



STAFF REPORT

SUBMITTED BY: Leah d'Eon

DATE: June 5, 2019

SUBJECT: Tax Reduction Request – Freeman George Ross AA01644815

ORIGIN

A tax reduction application was received on April 12, 2019 from Freeman George Ross requesting a reduction in 2018 and 2019 taxes for a property located at 2916 Highway 3, Lot 5, Brass Hill, NS.

BACKGROUND

On January 21, 2019, a fire destroyed the home located at 2916 Highway 3, Lot 5, Brass Hill, NS. The property owner, Freeman George Ross, has requested a tax reduction for this property.

The tax roll for the 2019 taxation year was finalized on December 1, 2018. As the fire occurred after the finalization of the tax roll, the 2019 assessment value of the property has not been adjusted.

There is no building permit issued for this property and the owner has stated he has no intention of rebuilding.

DISCUSSION

The Municipality of Barrington has a tax reduction policy in place.

POLICY NO. 46 TAX REDUCTION POLICY

1. This Policy is entitled the "Tax Reduction Policy".
2. Pursuant to Section 69A of the Acts of 1998, the Municipal Government Act, the Council of the Municipality of the District of **Barrington may provide for a reduction in taxes payable on a property destroyed or partially destroyed by fire**, storm, or otherwise.
3. **Consideration will only be given if the assessment does not reflect the loss.**
4. The property owner requesting the reduction in taxes due to the above noted reasons must do so in writing.
5. Each request will be considered on an individual basis.
6. A tax reduction can be provided for no more than two years in arrears, in the case of a catastrophic event, or the date on which an application for reduction has been made, whichever period is shorter.
7. Council will only consider a reduction in taxes to the extent Council considers appropriate.

The 2019 assessment of the property is valued at \$ 74,800 prior to the fire, with a capped taxable value of \$73,500. The breakdown of taxes levied are as follows:

Residential Property	\$771.75
<u>Fire Area Rate</u>	<u>\$88.20</u>
Total	\$859.95

Upon request, Property Valuation Services has stated that the 2019 assessment value of the property is \$22,000. The taxes levied at this assessment would be as follows.

Residential Property	\$231.00
<u>Fire Area Rate</u>	<u>\$26.40</u>
Total	\$257.40

The total adjustment for the property for the 19/20 taxation year based on the revised 2019 assessment value would be \$602.55.

The 2018 assessment of the property is valued at \$ 71,700 prior to the fire, with a capped taxable value of \$71,500. The breakdown of taxes levied are as follows:

Residential Property	\$722.15
<u>Fire Area Rate</u>	<u>\$85.80</u>
Total	\$807.95

Upon request, Property Valuation Services has stated that the 2019 assessment value of the property is \$22,000. The taxes levied at this assessment would be as follows

April 1 – January 21/19 Taxable value \$71,500		January 22 – March 31/19 Taxable value \$22,000	
Residential Property	\$585.63	Residential Property	\$42.00
<u>Fire Area Rate</u>	<u>\$69.58</u>	<u>Fire Area Rate</u>	<u>\$4.99</u>
Total	\$655.21	Total	\$46.99

The total adjustment for the property for the 18/19 taxation year based on the 2019 revised assessment value would be \$ 105.75

BUDGET IMPLICATIONS

The total adjustment of taxes for this property would be \$ 708.30

LEGAL IMPLICATIONS

The Municipal Government Act (MGA) 1998, c.18, s.1 provides at s.69A that a municipal council may, by policy, provide for reduction or re-imbursement of taxes payable in case of property destroyed or damaged by fire. This section of the MGA sets out that Property Valuation Services Corporation (PVSC) provide a new opinion of value reflecting the damage or destruction upon request.

PUBLIC CONSULTATION/COMMUNICATIONS

N/A

RECOMMENDATION

N/A

ATTACHMENTS

Tax Reduction Application 2018 & 2019 – Freeman George Ross

Letter – PVSC

TAX REDUCTION APPLICATION
MUNICIPALITY OF BARRINGTON

I, Freeman George Ross, the undersigned taxpayer in and for the Municipality of Barrington, do hereby request Municipal Council of the Municipality of Barrington for a reduction in taxes for the year 2018-2019 on the basis that: my property was destroyed by fire January^{21st} 2019.
I have no intention to rebuild.

Property Details:

Name of Assessed Owner: Ross, Freeman George
Assessment Account No.: 01644815
District: Municipality of the District of Barrington
Location: 2916 Highway 3, Lot 5 Brass Hill
Amount of Taxes: \$807.95
Outstanding Taxes & Interest: nil

this 12th April Dated at Barrington
day of April 12, 2019
A.D. 20 19.

Freeman George Ross
Property Owner

TAX REDUCTION APPLICATION
MUNICIPALITY OF BARRINGTON

I, Freeman George Ross, the undersigned taxpayer in and for the Municipality of Barrington, do hereby request Municipal Council of the Municipality of Barrington for a reduction in taxes for the year 2019-2020 on the basis that: my property was destroyed by Fire in January^{21st} 2019.
I have no intention to rebuild.

Property Details:

Name of Assessed Owner: Ross, Freeman George
Assessment Account No.: 01644815
District: Municipality of the District of Barrington
Location: 2916 Highway 3, Lot 5 Brass Hill
Amount of Taxes: \$ 371.78
Outstanding Taxes & Interest: Nil

Dated at Barrington
this 12th April
day of April 12, 2019
A.D. 20 19.

Freeman George Ross
Property Owner

May 2, 2019

The Municipality of the District of Barrington
PO BOX 100
Barrington, NS
B0W 1E0

Re: Fire Damaged Property: 01644815 Freeman George Ross, 2916 Hwy 3 Brass Hill

Dear Wanda,

Our records indicate the above referenced property sustained significant fire damage on Jan. 21, 2019

The *Municipal Government Act (MGA) 1998, c. 18, s.1* provides at s. 69A that a municipal council may, by policy, provide for reduction or re-imbusement of taxes payable in cases of property destroyed or damaged by fire. This section of the MGA sets out that Property Valuation Services Corporation (PVSC) provide a new opinion of value reflecting the damage or destruction upon request of the Clerk, to support such a policy.

Further to your request respecting the above referenced property, please find below a revised opinion of value reflecting damage or destruction for taxation purposes pursuant to the municipality's policy in this regard. Pursuant to the legislation, the revised value below will not be reflected on the current year assessment roll.

2019 Assessed Value	Class	Revised opinion of Value Reflecting Damage or Destruction (use for tax purposes)	Class
\$74,800	01	\$22,000	01

If you have any questions or require anything further, please contact me at (902) 240-7507

Sincerely,



Paul Beazley, Regional Manager
Property Valuation Services Corporation