

ATTENTION ALL FLAMBOROUGH RESIDENTS:

Property Assessment Notices directed by the Province have arrived. The following information is provided to you in order to help navigate a process which creates much frustration and anxiety. Provided along with the process for appeal is the DRAFT breakdown of increases throughout the City by Ward. You will also see how these increases compare to the Provincial average. The following is provided for your information.

Assessment increases will be phased in over a four-year period, starting in 2009. Municipalities use the assessed value of a home to calculate the tax rate, however, the city does not have a say in determining the value of your home, that is the jurisdiction of the Province.

If you do not agree with your assessment, you have the right to ask MPAC to review it through a Request for Reconsideration. There is no cost, but the request must be done by March 31, 2009. You can do this by submitting a Request for Reconsideration form available at [www.mpac.ca](http://www.mpac.ca) or by calling 1-866-296-6722 or writing a letter to MPAC providing all pertinent property details and the reasons you feel your assessment is not correct. If, following the Request for Reconsideration you still disagree with your assessment, you can file an appeal with the Assessment Review Board within 90 days of the Request for Reconsideration decision. Further information is contained in the flyer that accompanied your assessment notice.

The City's Finance Department has undertaken a PRELIMINARY evaluation on the impacts of the Current Value Assessment on properties throughout the City. The chart below is ONLY A DRAFT and is subject to potential fluctuations. This is a DRAFT analysis of the average changes in 2009 phased-in assessment values, both by former area municipality and by ward, and compared to the Provincial average. These are simply averages, and are provided as a means to illustrate the varying assessment changes throughout the City. Each area will have properties above and below the stated average. The figures identified in the tables are subject to change, as the data is reviewed by property owners and potentially revised by MPAC. Final results will be provided to Council early in 2009 once the City receives the final assessment roll.

Further information with respect to potential tax impacts and policy decisions will be presented at the November 10th meeting of the City's Committee of the Whole.

PRELIMINARY DRAFT ANALYSIS (next page)

**CITY OF HAMILTON  
PRELIMINARY 2009 CVA REASSESSMENT (YEAR 1 OF PHASE-IN)  
COMPARISON OF CHANGES IN CURRENT VALUE**

based on SEPT MCP file (NOTICE ROLL)

	Residential	Multi-Residential	Total Commercial	Total Industrial	Farmland
Stoney Creek	5.6%	5.7%	8.7%	9.2%	8.8%
Glanbrook	5.1%	8.8%	5.2%	4.5%	10.9%
Ancaster	5.3%	5.6%	6.6%	6.4%	8.8%
Hamilton	5.5%	5.2%	7.6%	5.3%	8.6%
Dundas	6.8%	5.7%	7.5%	9.1%	6.3%
Flamborough	5.9%	6.0%	5.9%	8.4%	8.3%
<b>TOTAL</b>	<b>5.6%</b>	<b>5.3%</b>	<b>7.5%</b>	<b>6.4%</b>	<b>9.0%</b>

	Residential	Multi-Residential	Total Commercial	Total Industrial	Farmland
Ward 1	5.5%	5.5%	7.7%	4.6%	N/A
Ward 2	5.9%	5.2%	7.4%	8.2%	N/A
Ward 3	5.0%	5.5%	6.9%	6.5%	N/A
Ward 4	5.1%	4.8%	5.2%	2.9%	N/A
Ward 5	5.6%	5.3%	8.2%	8.6%	12.4%
Ward 6	5.4%	5.3%	10.0%	12.6%	-1.1%
Ward 7	5.6%	4.9%	8.7%	9.6%	9.4%
Ward 8	5.5%	4.8%	6.1%	9.5%	9.5%
Ward 9	5.4%	5.9%	7.6%	1.5%	6.8%
Ward 10	5.7%	3.3%	9.5%	9.6%	15.3%
Ward 11 - SC	5.9%	14.7%	8.7%	9.0%	9.0%
Ward 11 - GL	5.1%	8.8%	5.2%	4.5%	10.9%
Ward 11 - TOTAL	5.4%	10.6%	7.2%	8.8%	10.4%
Ward 12	5.3%	5.6%	6.7%	6.4%	9.0%
Ward 13	6.8%	5.7%	7.5%	9.1%	6.3%
Ward 14 - AN	5.2%	N/A	4.4%	N/A	8.6%
Ward 14 - FL	5.8%	2.3%	3.9%	10.5%	8.3%
Ward 14 - TOTAL	5.7%	2.3%	3.9%	10.5%	8.4%
Ward 15	6.0%	6.2%	6.9%	6.6%	8.3%
<b>TOTAL</b>	<b>5.6%</b>	<b>5.3%</b>	<b>7.5%</b>	<b>6.4%</b>	<b>9.0%</b>
<b>Provincial Average</b>	<b>5.1%</b>	<b>2.9%</b>	<b>6.4%</b>	<b>5.6%</b>	<b>4.2%</b>