

The year 2025 marks the implementation of a new assessment roll for the Municipality of the Township of Melbourne.

The real estate market has been very active in recent years, and property values have substantially increased; those in the Township of Melbourne are no exception. It is important to note that the valuation date for the current three-year assessment roll 2022-2023-2024 is **July 1, 2020**.

The new value established for your property has therefore been updated according to the real estate market as of **July 1, 2023**. This value will remain the same for the next three years (2025-2026-2027), unless there are additions or renovations made to your property.

It should be clarified that the municipal council does not intervene in any way in the work of the assessor.

Without addressing specific cases, we have noted significant variations in the real estate market within the Township of Melbourne, whether between different sectors or various property categories. In general, the assessment roll has increased by 50.6% overall.

These are general observations that reflect the complexity of the territory of the Township of Melbourne.

Why has the value of my property increased significantly?

We understand that a considerable increase in the value of your property may raise many questions.

However, it is important to know that the assessor, from our independent firm, conducts their work impartially and in accordance with the Municipal Taxation Act and its regulations. They must record the real value, as close as possible to the market value (100%) of each property.

To do this, they consider the following factors:

- The real estate market in recent years;
- The characteristics of the different sectors within the municipality;
- Elements observed during the visit to your property that may affect its value.

Since the real estate market does not vary linearly, and the value of a property is composed of several factors that are often distinct from one property to another (for example, the property may be located in a more sought-after area or may have undergone work that had not yet been added to the roll), values do not necessarily fluctuate by the same percentage.

This is not a simple indexing, but rather a revaluation that takes into account all the factors that make up your property.

Questions?

You can consult the assessment roll on the Municipality of the Township of Melbourne's website and obtain general information about it on the Val-Saint-François MRC's website, under the "*Vivre dans le Val/Évaluation foncière*" tab.

To learn more about the reasons behind the value listed on the assessment roll, feel free to contact us at 819-843-3635.

If, after discussing with our assessors, you still believe the value on the roll should be revised, you can request a review as provided for in Articles 124 to 138.4 of the Municipal Taxation Act, by completing and submitting the designated form before April 30, 2025. (You will find the complete official procedure on the back of your tax bill.)

Finally, we encourage you to contact us to discuss your specific situation confidentially. We will be happy to listen and help you better understand the particulars of your property.

Marie-Hélène Cadrin, évaluatrice agréée