

## Understanding property assessment in New Brunswick

Property assessments are based on the real and true value (market value) of a property as of January 1 for the year the assessment is made. The assessment techniques used in New Brunswick are used in other assessment jurisdictions throughout the world.

### The property assessment process in New Brunswick

At Service New Brunswick, there is a team of professional assessors who review the real and true (i.e. market) value of some 455,000 properties throughout New Brunswick each year. Assessors look at a variety of factors when assessing a property, including the sale prices of homes or properties in a neighbourhood, and any recent renovations or improvements that may have been made to a property. Therefore, if local sale prices are increasing or renovations have been done to a property, then it's very likely that a home or property has increased in value as well.

### Large increases, or spikes, in assessment values

Property Assessment Services is mandated to assess the market value of all properties in New Brunswick each year. To do that, each of the 455,000 properties in the province needs to be visited and re-inspected on a rotating cycle. The target re-inspection cycle is 10 years.

Over the past decade, property values, and therefore property assessments, in many parts of the province have increased substantially. When combined with the regular re-inspection program which generally leads to increased assessments, this has resulted in large increases, or spikes, in assessment values for certain properties.

### Property assessment and your property tax bill

Property assessment, based on market value, plays a valuable and important role in the financing of local and provincial services across the province.

The assessed value of all homes and other properties within a Municipality, Rural Community or Local Service District make up what is known as the tax base. As part of their annual budget process, municipalities use their tax base to figure out what tax rate they need to use to cover their spending for the following year.

For most home owners within a municipality, their tax bill is largely a result of the following equation:

Assessed property value Example \$100,000	X	Municipal tax rate Example \$1.50 per \$100	=	Tax bill amount Example \$1,500
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For more information, visit: [www.gnb.ca/localgovernment](http://www.gnb.ca/localgovernment)