

## **Property Tax Services**

Are you paying more than your fair share of taxes?

# MNP's property tax services

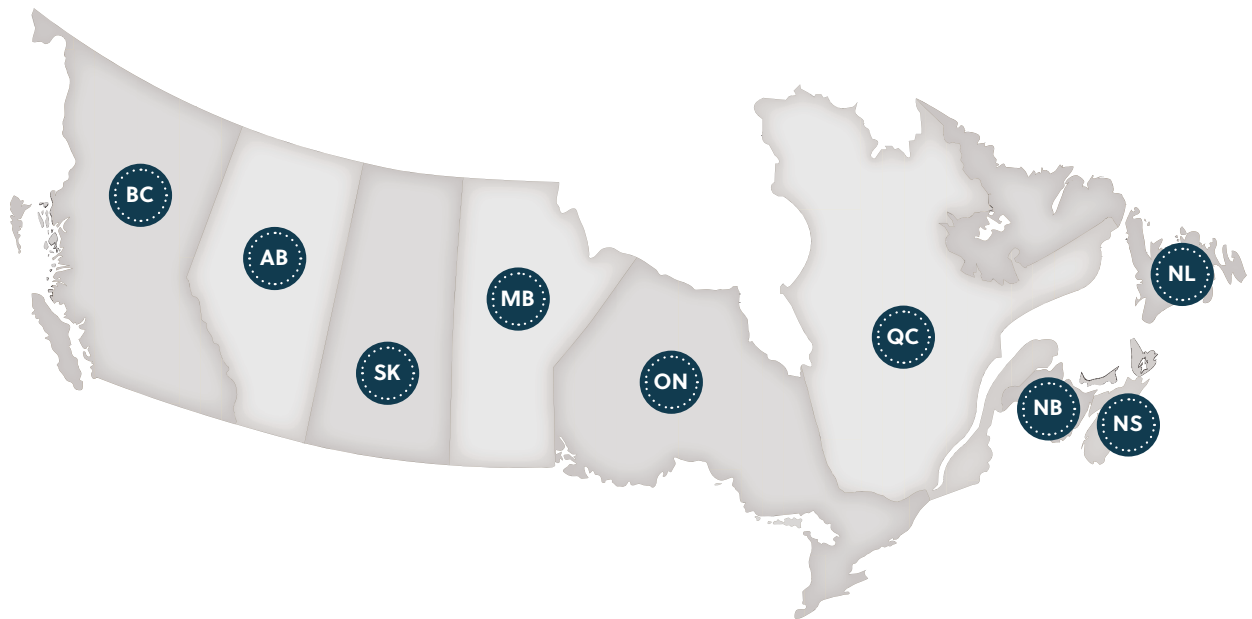
MNP's Property Tax Services (PTS) integrates industry-leading property tax expertise with the thorough management of assessment appeal and processes across major Canadian municipalities.

## Our approach

Property taxes represent a significant portion of your operating costs. Minimizing this tax liability improves the competitiveness and liquidity of your assets, specifically those situated in challenging real estate markets.

MNP offers you effective tax strategies for each property you own. MNP values transparency in its dealings with clients which is why our services are by nature and design meant to keep you informed at every level of the annual assessment process.

- Examining income statements, analyzing rent rolls, reviewing sales data, and assessing levels of similar comparable properties;
- Assessing whether the municipality has established the fair market value estimate for your property;
- Reviewing tax property assessment details for errors or omissions to determine if you are paying your fair share of taxes; and
- Meeting with the assessor to review the working papers in the municipal file
- Assessment tribunal representation.



### ASSESSMENT AREA / ASSESSMENT NOTICE MAILING – DATES

Province	Date	Province	Date
British Columbia	January, 2021	Quebec	Fall 2021 (Quebec City, Laval) Fall 2022 (Island of Montreal)
Alberta	January, 2021 (Calgary and Edmonton)	New Brunswick	January, 2021
Saskatchewan	January, 2021	Nova Scotia	January, 2021
Manitoba	Spring, 2021 (Winnipeg) Fall, 2021 (Rural)	Newfoundland	June, 2021
Ontario	Late Summer to Early Fall 2021	Prince Edward Island	May, 2021



Canada's diverse markets make it challenging for assessors to accurately estimate the market value of your property. A comprehensive review of the value levied on your property for tax purposes is the first step in determining if you are assessed for your fair share of taxes in relation to competing properties.

### Assessment concerns – MNP resolutions

Potential Issue	MNP Process
Equitable Assessment	We review comparable properties, case law and previous tribunal decisions
Market value	We will perform in-house assessment valuations, research transactions and market trends
Property description	Review rent rolls, tenancy mix, architectural schematics, capital expenses and site inspection
Cost of development	Review critical legislative dates to determine the optimal period to begin construction and mitigate taxation through the development cycle
Tax class	We ensure appropriate assessment class (residential/non-residential, farmland, exemptions, etc.)
Municipal information requests	Work with client to comply with assessor information requests

### Property tax advice you can rely on

#### Minimize Time Spent Reviewing Property Taxes and Maximize Opportunities

Our experience, adherence to best practices and a proven due diligence process decreases the likelihood of missed opportunities, unproductive appeals and increased risk. We guarantee you get the whole story — the first time around.

#### Secure the Best Possible Assessment Outcome

Our team will identify tax reduction opportunities and advise on any potential exposure to future tax increases.

#### Enhance Potential Return on Investment from Future Tenants

With lower operating costs, you will have the liquidity to make your properties more competitively advantageous to potential tenants or investors. We will provide you with accurate and timely information to make strategic business decisions.





## About MNP

MNP is a leading national accounting, tax and business consulting firm in Canada. We proudly serve and respond to the needs of our clients in the public, private and not-for-profit sectors. Through partner-led engagements, we provide a collaborative, cost-effective approach to doing business and personalized strategies to help organizations succeed across the country and around the world.

If you have any questions relating to how MNP can assist you with your Property Tax inquires, please reach out to one of our team members:

**Lee Thiessen**  
National Leader, Real Estate and Construction  
403.537.7617  
lee.thiessen@mnp.ca

**Giovanni Worsley**  
National Leader, Property Tax Services  
403.537.8438  
giovanni.worsley@mnp.ca

