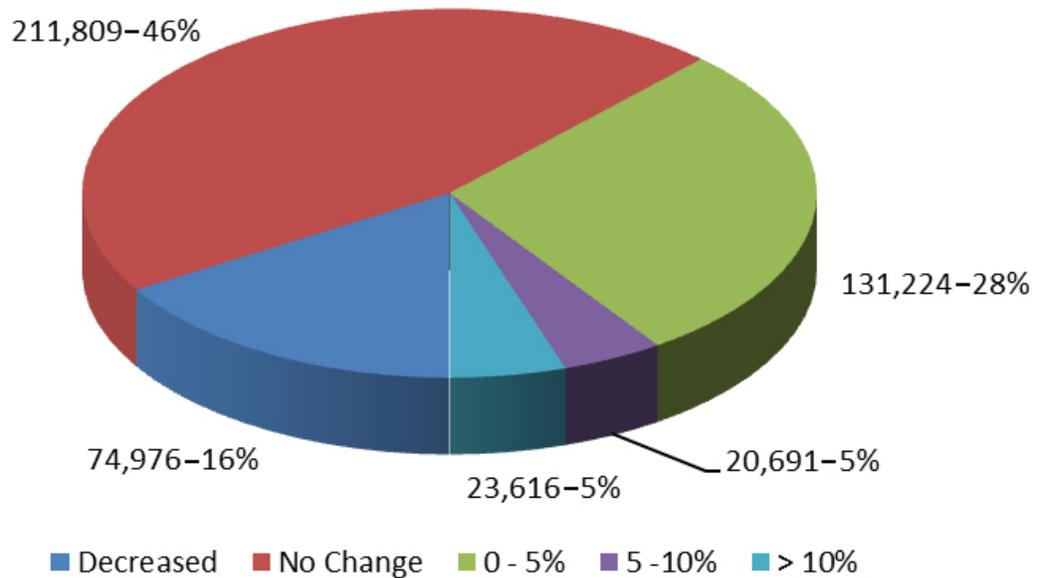
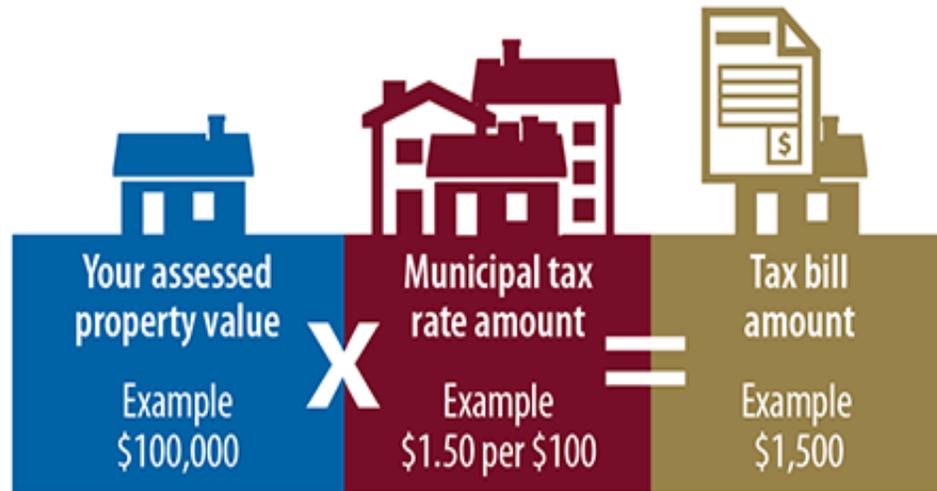


## 2017 Assessment Increase Breakdown



### Did you know:

- Assessments are based on market value, the amount for which a property would normally sell on the open real estate market.
- Increases in property assessments may occur if there is new construction, major renovations; a re-inspection or updating information on your property or a change in real estate market conditions.
- Decreases in property assessments may occur if there are negative real estate market conditions, a decrease in economic activity in your community or depreciation of your property.
- In 2017, 50 out of 107 municipalities in New Brunswick increased its municipal tax rates including two cities, 13 towns, 29 villages and six rural communities.
- Your local municipal tax rate is applied to the assessment for taxation for your property to give you your tax bill amount.



- 467,000 properties are reviewed for which tax bills are issued each year.
- In 2017, re-inspections were carried out on 100,000 of these properties.
- Overall, 62 per cent of property owners in New Brunswick have no change or a decrease in their 2017 assessment.
- 95% of all property assessment increases in 2017 were under 10 per cent.
- Less than one half of one per cent of bills for residential properties (2,400) are being re-issued in 2017 due to miscalculations.
- Letters have been sent to the affected property owners and an amended tax bill will follow by June 1.
- Between 2010-2014, over 35,000 tax bills had to be re-issued due to corrections.
- Property owners commonly disagree with their assessments and request a review.
- Any property owner may request a review of their assessment within 30 days from the date they receive their new or amended tax bill. Service New Brunswick will mail the decision to the property owner.
- Spike protection applies to the assessment for taxation not necessarily the tax bill amount.
- Regional assessment staff at Service New Brunswick can handle all inquiries.
- Learn more about tax benefit programs at [http://www.snb.ca/e/1000/1000-5/e/1000-5\\_003\\_e.asp](http://www.snb.ca/e/1000/1000-5/e/1000-5_003_e.asp)