

Inform yourself first

For any questions concerning the evaluation of your property, please contact:

Municipality of Thorne
775, route 366
Ladysmith (Québec) J0X 2A0

Phone : 819 647-3206
Fax : 819 647-2086

To obtain more detailed explanations on Municipal assessment of Province of Quebec, please consult the following website:

www.mamot.gouv.qc.ca/evaluation-fonciere/evaluation-fonciere-municipale-au-quebec/

Can we contest a value entered on the roll?

If the taxpayer disagrees with a municipal assessment value, the first thing to do is to communicate with the Municipality of Thorne at the address on the back of this flyer.

If there is a difference of opinion, the next step is to apply for a review, but only during the first year of a triennial roll and no later than April 30, 2019, unless the said property already underwent modifications.

To do so, the taxpayer must fill out the application form for review provided for this purpose, entitled "Request for review of the property assessment roll", which can be obtained at the following address:

MRC of Pontiac
602, route 301
Campbell's Bay (Québec) J0X 1K0

The form duly filled out must be returned no later than **April 30, 2019**, to the above mentioned address.

The costs associated with your request will vary according to the value entered in the roll and is required to process each request for revision. The payment must be joined to your request for revision.

If modifications are made to your property during the three years following the deposit of the roll and if a new evaluation has been established, you can request a revision within the 60 days following the receipt of the notice of modification of the assessment roll; for those modifications only.

Written Response

Under the terms and conditions of the Act Respecting Municipal taxation, the municipal assessor is required to verify the merits of all requests submitted for revision. He must also send a written reply to the applicant informing him / her of the conclusions to the revised value of the immovable.

Each person who has made a request for a review and has not reached an agreement with the assessor may file a proceeding with the Immoveable Property Division of the Administrative Tribunal of Quebec (TAQ) within the **60 days** following the post-marked reply from the assessor.



YOUR PROPERTY ASSESSMENT ROLL



**Municipality of
Thorne**



YOUR PROPERTY ASSESSMENT ROLL

Under the terms and conditions of the Act Respecting Municipal Taxation, the MRC of Pontiac has mandated the evaluation firm, Servitech Inc. to prepare the assessment roll of the Municipality of Thorne. In doing so, they apply the regulations and standards adopted by the gouvernement du Quebec.



What is a property assessment roll?

A property assessment roll is an inventory of all real property within the municipal boundaries, and it includes the value of every property based on its actual value.

What is the actual value?

The Municipal Taxation Act specifies that the actual value of a property is its exchange value, or the price it would get in the free and open comparative market. This is the price that would most likely be paid for the sale of the property.

This value is used to calculate the amount of municipal and school taxes.

How do we determine the actual value?

To determine the actual value of a building, Servitech Inc. uses the description of the property as well as the measurements of the buildings erected there on, which were submitted by the Inspector during previous years.

Afterwards, for a residential property, the technicians and the assessors use two recognized approaches (Cost Approach and Comparison Approach) to determine the actual value.

- ♦ **The Cost Approach:** is the estimate of a property's value by establishing its replacement cost, which is obtained by adding the value of the land to the cost of a new construction minus the depreciation, for example the wear and tear on the building as a consequence of time.
- ♦ **The Comparison Approach:** The actual value of a property is estimated from the sales price of properties with similar characteristics.

MAIN FACTORS which influence the residential value:

- ✓ Area;
- ✓ Land dimensions;
- ✓ Living area;
- ✓ Property age; adjusted to reflect any renovation or any addition throughout the years;
- ✓ Structure quality.

For properties generating income, in addition to the previous two approaches, the Income Approach is generally used.

- ♦ **The Income Approach:** is based on the assumption that the value of a property is directly related to the income it will generate over its economic lifetime.

When is the value determined?

The assessment roll is deposited every **three (3) years**, which is why we use the term "triennial roll".

The values which are registered within the roll take into account the condition of the real estate market on July 1st of the year preceding the deposit of the roll.

The assessment roll for 2019-2020-2021 of the Municipality of Thorne was deposited on October 10, 2018. The values which are inscribed within, reflect the market conditions as of July 1, 2017. They will serve as the basis for the calculation of the municipal taxes for the years 2019-2020-2021.

