Paul Kenton presentation
Three hundred attend tax meeting

by Axel Brinck

A meeting to advise residents of the mechanics and technicalities of contesting the tax evaluation was held at the Town Hall on February 20. It was attended by over 300 people. After a brief introduction by the Town Commission, **Paul Kenton**, a resident and teacher, gave an impressive analysis on how the MUC arrived at their figures. Paul's extensive statistical analysis included detailed data for every house in town; the study confirmed that there were inconsistencies in the evaluations.

Challenges can take two forms:

An informal appeal could be made through the **Service de l'evaluation.** The person to contact is the evaluator, Mr. Takarsky at 280-3910 or 280-3717.

A formal request could be made before a judge at the **Bureau de revision.** Claim must be filed with the Small Claims Court before April 30.

In order to challenge individually, the advice was to find *errors* in the evaluation, such as an increase that is higher than the neighborhood average. Other arguments could involve the new 1992 assessment being inconsistent with the selling price of nearby houses sold in 1990, or the assessment per square foot being out of line with similar or *nicer* houses in the neighbourhood. You may also have a good case if you purchased the house between 1988-90 and the evaluation now is higher than the purchase price was at that time.

Whatever your approach, identify the major defects of your house, such as cracks in the foundation, etc., its negative features (poor location, small rooms, etc.) or poor condition (repairs required). Get an official estimate for repairs.

Paul advised that a claim must change the evaluation by a minimum of 10% or else it will be dismissed as trivial. He also warned against claims that cannot be substantiated, and the risk that the *Bureau de revision* may increase the evaluation.

Independent real estate consultant **Andy Dodges** (who evaluates residential properties) explained additional points in preparing for a challenge.

Many of the questions from the floor were based on the municipal and MUC taxes. Explanations were consistent. The tax is based on the mil-rate for the year. This rate cannot be challenged; only the evaluation of the property can be changed. The mil-rates for residential properties are fixed, as applicable, within the municipality or the MUC territory.

There will be other tax contestation meetings scheduled after this; see article *Contesting your evaluation* in this issue.

Clinics organized
Contesting tax roll

Residents of Montreal West have a chance to attend clinics concerning the contesting of their MUC evaluations. **Paul Kenton** of Brock Avenue is organizing meetings at the Town Hall to help people from the neighbourhood collect the background material and prepare the information that is necessary to bring to the *Service d'évaluation.* Some of this material is already available on computer disks.

The first of these clinics took place in March, with another scheduled for April 9 at the Town hall, from 6-9:30 pm. Personal consultation will be available. It has not yet been determined when more clinics will be held but those concerned are urged to keep an eye on notices displayed at *Esposito's, Mini-Coût* and along Westminster for the exact dates.

The deadline for filing an appeal for a reduction to the board of revision is April 30, 1992, but as the actual process takes time, the clinics are expected to continue for several months.
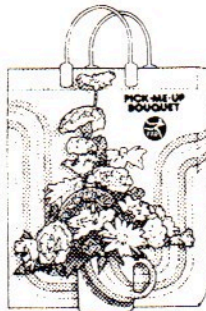
Pictured here are Lori Cochrane, Bill Dickie, George Davies Jr. and Debbie Davies. The ladies are wearing traditional Welsh costumes. The gentlemen are attired in striped British butcher aprons. A bit of British flavour for St. David's Day (Welsh National Day) at Davies Bros.

Correction

The February issue of *The Informer* mentioned several newly-trained babysitters who had graduated from the *Red Cross Babysitting Course* given by the Community Centre. By accident, the name of **Marina Serrao** was misspelled. We apologize for any inconvenience that may have been caused.