

TO:	CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON JUNE 7, 2017
FROM:	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER
SUBJECT:	CITY INITIATED ASSESSMENT APPEALS

RECOMMENDATION

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, Taxation staff **BE AUTHORIZED** to proceed with appeals under the Assessment Act for the properties as set out in Schedule "A" to this report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

BACKGROUND

As has been done since 2004, the City's Taxation staff have initiated assessment appeals under Section 40 of the Assessment Act for the current year's taxation. These appeals have been initiated based on a review of the classifications and valuations on the roll. Where staff have determined that property classifications or valuations are incorrect, an appeal has been filed. All revenue generated from these appeals will constitute a source of revenue for the City for 2017 and future years.

The City is very limited in its ability to identify errors on the assessment roll. The City has no legal authority under assessment legislation to obtain detailed income, expense, lease and other information required to value non-residential properties. Only the Municipal Property Assessment Corporation (MPAC) has the legal authority to obtain this type of information under Section 10 and 11 of the Assessment Act. Under Section 53 of the Assessment Act, the Municipal Property Assessment Corporation is prohibited from disclosing income and expense information on individual properties to municipalities other than to meet the municipality's "planning requirements". Any errors which can be corrected by MPAC without an appeal by the City are first brought to their attention.

A list of all the appeals which have been filed is attached as Schedule "A" to this report for Council's information and approval. All of these properties have met one of the following criteria:

1. Property Classification appears to be incorrect (minimum \$500 tax change);
2. Sales in market suggest the quantum on a property or related group of properties could be low by at least \$250,000;
3. Land or buildings appear to be omitted from the roll;
4. Subdivision of land appears to be omitted from the roll.

In addition to initiating appeals on behalf of the City, the City's Taxation staff communicate with MPAC on an ongoing basis about the status of large assessment appeals which have been initiated by property owners. This purpose of this communication is to ensure that the City is kept informed of any significant potential losses and is aware of MPAC's approach on large files. Information

obtained from MPAC relating to the potential resolution of large assessment appeals is utilized by staff in the City Tax Office in preparation of the annual budget for contributions to the City's allowance for tax appeals and in the preparation of the year-end financial statements.

SUMMARY

A list of all assessment appeals initiated by Taxation staff is attached for Council's information and approval.

PREPARED BY:	RECOMMENDED BY:
JIM LOGAN DIVISION MANAGER, TAXATION AND REVENUE	ANNA LISA BARBON MANAGING DIRECTOR, CORPORATE SERVICES AND CITY TREASURER, CHIEF FINANCIAL OFFICER

Schedule "A"
2017 City of London Initiated Assessment
Appeals

Roll Number	Assessment Class	Assessment for 2017 Taxation	Property Address	Owner
3936 030 771	RTEP	110,000	1516 Highbury Ave	1711717 ONTARIO INC
3936 030 771	RTEP	205,000	1510 Highbury Ave	1711717 ONTARIO INC
3936 030 771	RTEP CTN	92,375 451,625	1504 Highbury Ave	865584 ONTARIO INC
3936 040 320	RTEP	89,500	193 CLARKE RD	IT'S OUR HOME
3936 040 410	RTFS RTEP RTES RTFP	888 40,015 10,223 374	0 SHORT	2456527 ONTARIO LIMITED
3936 040 610	RTEP	67,500	134 CLARKE RD	PI-LON HOLDINGS LTD
3936 040 630 05100	RTEP	173,750	41 CLARKE RD	BROWN KENNETH CHARLES BROWN RUTH
3936 040 630	RTEP	232,750	27 CLARKE RD	MAHIL SATNAM MAHIL DALJIT
3936 040 700	CXN	242,750	90 CLARKE RD	PEPE DONATO
3936 040 700	IXN	171,750	1753 GORE RD	2197321 ONTARIO INC
3936 040 700	RTEP	132,000	1775 GORE RD	COPART CANADA INC
3936 040 700	RTEP	44,375	0 GORE RD	COPART CANADA INC
3936 040 700 03502	RTEP	210,000	74 CLARKE RD	2420442 ONTARIO INCORPORATED C/O ADBALLA EL-HASSAN
3936 040 700	RTEP	181,000	76 CLARKE RD	IBRIHAM AMAL IBRIHAM FADI
3936 050 010 03531	CTN	118,500	379 DUNDAS ST	THE COURT HOUSE BLOCK INC
3936 050 150	RTEP	742,000	499 HILL ST	FOUR99 INC
3936 050 660	IXN	436,500	0 HUBREY RD	CASSENS TRANSPORT ULC
3936 070 260	RTEP	23,675	0 WONDERLAND RD	2376563 ONTARIO INC
3936 080 030	IXN	292,000	1543 WILTON GROVE	2019386 ONTARIO LIMITED
3936 080 050	RTEP	170,250	447 EXETER RD	1788025 ONTARIO INC
3936 090 440	RTEP FTEP	5,500 203,475	1300 FANSHAWE	700531 ONTARIO LIMITED
3936 090 450 19002	RTEP	221,000	1761 WONDERLAND RD N	1830145 ONTARIO LTD C/O YORK DEVELOPMENT GROUP
3936 090 450 19962	RTEP	1,006,000	2975 TOKALA TRAIL	FOXWOOD DEVELOPMENTS (LONDON) INC
3936 090 450	RTES	601,000	545 FANSHAWE PAR	2403290 ONTARIO LTD
3936 090 450	RTEP CTN	273,925 403,075	1960 WONDERLAND	1610320 ONTARIO INC C/O CARSTAR
3936 090 460	RTEP	127,500	2825 TOKALA TRAIL	ASC (TOKALA) FACILITY INC
3936 090 460	RTEP	98,750	1195 FANSHAWE	1838037 ONTARIO LIMITED