

INFORMATION ON PROPERTY ASSESSEMENT

What is an assessment role?

An assessment role is an inventory of all the properties located on a municipality's territory. The role thus serves as a basis for the distribution of property taxes.

The most recent assessment role has been tabled on November 1st, 2019, and came into force on January 1st, 2020, for the fiscal years of 2020, 2021, 2022. The reference date for this new role is July 1st, 2018. Unless modifications are made to the property, the property's actual value entered on the role will remain the same throughout the entire role, which is for the next three years.

The assessment role increase is not necessarily equivalent to the tax rate increase. The municipality can change the property tax rates according to its budget.

An assessment role is non-political

It is the real estate market that establishes the value of residences; transactions thus serve as a basis for the MRC's property assessment work.

The only power that the municipal Council have is to determine the tax rate related to property assessment.

The assessment role is established by experts governed by a professional order and in accordance with the Act respecting municipal taxation. The role must then be approved by the *Ministère des Affaires municipales et de l'Habitation*.

The assessment role is never approved by the municipal Council. Property assessment (defining property values) is thus done independently.

Factors that explain variations

- Developments on the real estate market;
- Your household is located in a neighbourhood/area that is highly coveted or, on the contrary, that is not sought;
- You have completed major renovations or damage was done to the property;
- Update of data for properties in remote areas;
- Modernization imposed by the MAMH since 2016.



The role is available online for consultation at
<http://www.mrctemiscamingue.org/services-aux-citoyens/evaluation-fonciere/>

It is also available at your municipal office and at the MRCT's office.

Contesting your property's assessment

You can request an administrative review of the value entered on the assessment role for your property.

As non-refundable fees are charged for this review, there must be serious reasons for you to believe that the value of your property is incorrect or unjustified.

To request an administrative review, you must fill out the form "Application for review of the real estate assessment role," and forward it by mail or in person to the MRC of Témiscamingue's office, along with the required, non-refundable payment.

IMPORTANT - You have until April 30th, 2020, to request an administrative review of your property's value.

Assessment bracket	Rate charged
\$99,999 or less	\$ 40
Between \$ 100,000 and \$ 249,999\$	\$ 60
Between \$ 250,000 and \$ 499,999	\$ 75
Between \$ 500,000 and \$ 999,999	\$ 150
Between \$ 1,000,000 and \$ 1,999,999	\$ 300
Between \$ 2,000,000 and \$ 4,999,999	\$ 500
More than \$ 5,000,000	\$ 1,000

Will the value of my property change during the current role?

Some renovations or improvements will not necessarily increase the value of your property, such as regular maintenance work like re-roofing, painting, or changing a material for the same type of material.

Other work like kitchen and bathroom renovations, expansion projects, and finishing the basement can increase the value of your property.

However, your property's increase in value is not necessarily equal to the total cost of your renovations. The expert must verify how much more a buyer would be willing to pay for the improvements made.

Information

For more information concerning **property assessment**, contact the MRCT at 819-629-2829, ext. 201

