

## Applying for an assessment review

If you disagree with your property's assessment, you can apply for a review. **This is how you do it.**

**1** Fill out the form entitled *Application for review of the real estate assessment roll*, which can be obtained at any municipal service centre or through [gatineau.ca](http://gatineau.ca).

**2** Submit your duly completed application along with a certified cheque or money order for the required amount. (Cash and debit payments are accepted for payments made in person). These fees are not refundable.

Value Indicated on the Roll	Fee*
Less than or equal to \$500,000	\$75
More than \$500,000 and less than or equal to \$2,000,000	\$300
More than \$2,000,000 and less than or equal to \$5,000,000	\$500
More than \$5,000,000	\$1,000

\*By-law 753-2014, available through [gatineau.ca](http://gatineau.ca)

**3** Attach any additional necessary explanatory documents. An assessor with the Service d'évaluation can assist you. Simply call 819-243-5594 for an appointment.

**4** Send or submit your application to Gatineau's Service d'évaluation before the 1<sup>st</sup> of May following the coming into force of the assessment roll or before the 61<sup>st</sup> day following the issuance of a notice of amendment to the tax assessment roll.

### by mail

Service d'évaluation  
Ville de Gatineau  
PO BOX 1970, STN Hull  
Gatineau QC J8X 3Y9

### in person

between 8:30 a.m.  
and noon or 1:00 and  
4:30 p.m.  
Service d'évaluation  
144 boulevard de  
l'Hôpital, 4<sup>th</sup> floor

Once your application for review has been received, the municipal assessor will respond to you in writing. If you disagree with the response, you may file a request with the Section des affaires immobilières, Tribunal administratif du Québec, or with any clerk's office in the Court of Quebec within 60 days following the issuance of the written response from the assessor.

## How do you obtain information about a property assessment?

If you know the roll number, address or cadastre number of a property, you can obtain information regarding its assessment through [gatineau.ca](http://gatineau.ca).



# Your Property Assessment:

Answers to Your Questions



Service des communications, 2020



## What is a property assessment roll?

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

## What is the actual value and how is it determined?

The actual value is the most likely selling price of a property on July 1, 2019. In general, the value of a residential property is based on the sales price of similar properties, according to market conditions.

In the case of income-producing properties, the value is normally based on the potential net rental income.

## What is the purpose of the property assessment roll?

It is the basic tool used to calculate the amount of municipal and school taxes. It aims to ensure that the financial contribution of Gatineau taxpayers is divided fairly and equitably based on the cost of services provided.

## When is the property assessment roll prepared?

The Quebec Act respecting municipal taxation provides for the property assessment roll to be prepared every three years for three consecutive municipal fiscal years.

The next three-year assessment roll will come into effect on January 1, 2021, and will be valid until 2023. As required under the Act, the actual value of properties listed on the roll will have been based on market conditions at July 1, 2019, which was well before the COVID-19 outbreak.

## What if a property's actual value does not appear to reflect the market?

Contact an assessor at the Service d'évaluation, which is Gatineau's property assessment unit, to have the file checked. If transcription or calculation errors were made in the property assessment, the assessor will correct them. If there is a difference of opinion, the next step is to submit an application for review to the Service d'évaluation.

## Does an assessment value increase automatically mean an increase in taxes?

Not necessarily. Once the new assessment roll comes into effect on January 1, 2021, Gatineau's Service des finances will adjust the tax rates for each building category—upwards or downwards—in accordance with the average variation for that category.

However, if the percentage of the property value increase is higher than the average value increase of properties within the same category, it will likely mean an increase in taxes. Conversely, if the percentage increase is lower than the average increase, then the taxes could decrease.

A new assessment roll does not generate any new revenue for Gatineau.

## How can two apparently similar properties have different assessment values?

They can have different assessment values for reasons that are not necessarily apparent. A number of factors can account for the difference, including the size of the lot, interior improvements, additions, renovations and materials used.

