

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

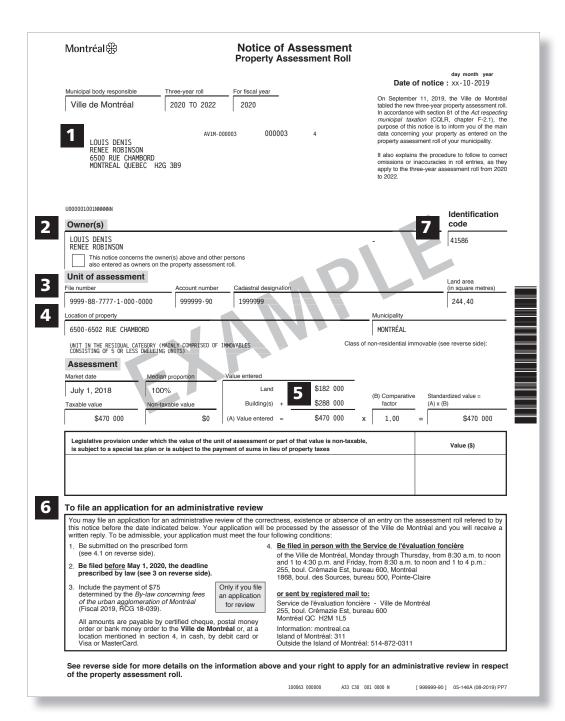
If you own a residential property of 5 units or less, you can view property sales in your area for the same category on an interactive map available on the city's website, **montreal.ca**. Simply enter the identification code appearing on your notice to use this service. This tool will enable you to 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

- 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).
- The file number must appear on your application for an administrative review, if any.
- 4 Location of property.
- Property value on the 2020-2021-2022 roll.
 This value could be adjusted if you make changes to your property.
- How to apply for an administrative review.
- 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 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.

