

## 2011-2013 VALUATION ROLL

The average single family house in Baie-D'Urfé today is worth \$532 700. This amount is up 24.2% from its value in the previous 2007-2009 roll, where an average single family house was evaluated at \$422 893. Baie-D'Urfé had the highest percent increase in the value of a single family house of all the cities on the Island (excepting Dorval Island). The average island-wide increase for this category was 21.6%, ranging from 13.2% to 24.2% among the 15 cities. Good news if you plan to sell, which I hope you are not!

Currently, only 4 cities on the Island have a higher average single family house valuation: Westmount (\$1 232 200), Hampstead (\$923 600), Senneville (\$817 800) and Town of Mont-Royal (\$785 800).

Baie-D'Urfé's total property valuations increased by 22.3%, bringing our real estate value to \$1.14 billion dollars! The variations in property assessment represent the evolution of the market between July 1, 2005 and July 1, 2009.

Specific sector valuation increases for Baie-D'Urfé follow, along with those of the agglomeration as a whole in parentheses.

Single Family house	24.2% (21.6%)
Condominium	20.9% (19.1%)
Industrial	17.2% (17.2%)
Institutional	15.4% (18.2%)

To find out about your house's or your company's valuation, you can either:

- Visit or call the Town Hall at 514 457-5324;
- Consult the website <http://evalweb.cum.qc.ca/>.

Should you want to contest your valuation, appropriate forms are available at Town Hall. Please note that there are costs involved and that your chance of success is not guaranteed. **You have until April 30, 2011 to contest your assessment.**

We do not know, as of yet, how all this will translate into tax dollars as we have not, at press time, received notice as to what Baie-D'Urfé's new quote-part share of the agglomeration bill will be for 2011.

It is a complicated formula developed by the Government of Quebec as part of the adoption of Bill 22 in June 2008. Differing valuation increases of existing real estate stock from one city to another within the Montreal

agglomeration will not affect one city's share of the agglomeration tax bill. New growth figures for new developments are the only ones which have an impact on the quote-part and these figures are not available yet. Simple, this calculation is not! I should have our revised quote part by next month's column.

## SENIORS MEETING OCTOBER 20<sup>TH</sup> AT THE RED BARN

In my May 2010 News & Views column, I wrote of my commitment to the former Rendez-vous group to organize a meeting with them and other seniors in town to discuss the possible creation of a new volunteer group, which would address the particular needs of seniors and of our aging population.

I had hoped to schedule the meeting in September but activities associated with the "Train de l'Ouest" and hearings dealing with the agglomeration 2011 budget process took over my schedule. The meeting has been set for Wednesday, October 20 at 1 p.m. at the Red Barn and is expected to last at most 2 hours.

The timing has been selected so that seniors attending the meeting can take advantage of the new Shared Taxibus service in Town. There is a taxi stop at the Red Barn. Please make sure to call at least one hour before you need to be picked up at your taxi stop to come to the meeting. You might want to give both pick-up times during the same call. Please note that you will need to show your Opus card to use the service. An Opus card can be picked up at pharmacies like Pharmacie Proxim – Simon Paquin at the Baie- D'Urfé Shopping Plaza as well as at all metro stations.

At the last Town seniors' meeting, two pressing needs were identified by the seniors present. Both were acted upon – an outdoor public washroom (completed in 2009 and located on the Fritz grounds) and improved public transit for seniors (Baie-D'Urfé Shared taxibus service launched in September 2010).

I invite all seniors to attend the October 20<sup>th</sup> meeting. If you cannot, please contact me at 514-457-6291 or Councilor Kim Millette at 514-457-5679 to give us your input on what you think the Town of Baie-D'Urfé could do to improve the quality of life of our fast growing senior population (18% as per the 2006 Canadian Census).

Maria Tutino  
Mayor