

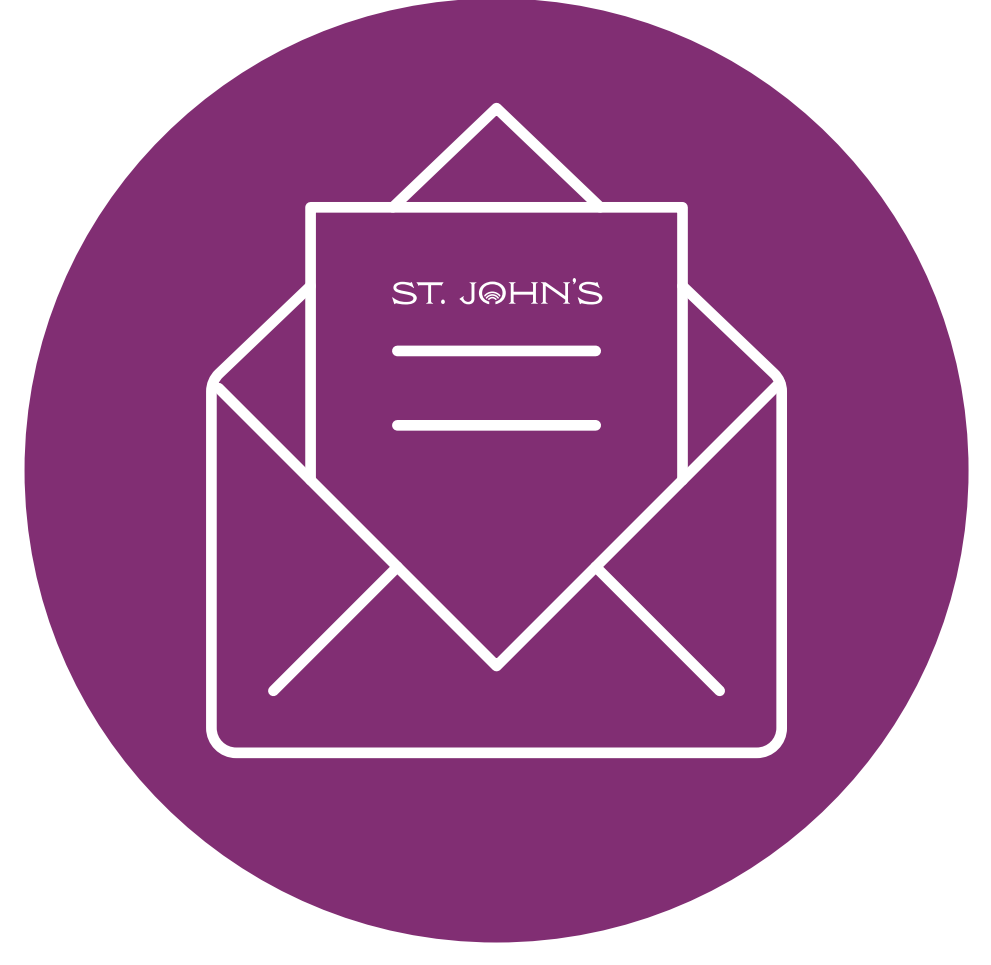
Top 7 things you need to know about your assessment.



01

2026 Assessment Notices

Property owners in the City of St. John's will be receiving their 2026 Notice of Assessment in June 2025.



02

Base Date

Base Date for 2026 is January 1, 2024

All properties within the City of St. John's are assessed based on a single date known as the base date.



03

Market Value

The most probable price, as of the base date, for which a property would sell after reasonable exposure in a competitive market, with a willing buyer and seller acting prudently, knowledgeably and for self-interest, assuming that neither is under duress.



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 & Taxation

An increase or decrease in the assessed value of your property 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 2026 have not yet been set by Council.**



06

Appeal

Appeal Deadline for 2026 Notices is August 8, 2025

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.

