

PROPERTY ASSESSMENT APPEALS - 2005

Recommendation

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

That Council approve the list of five (5) assessment appeals initiated by Finance staff, for the 2005 taxation year.

Economic Impact

The correction of assessments which are too low will generate additional funding for the City and more equitably distribute the tax burden.

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 2005 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 2005.

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 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

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 2005 Tax Year

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Respectfully submitted,

Barry E. Jackson, CGA
Director of Finance

Attachment 1

Vaughan Assessment Appeals - 2005 Tax Year:

Property Roll Number	Property Owner	Address	Reason for Appeal	
1928.000.212.20000.0000	Major Bob Farms Inc.	10520 Bathurst St.	Assessment Low	too
1928.000.271.46000.0000	Humberview Estates Ltd.	10649 Jane St.	Assessment Low	too
1928.000.291.10000.0000	1307180 Ontario Inc.	9790 Weston Rd.	Assessment Low	too
1928.000.320.00200.0000	Sadr Investments Inc.	N/S Steeles Ave. W.	Assessment Low	too
1928.000.430.50000.0000	Baddeck Property Group	S/S Highway 7	Incorrect Class	