

**Attachment 3**  
**Summary of Criteria Approved by City Council in 2006**  
(re: Policy and Finance Committee Report 1, Clause 3)

**Criteria for Identifying Properties to be Appealed by the City**

1. CVA value as returned on the assessment roll is considered to be under-valued by more than 25 percent and a successful appeal decision will result in an increase in CVA of \$1,000,000 or greater; and/or
2. The decision to appeal the assessment value can be shown to result in revenue to the City of \$100,000 or more or have precedent-setting implications on similarly-valued properties or property types; and/or
3. The assessed value or classification is incorrect or inequitable in relation to other similar properties or property types.

**Criteria for Identifying When the City Should Actively Participate in Appeals Filed by the Property Owner(s)**

1. Current Value Assessment (CVA) is greater than \$100 million, properties with higher assessed values that experience assessment appeal reductions will result in greater financial impacts; and/or
2. Potential loss in CVA is greater than 50 percent of the CVA Total; and/or
3. Potential tax revenue implications are greater than \$1,000,000; and/or
4. Precedent-setting implications; and/or
5. Legislative or other implications.

Adapted from: *Criteria, Methodology and Costs of Examining Assessment Appeals and Participation in the Appeal Hearings* (Clause 3 of Report 1 of the Policy and Finance Committee, adopted by Council at its meeting of January 31, February 1 and 2, 2006). Available at: <http://www.toronto.ca/legdocs/2006/agendas/council/cc060131/pof1rpt/cl003.pdf>