

PROPERTY ASSESSMENT AND TAXATION APPEALS - 2004

Recommendation

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

That Council approve the list of four (4) assessment and/or taxation appeals launched by Finance staff, for the 2004 taxation year.

Purpose

In 2003 Council approved a report and by-law delegating authority relating to assessment and taxation appeals to the City Treasurer or designate. The report stated that Council would be provided with the specific details regarding properties for which the City has launched appeals. This report will provide that information for the 2004 taxation year. The owners of each property on the list have been notified of the appeal.

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 2004.

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, assessments which are too low would not normally be corrected by the property owner, therefore the City is required to launch an appeal to have the corrections made. The legislation requires the property owner to be notified that an appeal has been filed and this has been done.

The types of appeals that have been 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

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 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 2004 Tax Year

Report prepared by:

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Respectfully submitted,

Barry E. Jackson, CGA
Director of Finance

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**VAUGHAN ASSESSMENT APPEALS
2004 TAX YEAR**

ASSESSMENT ROLL NO.	MUNICIPAL ADDRESS	CURRENT CLASS	ASSESSMENT VALUE	CURRENT P/C	ASSESSED OWNER & MAILING ADDRESS	NEW OWNER & MAILING ADDRESS	REASON FOR APPEAL	NOTES
1928 000.233.75000.0000	0 HIGHWAY 400 W/S	RT	146,000	100	1129866 ONTARIO INC 300 BRADWICK DRIVE CONCORD, ON L4K 1K8		ASSESSMENT TOO LOW INCORRECT TAX CLASS	MISSED AMENDED ASSESSMENT ROLL. VALUE SHOULD BE \$1,345,000 VL IX. VALUED AS RESIDENTIAL
1928 000.232.67000.0000	1520 CREDITSTONE	FL1	780,000	108	MIRAMAR INVESTMENTS INC 171 CORSTATE BLVD CONCORD, ON L4K 4Y2		ASSESSMENT TOO LOW	LAND GRADED IN FALL-REPORTED TO MPAC. VALUE TO BE REVIEWED
1928 000.212.40528.0000	HONEY LOCUST CRT E/S	RT	335,000	106	TEZEMBELICO, NIKITAS C 11090 BATHURST ST RR2 MAPLE, ON L6A 1G2		ASSESSMENT TOO LOW	NEW SERVICED RESIDENTIAL LOTS 5-6
1928 000.214.17520.0000	161-171 BASALTIC RD	CT / CU	1,854,000	520	SMOKEY BEAR HOMES INC 132 TORO RD DOWNSVIEW ON M3J2A9		ASSESSMENT TOO LOW	ONLY ONE BLDG FULLY ASSESSED FOR 2004 OTHER SHOULD HAVE ENCLOSED VALUE