

PROPERTY ASSESSMENT APPEALS - 2006

Recommendation

The Commissioner of Finance & Corporate Services and the Director of Finance, in consultation with the Manager of Property Tax & Assessment recommends:

That Council approve the attached list of properties for appeal to the Assessment Review Board.

Economic Impact

The correction of assessments which are too low will generate additional funding for the City and provide for a more equitable distribution of the property tax burden.

Purpose

To appeal properties (no residential homes) which for a variety of reasons have significant errors in their assessment as returned on the roll.

Background - Analysis and Options

Section 40 of the *Assessment Act* allows that any person, including a municipality, may appeal assessments to the Assessment Review Board (ARB). Finance staff, together with the Municipal Property Assessment Corporation (MPAC) identified a number of significant errors on the assessment roll provided to the City for taxation purposes for 2006.

Once the assessment roll has been provided to the municipality there are a number of mechanisms available to property owners to correct errors that result in an assessment that is too high, however, property assessments which are too low would not normally be corrected by the property owner, therefore the City may launch an appeal to have the corrections made.

The types of appeals that can be filed include:

- Unoccupied, enclosed buildings where the value was omitted from the roll
- Errors in property class
- Exemptions for properties that do not qualify
- Property that is no longer farmed

The property owners have been notified that an appeal has been filed as per the legislation.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Reaching an agreement with the property owner and MPAC on the correction required and processing an adjustment to the property tax account will conclude these appeals. Should the City, MPAC and the property owner not be able to reach an agreement the appeal will be heard and decided by the Assessment Review Board (ARB). Finance staff do not anticipate that many would reach this stage as the appeals have primarily been launched in order to correct obvious errors to the roll.

Attachments

Attachment 1 - Vaughan Assessment Appeals 2006 Tax Year

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Respectfully submitted,

Clayton D. Harris, CA
Commissioner of Finance & Corporate Services

Barry E. Jackson, CGA
Director of Finance

Vaughan Assessment Appeals - 2006 Tax Year:

Property Roll Number	Address	Reason for Appeal
1928.000.190.48510	Centre Street	Assessment too Low; Incorrect tax class
1928.000.210.96500	9980 Dufferin Street	Assessment too Low
1928.000.211.79792	Bathurst Street	Assessment too Low
1928.000.212.35000	11070 Bathurst Street	Assessment too Low
1928.000.270.16000	3450 Major Mackenzie	Assessment too Low
1928.000.270.36000	Teston Rd	Assessment too Low
1928.000.272.43000	10367 Weston Rd	Assessment too Low
1928.000.272.55000	10665 Weston Rd	Assessment too Low
1928.000.281.57000	7543 Kipling Ave	Incorrect tax class
1928.000.281.58000	7543 Kipling Ave	Incorrect tax class
1928.000.330.05000	Langstaff Rd N/S	Assessment too Low
1928.000.330.06000	Langstaff Rd N/S	Assessment too Low