

# Achieve the Lowest Possible Taxes on Your Industrial Property

Since the most recent property reassessment in January 2012, our experience and research show that a large number of industrial properties in Ontario are currently over assessed.

If your property is over assessed, you're paying more taxes than you should be. Remedy this with ArGil Property Tax Services before it's too late.

## MPAC's Tendency to Over Assess

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The CVA valuation methodology of the Municipal Property Assessment Corporation (MPAC) can result in excessive assessments.

**Here's how MPAC determines CVAs for most industrial properties:**

- 1) MPAC determines the value of the land.
- 2) MPAC establishes a value for the building(s) – less depreciation.
- 3) MPAC adds these two values together.

Where MPAC runs into trouble is trying to identify accurate values for the land, the building and its associated rate of depreciation.

## ArGil Property Tax Services Add Value

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It's our job to obtain the lowest possible CVA by filing an appeal with the Ontario Assessment Review Board.

**Our valuation process is completely different from MPAC's:**

- 1) ArGil's valuation comes from a detailed analysis of comparable properties.
- 2) ArGil takes into consideration a wide range of contributing factors including land size, building size, ceiling heights, building age and location.
- 3) ArGil compiles all research to reduce the final valuation.

**Everyone has a right to fair taxes.  
The appeal deadline is quickly approaching.**



Property Tax Services  
Paralegal Professional Corporation  
Ontario's Property Tax Specialists

**Contact us to file your appeal before the  
legislated deadline of March 31, 2014.**

**(416) 630-7373 • [info@argil.ca](mailto:info@argil.ca) • [www.argil.ca](http://www.argil.ca)**

# You Have Questions. And We Have Answers.

## How much does it cost?

It only costs \$140.00 to file your appeal with the Assessment Review Board and ArGil works strictly on a contingency basis. This means that we ONLY get paid IF we successfully lower your assessment, and in turn, your property taxes. In such a case, you're paying out of the savings!

## It's hard to believe I can lower my taxes. How is this possible?

MPAC determines the value of your property using an unreliable, mass-appraisal valuation methodology. The problem with this is that it doesn't take into consideration the unique attributes of each property. According to the Assessment Act, your assessment should be in line with comparable properties, which means that if a similar property pays less, so should you. And you will, if you file an appeal with us.

## I think my assessment is fair. Should I still apply?

Yes, absolutely. Why? Because even though you may think you have a reasonable assessment, it's possible that it should be lower. If this is the case, not only are your taxes too high for 2014, but also for the 2015 and 2016 taxation years, which are based on the same January 2012 CVA.

## Why should I go through the hassle of appealing?

When you work with ArGil, it's no hassle! Your only job is to give us the go ahead to start the process. We handle anything and everything else.

## What are the risks?

There are no risks and you have nothing to lose. Savings between 5% and 20% are common! Other than the few minutes it will take you to fill in our paperwork, no time or effort is required of you.

## How does it work?

Call or email ArGil Property Tax Services today to start the process. We'll send you the paperwork and file it on your behalf. The entire appeal may take up to one year to complete and includes document management, the exchange of information with MPAC, filings, hearings, property inspections, negotiations and final settlements – all facilitated by ArGil. The final savings are instantly put into place and are retroactive to January 1, 2014.



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**Ready to Save? Contact ArGil Today.**

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