

MUNICIPAL ASSESSMENT AGENCY

2019 Operational Report

MNL, ST. JOHN'S, NL
NOVEMBER 14, 2019
SEAN MARTIN, CEO MAA

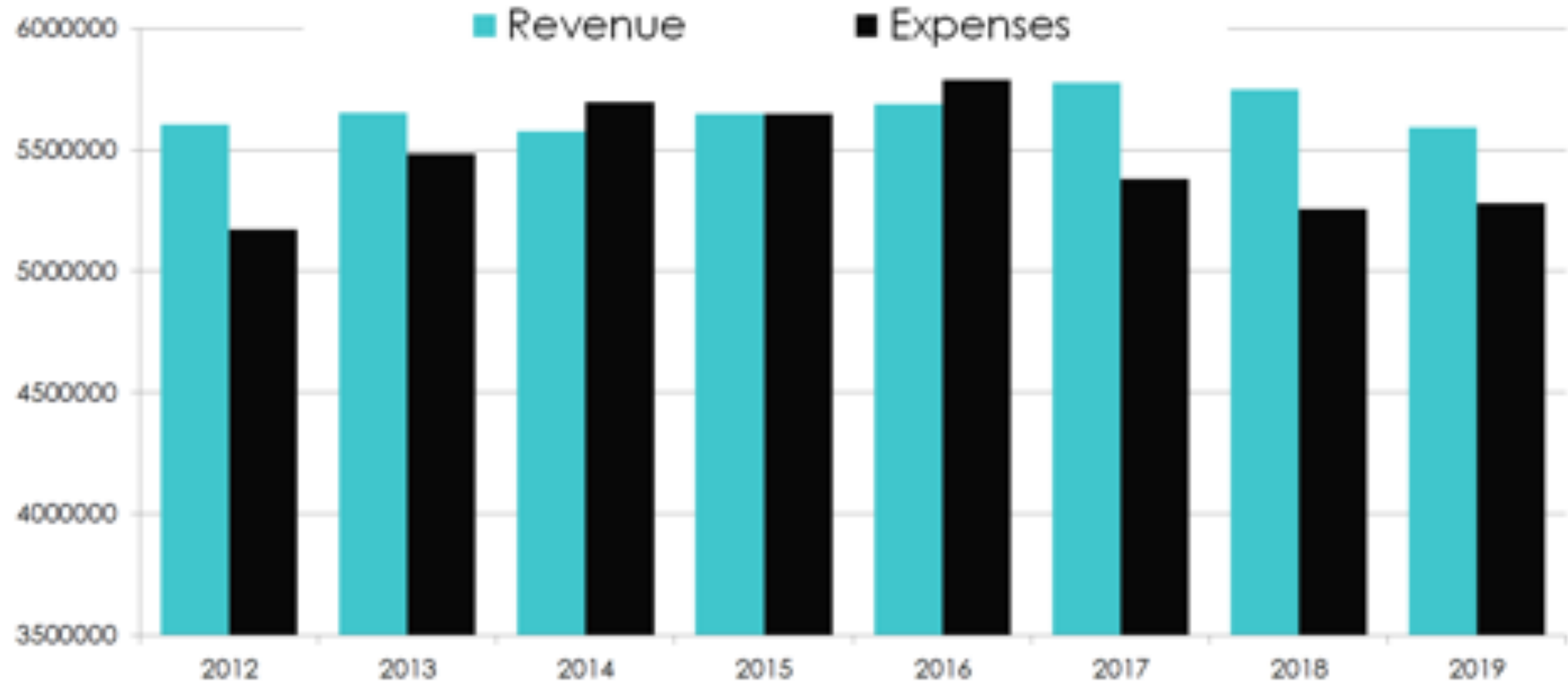
AGENDA

- Operations
- 2020 Assessment Results
- 2021 Reassessment
- Fall Training Program
- Questions

OPERATIONS

- Financial result for the year
 - \$312,299 surplus
- Increase in total taxable value for Province
 - \$182 million (down from \$222 million last year)
- Site reviews
 - 17,754 completed last year
- Staffing
 - 56 staff (unchanged from last year)

FINANCIAL RESULTS



FINANCIAL RESULTS

- Surplus \$312,299
- Severance
 - Eliminated
- Fee for Service
 - Reduced by \$1 per assessment
 - 2019 Fee for Service \$26 per assessed value
 - No charge for Crown land or low value (<\$500) parcels
 - Third decrease in five years
- Creation of Reserve Funds
 - Ten funding requests approved for a total of \$103,688

2020 ASSESSMENT

- Not a reassessment year
- Base date is January 1, 2017
- Notices mailed June 3, 2019
- Appeal period ended July 3, 2019
- Review for errors can be completed at any time
- Appeals can be filed on-line
- Effective for 2020 taxation
- **Next year, new valuation based on January 2020 for taxation year 2021**

TOTAL ASSESSED VALUE

excludes St. John's



2021 REASSESSMENT

- Reassessment year next year
- Base date is January 1, 2020
- Notices mailed June 2, 2020
- Appeal period ends August 4, 2020
- Review for errors can be completed at any time
- Appeals can be filed on-line
- Effective for 2021 taxation
- **Every year, going forward, will be a new valuation**

FALL TRAINING PROGRAM

Administrator training program

- Coordinated with PMA and MTDC
- 3 sessions
 - December 10, St. John`s
 - November 28, Corner Brook
 - December 10, Gander

Elected official training

- Upon Request

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 a list for review
- File an appeal

IMAGERY PROJECT

- Presented by Alex Hynd, Systems Analyst

MUNICIPAL ASSESSMENT AGENCY

Integrating Aerial Imagery at MAA

PRESENTED BY ALEX HYND

AERIAL IMAGERY

IMPROVING OUR WORKFLOW

Following the lead of other assessment agencies across Canada, we have started to integrate high resolution aerial imagery into our workflow.



WHY USE AERIAL IMAGERY?

THE PURPOSE BEHIND IT

- **A change is made to property:**
 - Property owner applies for a permit.
 - Municipality either accepts or rejects the permit, if accepted and the work is completed then the property will be listed on a supplementary review.
 - MAA visits the property, collects information, updates property record.

What if homeowner doesn't request a permit?

- Unfair to property owners who have.
- Creates an inequity in the assessment.

Why It Works

1

PROFESSIONAL STANDARD

International Association of Assessing Officers allow aerial imagery as an alternative to on-site inspection.

2

HIGH RESOLUTION

Orthogonal and oblique imagery is captured at 7.5cm by EagleView. (IAAO standards require minimum 6 inch (15cm) pixel resolution)

3

DYNAMIC ENVIRONMENT

Environment allows users to zoom, view imagery from different directions, take accurate measurements and quickly compare different years of imagery.

4

INTEGRATION WITH OUR SOFTWARE

Our assessors can quickly view the imagery directly inside our master software, iasWorld.



OBLIQUE IMAGERY
Allows us to view the property from a more natural perspective, making features easier to recognize.





MEASURING AREA

The orthogonal view allows us to accurately measure property features and land area.

CALCULATING DISTANCE

Distances can be measured using the orthogonal oblique view. The resolution means the accuracy is within 6 inches.



COMPARING DIFFERENT YEARS

2017



2018



2019





PILOT PROJECT

TORBAY AERIAL IMAGERY REVIEW

January - April 2019

PILOT PROJECT

The Purpose

- Determine the uses of and processes for utilizing aerial imagery within property valuation.

What we're trying to determine

- Number of properties that have change.
- Prevalence of certain types of change.
- Inventory control.

Quality Control

- Post-project our Torbay data is our most up-to-date.

WORKFLOW



Review



Flag



Field visit



Update and verify

WHAT WE'RE LOOKING FOR

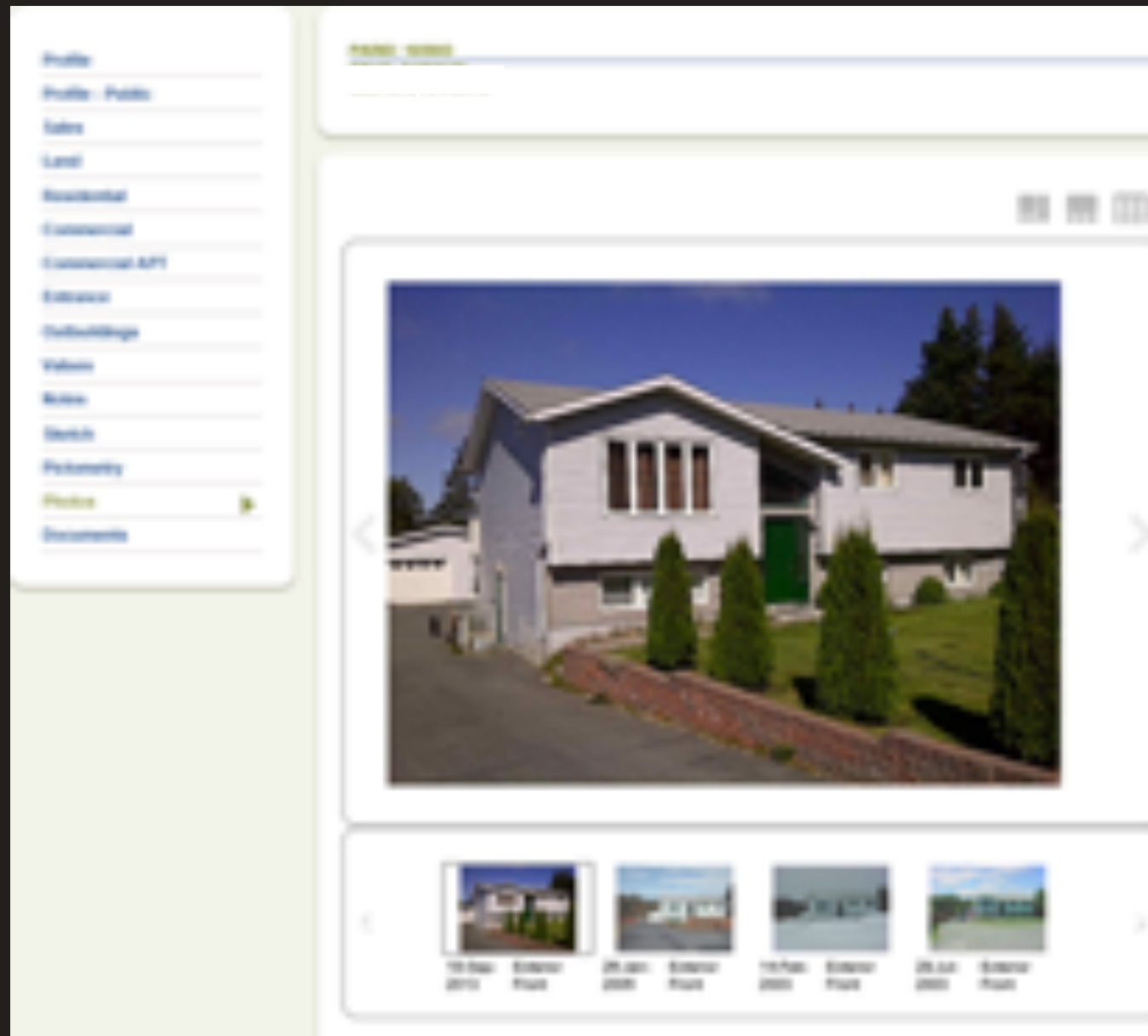
COMPARING OUR DATA TO THE
IMAGERY WE FOCUSED ON:

- Building size
- Additions
- Renovations
- Outbuilding counts
- Building presence
- Basement presence and level of finish
- Defined lot size compared to visible boundaries
- Vacant land imposed and not assessed
- Other

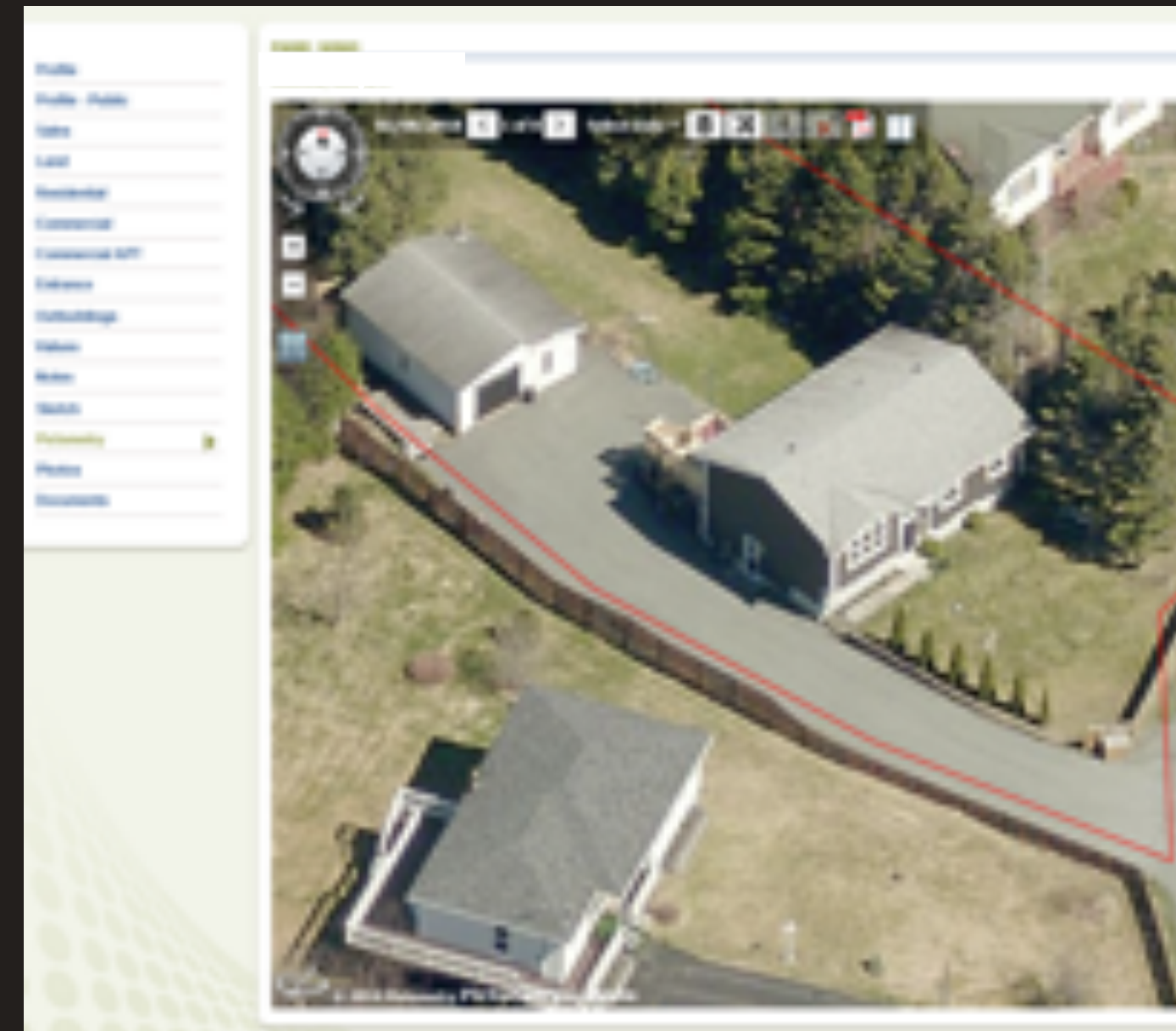


SPOTTING CHANGE

MAA Image (2013)



Aerial Image (2018)



RESULTS

WHAT WE FOUND

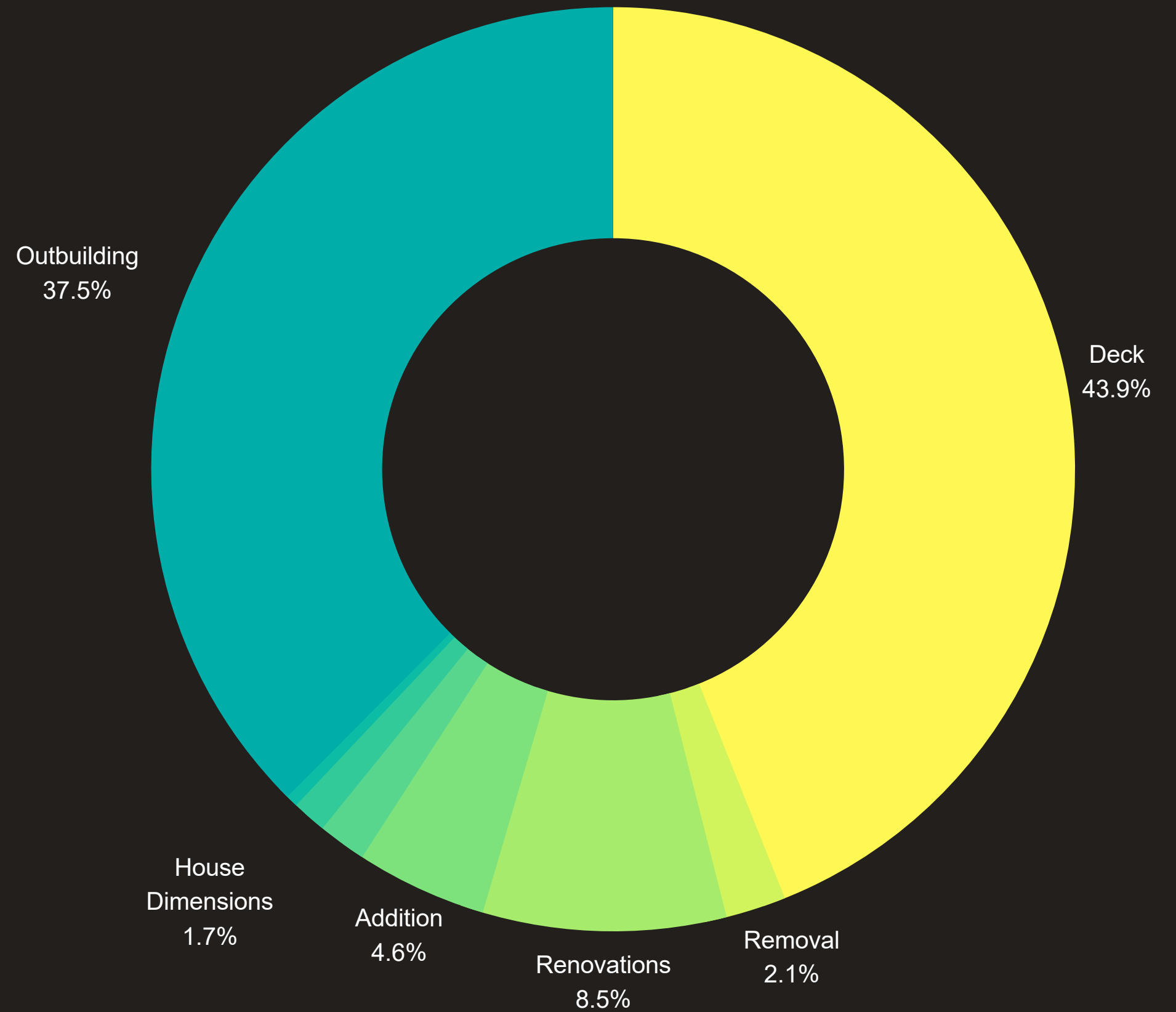
- All 4,578 parcels in Torbay were reviewed.
- Change was found in approximately one third of properties, resulting in 1,512 field visits.

33%

FLAG RATE

RESULTS

MOST FLAGS WERE FOR
ADDITIONAL OUTBUILDINGS
AND DECKS



95% OF FLAGS

Led to a change in property value.

16% OF PROPERTIES

Decreased in property value after being flagged.

RESULTS

MAA Imagery



Aerial Imagery



RESULTS



RESULTS



\$17,781,200

in additional property value

\$119,134

in additional annual property
tax revenue

MOVING FORWARD

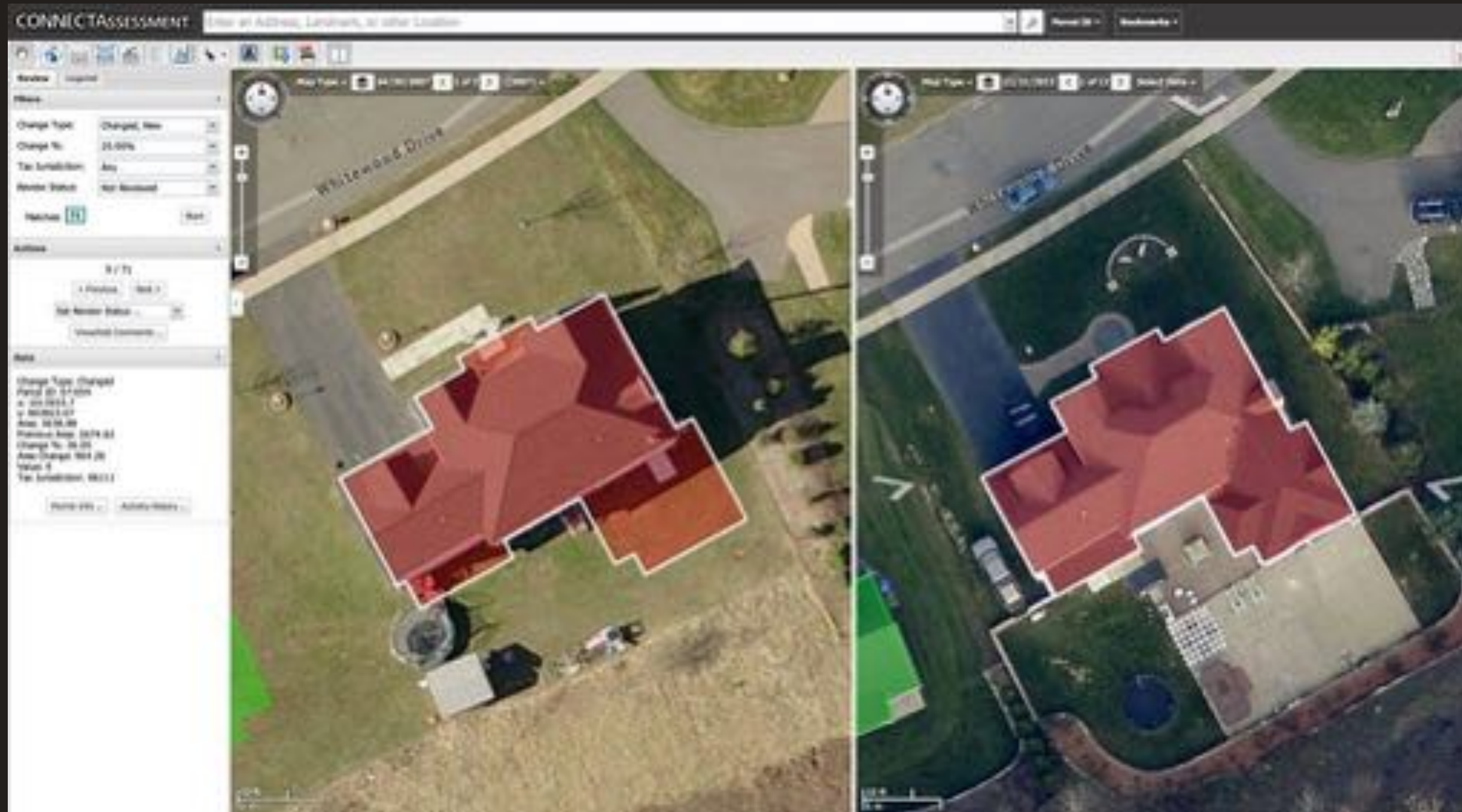
WHAT'S IN THE WORKS

- Currently reviewing Mount Pearl and Conception Bay South.
- Channel - Port aux Basques, Corner Brook, Logy Bay - Middle Cove - Outer Cove, Pasadena and Portugal Cove - St. Philip's were all captured in 2019.
- MAA can assist with funding: Collaborative Initiative Fund
 - One time grant up to \$2 per parcel to help fund an innovation that would assist property assessment and valuation.
 - Aerial imagery, GIS Mapping, Automated Permitting, Street View Imagery.



MOVING FORWARD

CHANGE FINDER



QUESTIONS?

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