



Peter O'Brien
O'Brien's Hardware
2 Athlone Terrace
Mullingar
Co Westmeath

Notice to Occupier - Private & Confidential

Issue of Proposed Valuation Certificate pursuant to Section 26 of the Valuation Act 2001 as amended

This is an important document. Please read it in conjunction with the enclosed Explanatory Letter.

Proposed Valuation Certificate

Revaluation of Westmeath County Council Rating Authority Area					
Property Number:	15940155	PIN:	ACDE	Date of Issue:	12th January 2017
Proposed Valuation: (Net Annual Value)	€ 7,800		Rating Authority:		Westmeath County Council
	Final date for submission of representations:				21st February 2017
Category:	RETAIL (SHOPS)		Property Use:	SHOP	
Occupier:	PETER O'BRIEN				
Trading as:	O'BRIEN'S HARDWARE				
Property Address:	2 ATHLONE TERRACE MULLINGAR CO WESTMEATH				

If you are dissatisfied with any of the material particulars stated in the Proposed Valuation Certificate above, you may make representations to the Valuation Manager within 40 days from the date of issue of this Notice.

Patrick Kyne
Valuation Manager

The above Proposed Valuation is not your Rates Liability

The basis of calculating your Proposed Valuation is on the reverse of this document. Please review it carefully in conjunction with the enclosed explanatory letter.

Your rates liability for 2018 and subsequent years will be calculated by multiplying the **Valuation** of the property, as assessed by the **Valuation Office**, by the "Annual Rate on Valuation" (**ARV**) which will be set by the **local authority** at its budgetary meeting each year.

Westmeath County Council will shortly provide an **indicative** ARV on its website www.westmeathcoco.ie which you may use to estimate your indicative rates liability for 2018, based on the above Proposed Valuation.



How was my Proposed Valuation calculated?

The table below summarises the physical elements (different floor levels, floor uses and floor areas) that we have included in calculating your Proposed Valuation. Please review this carefully.

Floor Level	Floor Use	Floor Area (m ²)	NAV € per m ²	Total NAV €
0	SHOP	100.00	60.0000	6000.00
0	STORE	60.00	25.0000	1500.00
0	YARD	160.00	2.0000	320.00
		Total NAV (Rounded)		€ 7,800

If any of the physical elements detailed in the table above are incorrect, or you are dissatisfied with the Valuation (NAV € m²), you may make representations to the Valuation Manager within 40 days from the date of issue of this Notice.

If you need clarification on any aspect of this notice you may e-mail reval2017@valoff.ie or contact our **Helpline** by telephoning **01 817 1033** between 9.30am and 5.30pm Monday to Friday, excluding public holidays.



Revaluation of your rating authority area

EXPLANATORY LETTER

Dear Occupier,

As you are aware, the Valuation Office has been conducting a revaluation of all commercial and industrial properties in your area as part of its ongoing programme to revalue all such properties in the State. To this end, I now enclose your **Proposed Valuation Certificate**. This Certificate is an important document and it is in your interest to review it immediately.

The enclosed Proposed Valuation Certificate states the **Proposed Valuation** (*Net Annual Value*) in relation to your property which I propose to enter on the new valuation list for your County. This list will be published in September 2017, and will be used to calculate your rates liabilities for 2018 and subsequent years.

More information on Revaluation is available at **www.valoff.ie**

Reviewing your Proposed Valuation Certificate

The Valuation of your property was arrived at by reference to relevant market information at the specified valuation date of the **30th October 2015**. The table on the back of your Proposed Valuation Certificate summarises how your valuation was calculated.

You should review all the details contained in the Proposed Valuation Certificate to ensure that they are correct.

What if something's wrong?

If you consider that any of the details contained in the enclosed Proposed Valuation Certificate are incorrect, you should bring this to my attention by making "representations". Valid representations must be made within 40 days from the date of issue on your Proposed Valuation Certificate. Accordingly, the final date for receipt of representations in respect of the enclosed Proposed Valuation Certificate is **21st February 2017**. The Valuation Office does not charge a fee for representations. Please note that consideration of representations may require an inspection of your property.

How do I make representations?

You may make representations to the Valuation Manager, as follows:

- (1) Online: Using your **Property Number** and **PIN**, provided on the Proposed Valuation Certificate, you can make representations at **www.valoff.ie**, or
- (2) If you do not have access to the internet, contact the Valuation Office directly and we will arrange to forward a Representations Form to you by return. **Please note that the deadline for submission is the same for hardcopy submissions, i.e. no extensions will be permitted.**

Detailed help for making representations is available at **www.valoff.ie**.

Contact us if you need assistance

If you need clarification on any aspect of this letter you may e-mail **reval2017@valoff.ie** or contact our **Helpline** by telephoning **01 817 1033** between 9.30am and 5.30pm Monday to Friday, excluding public holidays.

Yours sincerely,

Patrick Kyne
Valuation Manager

Más mian leat cóip Ghaeilge den doiciméad seo a fháil, seol ríomhphost chuig **reval2017@valoff.ie** nó glaoigh ar **01 817 1033**, le do thoil.