

## **PUBLIC NOTICE**

### **DEPOSIT OF NEW TRIENNIAL ASSESMENT ROLL**

The municipality of Blanc-Sablon would like to advise its taxpayers that the 2024-2025-2026 triennial assessment roll was deposited.

This triennial assessment roll has just been deposited by our firm of evaluator Groupe Altus Inc. The taxpayers can consult the evaluation roll to the municipal office during office hours from 8h30 to 12 and 1h00 to 4h30.

Furthermore, any person wanting to deposit a revision of their evaluation can do so. To be receivable it must meet the following conditions:

- Be deposited before May 1<sup>st</sup>, 2024;
- Be deposited at the municipal office or sent by mail to the Municipality of Blanc-Sablon, 1149, Dr.-Camille-Marcoux blvd., Lourdes-de-Blanc-Sablon, G0G 1W0;
- Be completed on the form preassigned for the purpose and available at the address mentioned above;
- Be accompanied by the amount of money required.

Public notice given on November 8<sup>th</sup>, 2023.



**Karine Benoit**  
**General Director**

## ***New Property Assessment Roll for 2024-2025-2026***

As required by the Act Respecting Municipal Taxation, a new Property Assessment Roll was created by Altus Group. The new roll applies to the fiscal years 2024, 2025, 2026 and unless changes or modifications have been made to the property, these values remain valid for the three year duration of the Property Assessment Roll.

The Property Assessment Roll lists all the properties throughout the municipality and shows the assessment of each property based on its current value. The current value of a property corresponds to its market value in a free and competitive market. In other words, this is the price that a buyer would most likely pay in a real estate transaction if the property were put on the market and sold. The value is set according to the conditions in the real estate market on July 1st of the year preceding the tabling of the real estate assessment roll, in this case on July 1st, 2022.

In order to establish current value, the Altus team inspected and analyzed the transactions recorded in the municipality over the past three years. Those property sales allowed the evaluator to establish standards of calculation that are used to establish the values of all properties in the municipality according to the characteristics of each one (purpose and use, physical features, quality components, etc.) and location in the municipality.

In determining the physical condition of properties, the Act requires evaluators to verify the accuracy of the data in their possession at least once every nine years. In the past three years, the Altus team has therefore conducted several visits throughout the MRC to ensure that each property in the municipality has been visited since January 1<sup>st</sup>, 2015. During these visits, inspectors collected information on the quality of building maintenance and work performed without a renovation permit. In some cases, updates to property files have led to issuing a certificate of value readjustment during the roll, and in other cases, adjustments to the value were made only on January 1<sup>st</sup>, 2024.

Consequently, this exercise leads to variations between the assessment listed on the preceding roll and the one listed on the new roll. Moreover, there may also be deviations between different sectors and/or types of residences in your municipality depending on the results of value harmonization with real estate market conditions on the date of reference.

### ***The Role of the Evaluator***

The evaluator is not involved in budgetary aspects or taxation methods. The evaluator's role is strictly limited to ensuring that each taxpayer is assessed fairly. The assessment roll is then used by the municipality and the school board for equitable distribution of the tax burden for the services offered, according to the principles of good stewardship.

### ***Can I Challenge the New Value of My Property on the Assessment Roll?***

Yes, an application for review may be made regarding a property listed on the assessment roll between the date when the assessment roll is tabled and May 1st, 2024.

This means that the right to request a review may only be exercised before May 1st of the first fiscal year of the assessment roll. Once this deadline is past, you no longer have the right to initiate a challenge.

In accordance with Section 129 of the Act Respecting Municipal Taxation, taxpayers who wish to file an application for review of the new assessment should apply on the form provided for this purpose. They will have to state a value and the reasons behind the value they believe to be correct. The form is available at the municipal office. The completed form must be accompanied by the fee and submitted to your municipal office.

**Any questions concerning your new municipal assessment, please contact the Altus's evaluation services at 1-800-416-6019.**