

Reference Sheet

Answering questions about assessment administration

Common Assessment Misconceptions

The following provides clarification on some of the more common misconceptions that property owners have regarding their assessments.

- Residences have a two year exemption from assessment and taxation while under construction and vacant. If the residence is occupied during that two year period, it then becomes subject to assessment and taxation, for that portion of the structure that is complete at the time of occupancy. For example:
 - Basement recreation rooms are assessed even if the doors have not been installed
 - Residences are assessed even if the rooms are not painted or the carpeting has not yet been put down
 - Basement finish is assessed for what is completed at the time of inspectionThe Assessment Officer makes an allowance for what is not finished and will inspect the residence on an annual basis until the work is completed.
- The rate per acre on farmland does not include farm or any other classified type buildings that may be situated on the property.
- The assessed value of property is the market value for that property should it have sold in a specific reference year, which is established by provincial legislation. Assessment Services does not set the market value. The market creates the value, Assessment Services reports it and the municipality uses the values as one of the factors in setting the tax rates. Property assessment is not an individual appraisal of a specific property, but a mass appraisal.

The following are **not** taken into consideration for assessment purposes.

- Residential driveways
- Residential landscaping such as trees, shrubs and flowers
- Residential fencing
- Farm buildings, which in the opinion of the Assessment Officer have little or no value