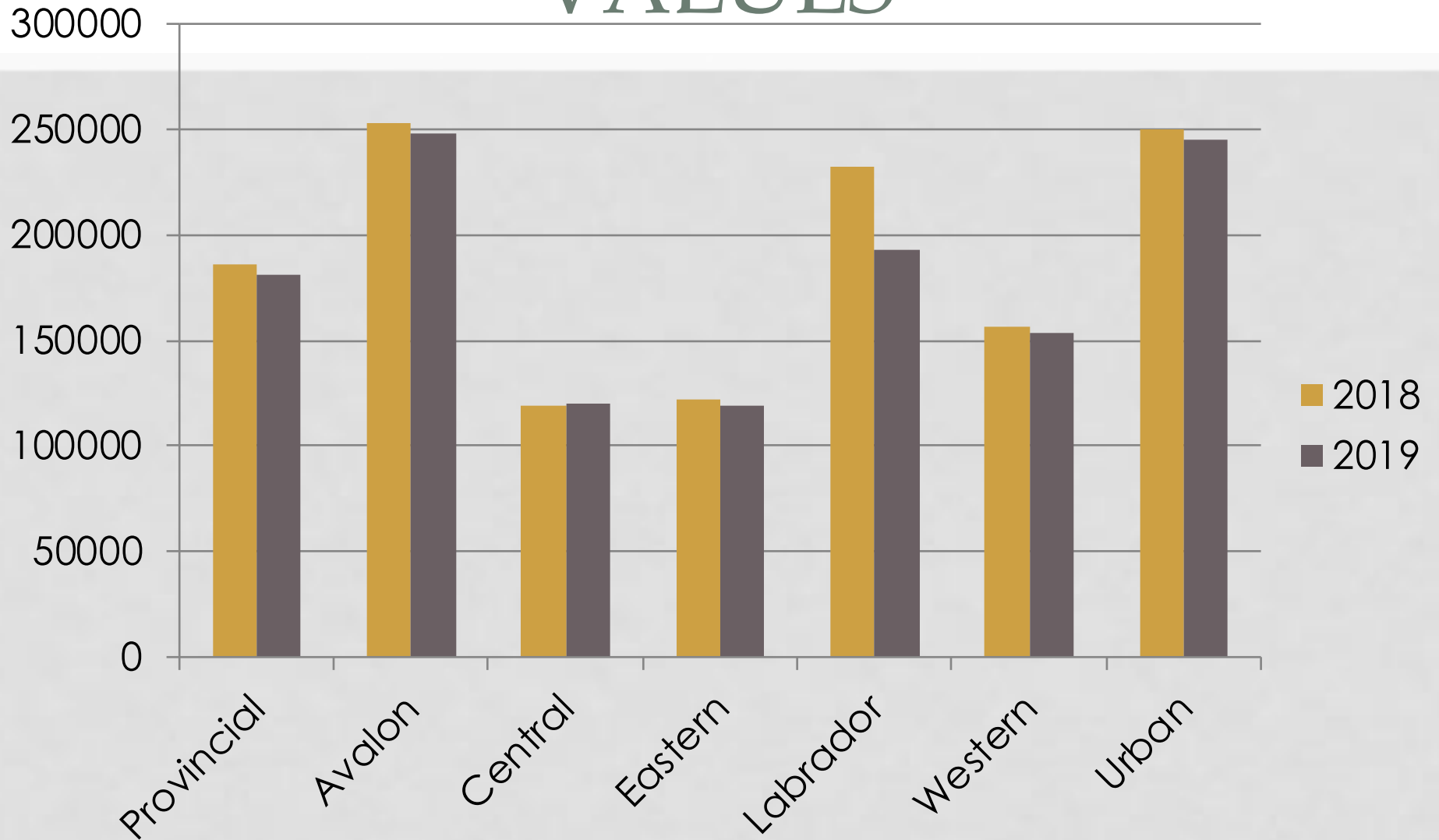
Total Assessed Value

Billions
\$40.00

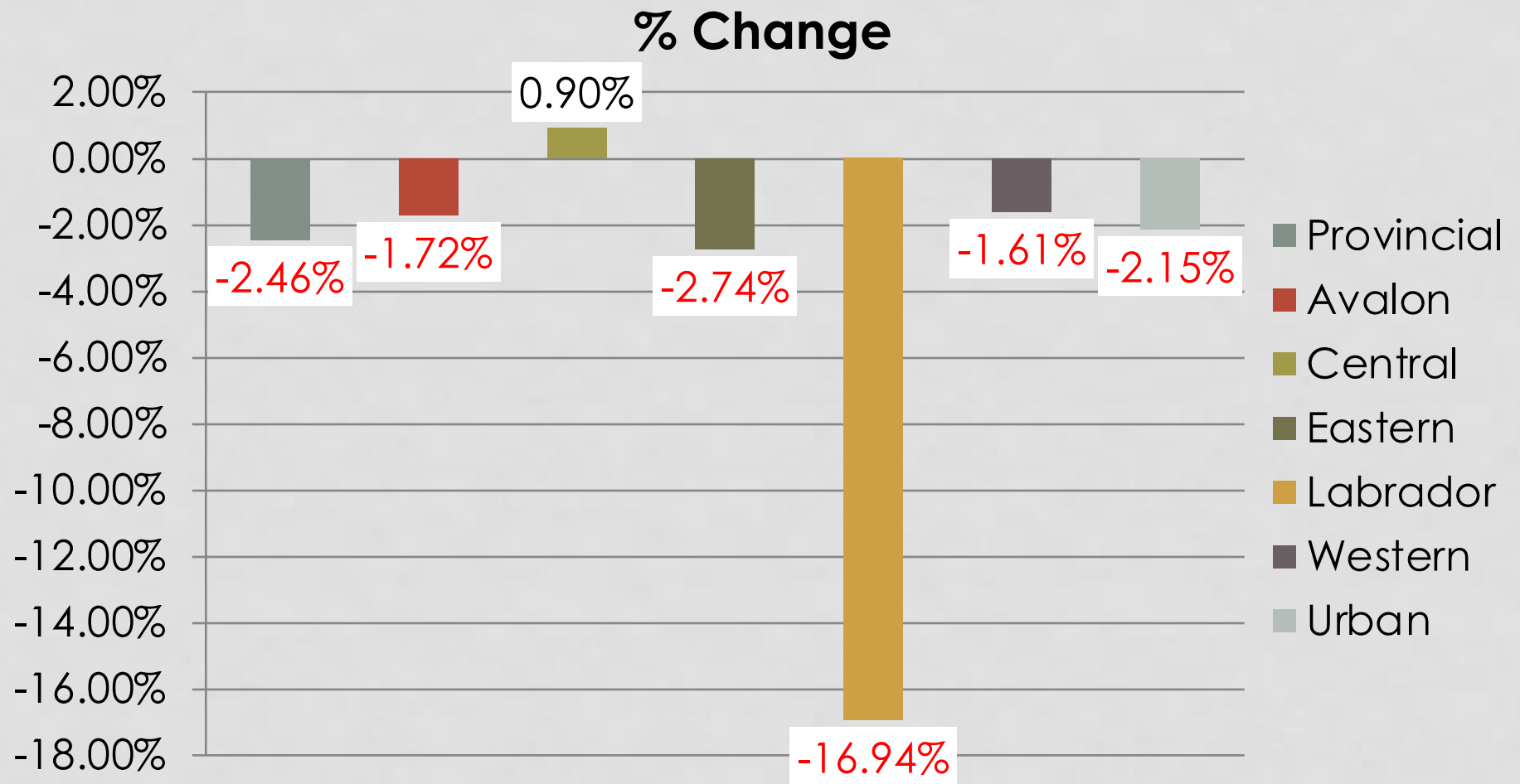
excludes St. John's



AVERAGE RESIDENTIAL VALUES

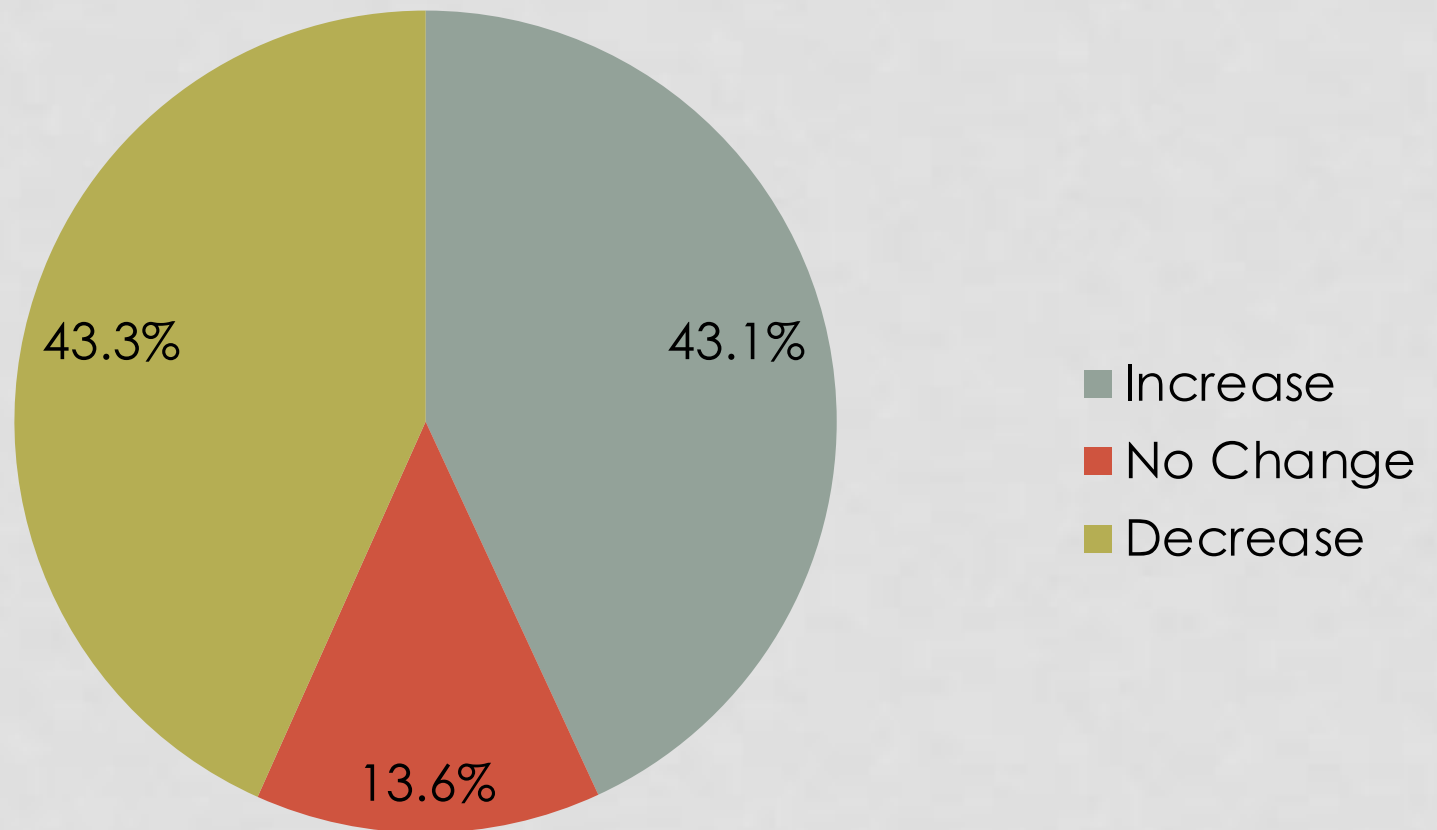


RESIDENTIAL VALUE

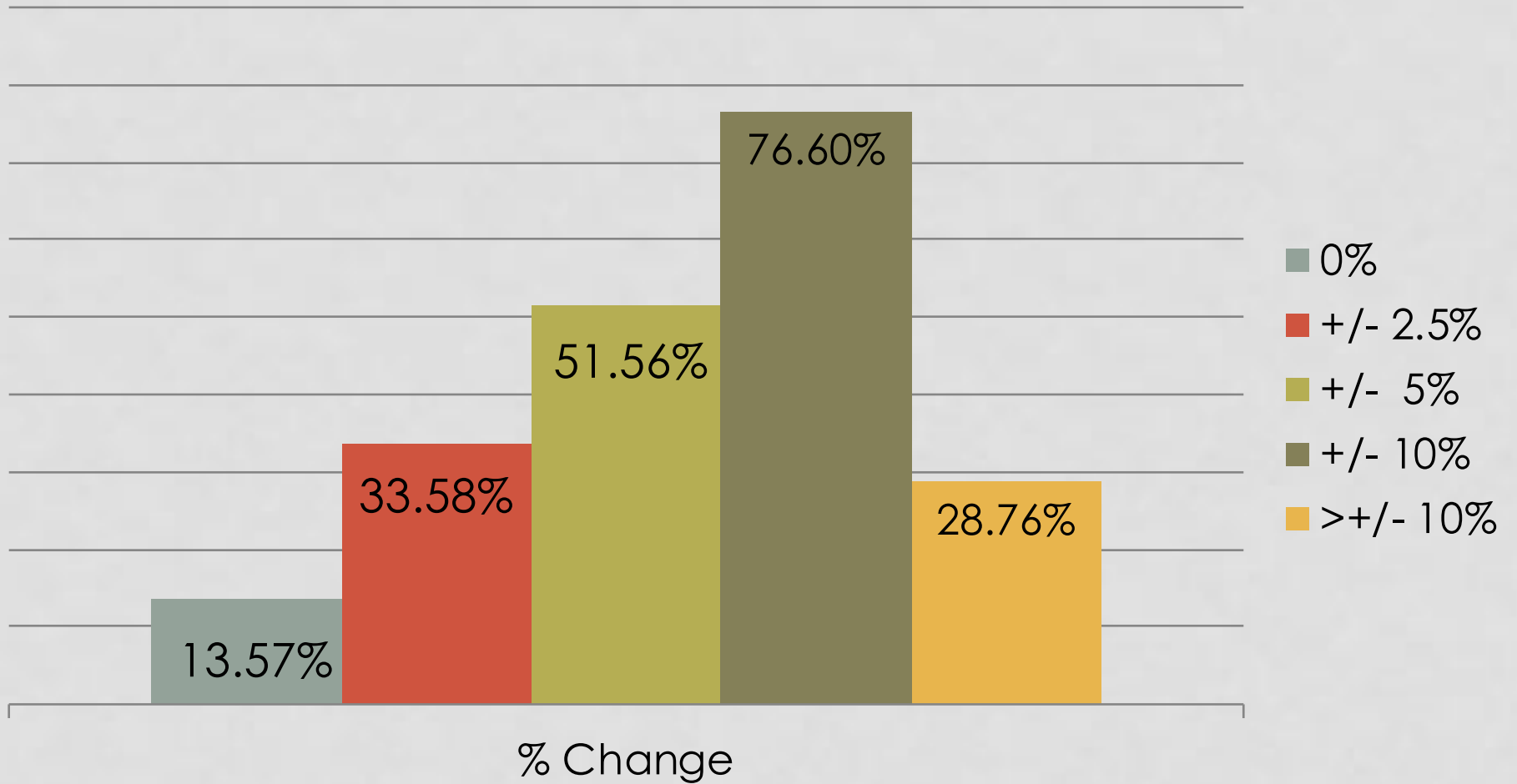


INCREASE VS DECREASE

% OF ALL PROPERTY

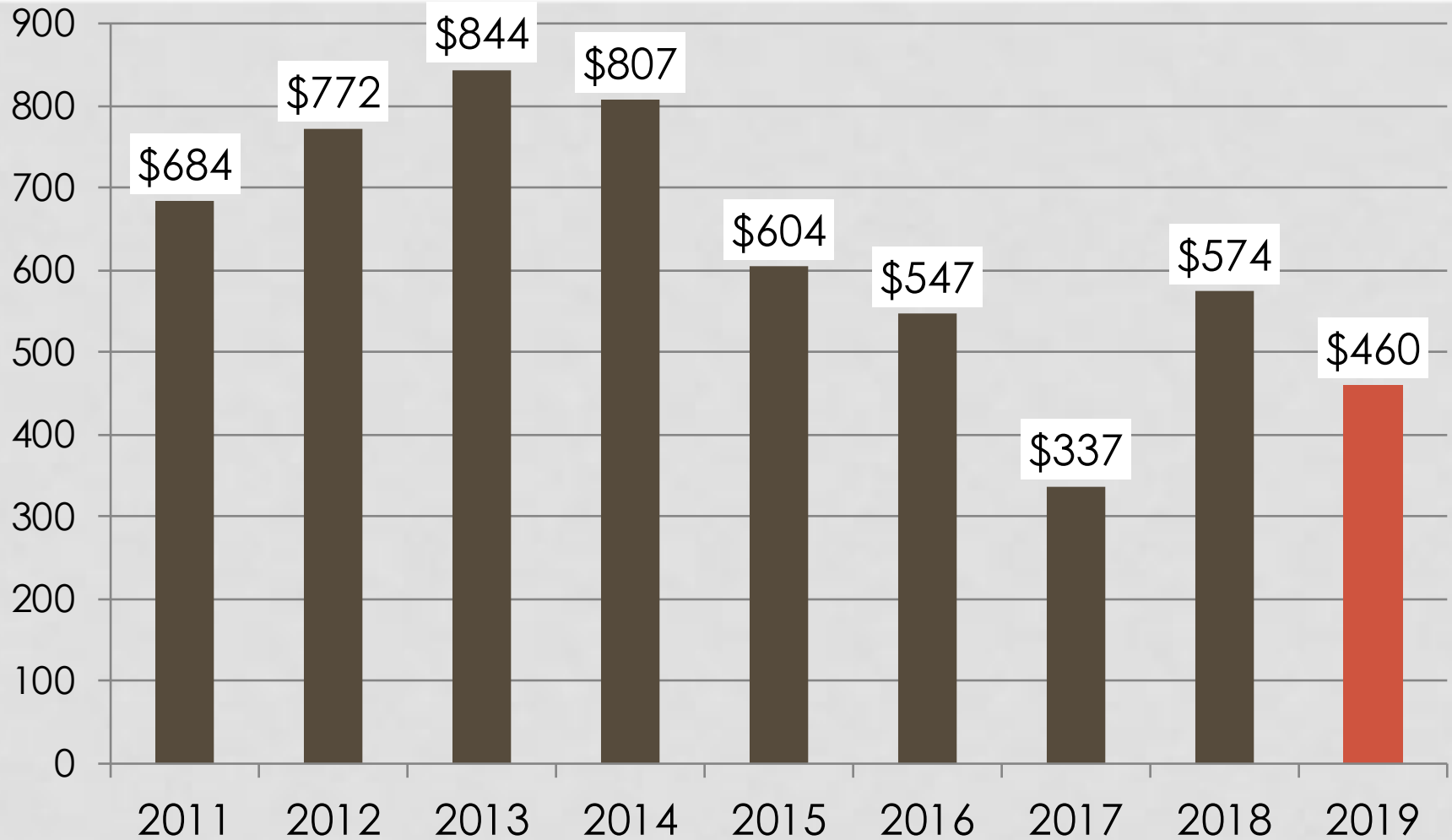


CHANGE IMPACT



NEW CONSTRUCTION & RENOVATION

Millions



SUMMARY

- **Minimal change in values**
 - Total assessed value increased by 1.1%
 - Market value decline by 0.2%
 - Residential values decline 2.46% on average
- Increases represented by
 - Commercial Sector
 - New Construction, \$460 million increase
 - Review of historic trends in areas with little sales activity

IF YOU HAVE A CONCERN...

- On behalf of a resident
 - Visit www.maa.ca
 - Call us at 1-877-777-2807
 - Request a property review
 - File an appeal
- On behalf of council
 - Visit www.maa.ca
 - Call us at 1-877-777-2807
 - Be specific about the concern
 - Create a list of parcels
 - Send us the list for review
 - File an appeal

FALL TRAINING PROGRAM

- Administrator training program
 - Coordinated with PMA and MTDC
 - 3 sessions
 - December 6, St. John's
 - December 11, Corner Brook
 - December 13, Gander
- Elected official training
 - Upon request

QUESTIONS?

- Thank you!