



RE: New Property Assessment Roll

Dear Sir/Madam,

A new three-year property assessment roll was presented by the *MRC des Laurentides* on October 27, 2022. The roll, which came into effect on January 1st, 2023, shows a 39% increase in the total value of the properties in the Mont-Tremblant region, as of the reference date July 1st, 2021. Standardized property value has gone from \$4.6 billion to \$6.4 billion—a \$1.8 billion increase.

Property owners can now check the value of their property in the new roll on their 2023 municipal tax notice, enclosed with this letter, or by visiting **villedemont-tremblant.qc.ca/roll**.

Impact of Assessment Variations on Tax Notices

The Finance Department of the City of Mont-Tremblant would like to issue an important reminder regarding this three-year property assessment roll. While municipal taxes may be divided among all property owners in the region according to the value of their property and its usage, the generalized increase in property value that occurs when a new roll is presented does not necessarily mean that there will be an increase in taxes.

In fact, properties with an increased value around the 39% average will not be greatly affected by the new roll, and may not even be affected at all. However, owners in this situation will still notice an increase in annual taxes due to the City's 2023 budget. Properties that have increased in value more than the average will see a higher-than-average tax increase, when compared to other taxpayers.

The 2023 tax rate was set on December 19, when the new budget was adopted. The Municipal Council, together with local government workers, took the new roll into consideration and lowered the tax rates to compensate for the overall increase in property values. As always, the Council made sure to consider the cost for residents and used a rigorous, yet responsible approach that will allow the City to fulfill its obligations during a time of high inflation rates.

Understanding Your Assessment (based on the July 1st, 2021 value)



Those wanting to better understand their assessment can visit the Property Assessment section of the *MRC des Laurentides* website at **en.mrclaurentides.qc.ca/property-assessment**.

If you disagree with their assessment, you can also find information on how to apply for a property assessment review, along with the form you will need to complete.

Before beginning the process, you should ask yourself if the new assessment corresponds with your property's July 1st, 2021 value. Given the non-refundable fees that must be paid when you submit an application for review, the City and the MRC strongly recommend that you thoroughly review the information available on the MRC's website before submitting your application.

The deadline for submitting an application for review is April 30, 2023. Completed and signed forms must be hand delivered to the Mont-Tremblant City Hall or sent by registered mail, along with the fees due (cheques are to be made out to *MRC des Laurentides*).

For more information, please contact the *MRC des Laurentides*:

- **evaluation@mrclaurentides.qc.ca**
- **819-425-5555, ext. 1023**
- **819-326-0666, ext. 1023**

Sincerely,

The Finance Department of the City of Mont-Tremblant