



## Ontario Property Tax Services

Ryan's Property Tax professionals have years of proven experience navigating Ontario's complex property tax system. Annual assessments issued by Ontario's Municipal Property Assessment Corporation (MPAC) are based on market value. These assessed values are continually impacted by ongoing legislative developments that lead to issues relating to the correct determination of the value standard, property classification, and equity considerations. As a taxpayer, you are entitled to be assessed at either the level of similar real property in the vicinity or your actual market value, whichever is lower. Ryan's extensive assessment and taxation review methodologies aid our clients in determining the accuracy of their property's assessment.

Ryan's valuation solutions assist our clients in achieving the lowest assessment possible, taking into account correctness and equity considerations by undertaking the following:

- ▶ Reviewing all current value, omitted, and/or supplementary assessments
- ▶ Analyzing relevant market and industry-specific data
- ▶ Independently determining our client's property value, based on the standard appraisal methodology, utilizing the cost, income, and sales comparison approaches to value
- ▶ Examining our client's property tax classification against comparable properties
- ▶ Applying assessment phase-in calculations, based on an equity-adjusted current value
- ▶ Reviewing property tax billing calculations to ensure an error-free application of Ontario's municipal tax capping and "clawback" legislation
- ▶ Reporting and consolidating our findings and valuation conclusions into a Request for Reconsideration (informal appeal) or formal assessment appeal, if required
- ▶ Monitoring and reporting on the current property assessment, tax status, and the provision of tax projections for budgeting and long-range property/portfolio planning purposes



### Milestone Dates

**Important dates in the annual assessment process for Ontario properties are as follows:**

Municipal Tax and Vacancy Rebate Application Filing Deadline

**Last day of February**

Request for Reconsideration Filing Deadline

**Last day of March**

Assessment Appeal Filing Deadline

**Last day of March**

## Assessment Reconsideration and Appeal

Ryan's comprehensive valuation and reporting ensures that our clients are fully aware of their property assessment position and provides substantiated recommendations to arrive at the best approach to minimize property tax liabilities. If an assessment appeal is deemed necessary, Ryan will guide clients through the two possible avenues available for contesting assessments in Ontario. Should a client choose to file a Request for Reconsideration, Ryan will prepare all required filings by the annual March 31 deadline. If the Request for Reconsideration is denied, we will guide our clients, if desired, through the process of filing an appeal with the Assessment Review Board (ARB). Ryan will then assist in filing and tracking the appeal to either a pre-hearing or direct to hearing "stream," depending on the assessed value of the property and its location.

If a formal appeal is required, Ryan's valuation and assessment professionals maintain the proper credentials necessary to provide expert witness testimony in all valuation and assessment matters. Ryan utilizes paralegal representation for legal administrative matters in the appeal process and legal counsel when full legal representation is warranted. While we typically utilize the Request for Reconsideration process as the first step in the appeal process, we are prepared to file assessment appeals with the ARB if a satisfactory resolution is not achieved through the reconsideration process.

## Property Tax Rebates

In addition to tax savings that can be achieved through reviewing a property's assessed value, there are a number of Municipal Act rebate applications that are also critical to consider, either in conjunction with or independent of the Assessment Review Process. As part of Ryan's property tax review service, our professionals ensure that all available remedies for tax relief under the Municipal Act have been applied, including:

- Vacancy rebates
- Demolition applications
- Repairs or renovation rebates
- Property tax classification changes
- Gross or manifest errors
- Property exemptions



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