

Your notice of property assessment for the 2020-2021-2022 roll

Dear owner,

Please find enclosed your notice of property assessment for the 2020-2021-2022 roll. This official document, provided for under the *Act respecting municipal taxation*, contains your property's new assessed value. You may also find this value at **montreal.ca**.

The notice provides the value of your property as of July 1, 2018 and reflects real estate market growth since July 1, 2015, the reference market date for the previous roll. The value entered on this assessment roll is the real value, defined as the price most likely to be paid by a potential purchaser on the reference date, in the free and open market.

This new value will be in effect for the next three years, unless changes are made to your property. Please note that the assessment of your property value is not the sole element factored in to set the amount of your municipal taxes. Thus, an increase in property value will not necessarily result in an equivalent increase of your municipal tax amount. Rather, the applicable rates and variations will be determined as part of the annual municipal budget to be adopted this fall.

What should you do with this notice?

Please examine all entries on your notice of assessment, including the property value. If there seems to be inconsistencies, you have until April 30, 2020 to apply for an administrative review according to conditions set out in the bottom section of your notice of assessment. Please read the back of this letter to better understand your notice of assessment.

Online access to your sector's property sales


If you own a residential property of 5 units or less, you can view property sales in your area for the same category on an interactive map available on the city's website, **montreal.ca**. Simply enter the identification code appearing on your notice to use this service. This tool will enable you to compare real estate transactions carried out in 2018 (reference year for the 2020-2021-2022 property assessment roll).

For any additional questions, go to an office of the Service de l'évaluation foncière (addresses provided at the bottom of the notice of assessment), or dial 311 if you are on the Island of Montréal (514 872-0311 from outside Montréal).

October, 2019

HOW TO READ YOUR NOTICE OF ASSESSMENT

- 1** This mailing address may differ from the address of your property. Unless otherwise advised by owner(s), the mailing address will be used for your tax account.
- 2** Name of owner(s).
- 3** The file number must appear on your application for an administrative review, if any.
- 4** Location of property.
- 5** Property value on the 2020-2021-2022 roll. This value could be adjusted if you make changes to your property.
- 6** How to apply for an administrative review.
- 7** Identification code enabling owners of residential immovables having at most 5 dwelling units to access posted sales for properties belonging to the same category in their area, online, at montreal.ca.



Notice of Assessment Property Assessment Roll

Date of notice : xx-10-2019
day month year

Municipal body responsible: Ville de Montréal | Three-year roll: 2020 TO 2022 | For fiscal year: 2020

1 LOUIS DENIS
RENEE ROBINSON
6500 RUE CHAMBORD
MONTREAL QUEBEC H2G 3B9

Date of notice : xx-10-2019
day month year

On September 11, 2019, the Ville de Montréal tabled the new three-year property assessment roll. In accordance with section 81 of the *Act respecting municipal taxation* (CQLR, chapter F-2.1), the purpose of this notice is to inform you of the main data concerning your property as entered on the property assessment roll of your municipality.

It also explains the procedure to follow to correct omissions or inaccuracies in roll entries, as they apply to the three-year assessment roll from 2020 to 2022.

U000001001NNNNN

2 **Owner(s)**
LOUIS DENIS
RENEE ROBINSON
 This notice concerns the owner(s) above and other persons also entered as owners on the property assessment roll.

7 **Identification code**
41586

3 **Unit of assessment**

File number	Account number	Cadastral designation	Land area (in square metres)
9999-88-7777-1-000-0000	999999-90	1999999	244.40

4 Location of property: 6500-6502 RUE CHAMBORD | Municipality: MONTRÉAL

UNIT IN THE RESIDUAL CATEGORY (MAINLY COMPRISED OF IMMOVABLES CONSISTING OF 5 OR LESS DWELLING UNITS) | Class of non-residential immovable (see reverse side):

Assessment

Market date	Median proportion	Value entered	
July 1, 2018	100%	Land \$182 000	5
Taxable value	Non-taxable value	Building(s) + \$288 000	
\$470 000	\$0	(A) Value entered = \$470 000	
			(B) Comparative factor = 1,00
			Standardized value = (A) x (B) = \$470 000

Legislative provision under which the value of the unit of assessment or part of that value is non-taxable, is subject to a special tax plan or is subject to the payment of sums in lieu of property taxes	Value (\$)

6 **To file an application for an administrative review**

You may file an application for an administrative review of the correctness, existence or absence of an entry on the assessment roll referred to by this notice before the date indicated below. Your application will be processed by the assessor of the Ville de Montréal and you will receive a written reply. To be admissible, your application must meet the four following conditions:

1. Be submitted on the prescribed form (see 4.1 on reverse side).
2. Be filed before May 1, 2020, the deadline prescribed by law (see 3 on reverse side).
3. Include the payment of \$75 determined by the *By-law concerning fees of the urban agglomeration of Montréal* (Fiscal 2019, RCG 18-039).
4. Be filed in person with the **Service de l'évaluation foncière** of the Ville de Montréal, Monday through Thursday, from 8:30 a.m. to noon and 1 to 4:30 p.m. and Friday, from 8:30 a.m. to noon and 1 to 4 p.m.: 255, boul. Crémazie Est, bureau 600, Montréal 1868, boul. des Sources, bureau 500, Pointe-Claire

or sent by registered mail to:
Service de l'évaluation foncière - Ville de Montréal
255, boul. Crémazie Est, bureau 600
Montréal QC H2M 1L5
Information: montreal.ca
Island of Montréal: 311
Outside the Island of Montréal: 514-872-0311

Only if you file an application for review

All amounts are payable by certified cheque, postal money order or bank money order to the **Ville de Montréal** or, at a location mentioned in section 4, in cash, by debit card or Visa or MasterCard.

See reverse side for more details on the information above and your right to apply for an administrative review in respect of the property assessment roll.

100063 000000 A33 C30 001 0000 N [999999-90] 05-146A (08-2019) PP7

NOTICE TO OWNERS OF DIVIDED CO-OWNERSHIP PROPERTIES

As part of the production of the 2020-2021-2022 property assessment roll, the *Service de l'évaluation foncière de la Ville de Montréal* has combined units in divided co-ownership type properties. Thus, the dwelling unit and the storage and parking units located in the same co-ownership property and belonging to the same owner have been combined, if that was not already the case. This amendment is part of measures taken to simplify processes and to optimize the management of property accounts.