



2024 ASSESSMENT FOR 2025 TAXATION

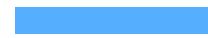


COMPASS Assessment Consultants Inc.



TODAY'S DISCUSSION

OUTLINE OF TOPICS



- Overall Changes
- Residential
- Non -Residential
- Growth
- Re-Inspection
- Looking Forward

OVERALL TAXABLE ASSESSMENT CHANGE



+4.5%

Overall Assessment
change throughout the
entire Town





RESIDENTIAL PROPERTIES

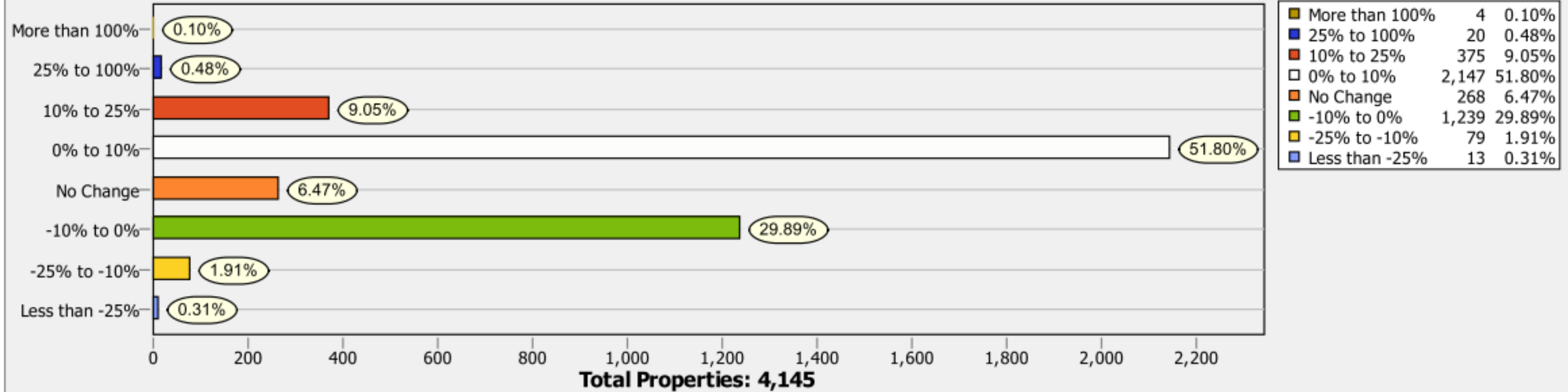
Residential assessment change including
new builds, demolitions, and market
change



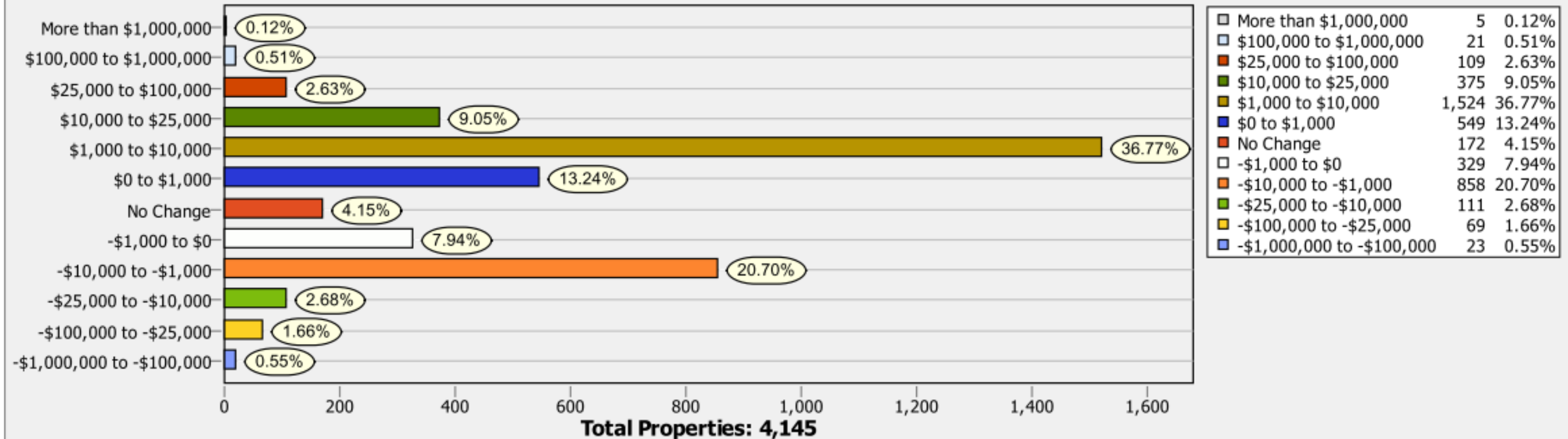
NONRESIDENTIAL PROPERTIES

Non -Residential assessment change
including new builds, demolitions, and
market change

Compare By Percent Change



Compare By Dollar Change



RESIDENTIAL: JULY 2024 JULY 2024

- 476 Sales used between July 2021 and July 2024
- Median assessment ratio of 97.8%
- Assessments are effectively mimicking the market at the valuation date



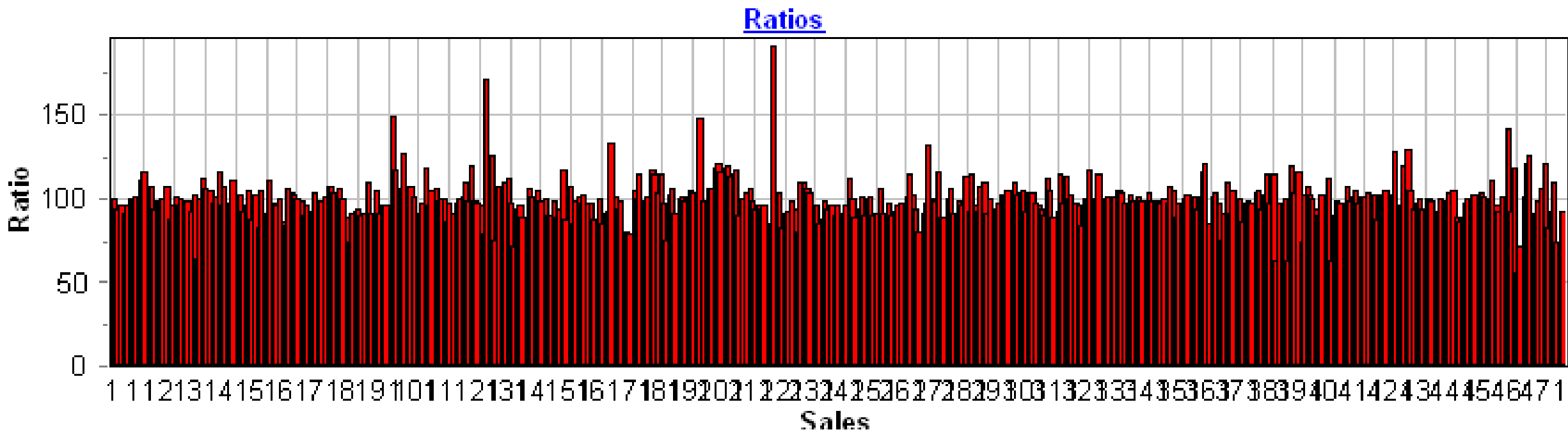
Improved Asmt (Market Ratio Report)

Ratio Statistics

Median Percentage: 97.8%

Coefficient of Dispersion: 8.3

Price Related Differential: 102.5%





Improved Asmt (Market Ratio Report)

NON RESIDENTIAL: JULY 2021 - JULY 2024

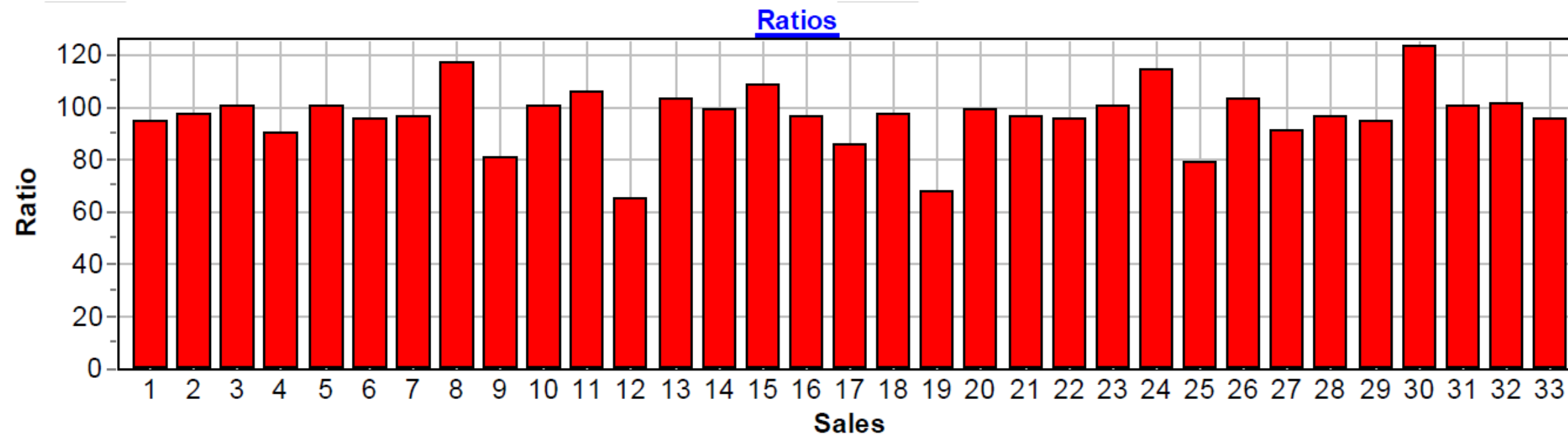
Ratio Statistics

Median Percentage: 98.1%

Coefficient of Dispersion: 8.9

Price Related Differential: 103.8%

- 40 Sales used between July 2021 and July 2024
- Median assessment ratio of 98%
- Assessments are effectively mimicking market value





GROWTH

New development, assessable this year

- Pivotal Facility - Major Assessable Growth
- Regular non -residential and residential growth approximately -1%

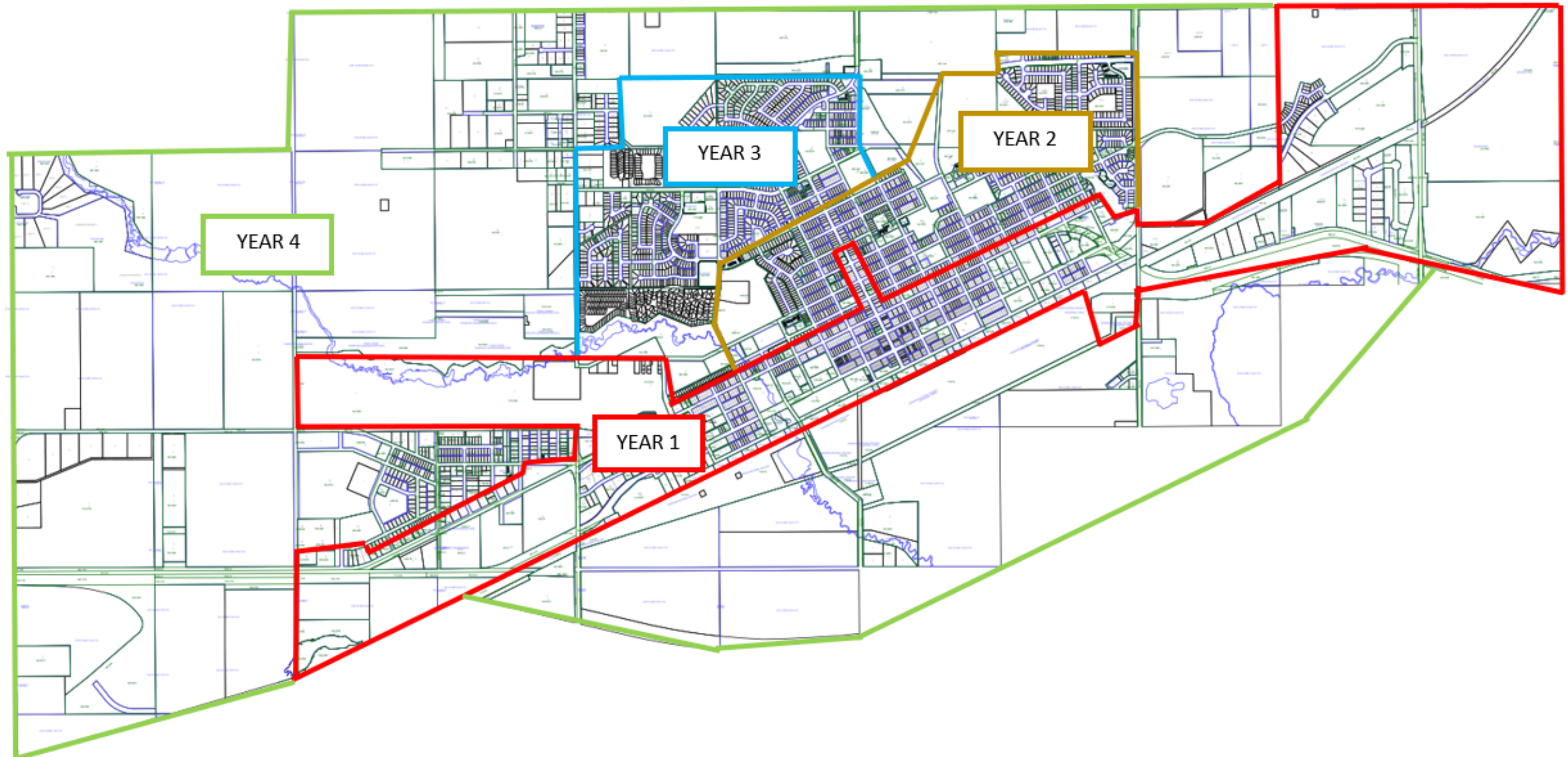


INFLATION

Existing assessment adjusted for
market value change

- 0.2% in non -residential class
- 1.3% in residential class

REINPSECTION CYCLE



LOOKING FORWARD

- MAINTAINING RE -INSPECTION CYCLE
- ANNUAL REQUEST FOR INFORMATION CONTINUING TO BE SENT
- KEEPING AN OPEN DIALOGUE WITH RATE PAYERS

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- ONGOING REVIEW OF MARKET TRENDS. LOCALLY, PROVINCIALY AND NATIONALLY
 - ONGOING COMMITMENT TO MAINTAINING ASSESSMENT VALUATION STANDARDS

