



Peter O'Brien  
5 Main Street  
Tullamore  
Co. Offaly

## Revaluation of OFFALY COUNTY COUNCIL Rating Authority Area

Valuation Certificate pursuant to Section 24 of the Valuation Act 2001, as amended

Revaluation of OFFALY COUNTY COUNCIL Rating Authority Area			
Property Number:	123456	Date of Issue:	7 <sup>TH</sup> September 2017
Valuation: (Net Annual Value)	€ 19,360	Rating Authority:	OFFALY COUNTY COUNCIL
Category:	RETAIL (SHOPS)	Use:	SHOP
Occupier:	PETER O'BRIEN		
Trading as:	ABC HARDWARE		
Property Address:	5 MAIN STREET TULLAMORE CO. OFFALY		

Please read the above Valuation Certificate carefully in conjunction with the explanatory letter attached.

Patrick Kyne  
Valuation Manager

### The above Valuation is not your Rates Liability

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

Your rates liability for 2018 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 **OFFALY COUNTY COUNCIL** at its budgetary meeting later this year.

Please refer to your Local Authority website for more information on the indicative ARV for 2018.



## How was your Valuation calculated?

The table below summarises the elements (different floor levels, floor uses and floor areas) that we have taken into account in calculating your Valuation.

Floor Level	Floor Use	Floor Area (m2)	NAV € per m2	Total NAV €
	RETAIL ZONE A	49.19	280.0000	13,773.20
	RETAIL ZONE B	34.53	140.0000	4,834.20
	RETAIL ZONE C	21.99	28.0000	615.72
	STORE	21.99	28.0000	615.72
			<b>Total NAV (Rounded)</b>	<b>€ 19,360</b>

If you need clarification on any aspect of this document you may e-mail [reval2017@valoff.ie](mailto:reval2017@valoff.ie) or contact our **Helpline** by telephoning **01 8171033** between 9.30am and 5.30pm Monday to Friday, excluding public holidays.

Further information is also available on the Valuation Office website: [www.valoff.ie](http://www.valoff.ie).

Más mian leat cóip Ghaeilge den doiciméad seo a fháil, seol ríomhphost chuig [reval2017@valoff.ie](mailto:reval2017@valoff.ie) nó glaoigh ar 01 8171033 le do thoil.

Patrick Kyne  
Valuation Manager  
Valuation Office,  
Block 2, Irish Life Centre,  
Abbey Street Lower,  
Dublin 1,  
D01 E9X0.



## EXPLANATORY LETTER

Dear Occupier,

As you are aware from previous correspondence, the Valuation Office has been conducting a national project to revalue all business properties in the State for rates purposes. The revaluation of relevant properties in Offaly County Council rating authority area has been completed and I now enclose your **Valuation Certificate**, as provided by Section 24 of the Valuation Act 2001, as amended. The valuation of your property was arrived at by reference to its *Net Annual Value* on the specified valuation date of the **30<sup>th</sup> October 2015**.

A new Valuation List for Offaly County Council Rating Authority Area will be published on 15<sup>th</sup> September 2017. From that date you can go online to [www.valoff.ie](http://www.valoff.ie) and view the valuations of all of the properties that were revalued in your local authority area. The Valuation List is also available for inspection in the Valuation Office at the address hereunder.

It is intended to hold walk-in clinics in each Local Authority area following the publication of the new Valuation Lists. Staff will be available to answer queries relating to the issue of Valuation Certificates. No appointment will be necessary. Please bring your Valuation Certificate along with you. Details of dates and locations for these clinics will be posted on [www.valoff.ie](http://www.valoff.ie) shortly.

If you are satisfied with your Valuation Certificate, no further action is necessary. If you are dissatisfied with the valuation fixed on the property or any of the details contained in the Valuation Certificate you have a right of appeal to the Valuation Tribunal, an independent body established to determine such appeals. Appeals to the Valuation Tribunal must be made no later than 12<sup>th</sup> October 2017 – see [www.valuationtribunal.ie](http://www.valuationtribunal.ie) for details on how to make an appeal.

### How are commercial rates calculated?

From 2018, the annual commercial rates charge levied by your local authority will be calculated by multiplying the **Valuation** of your property, as assessed by the Valuation Office shown on the enclosed **Valuation Certificate**, by the "Annual Rate on Valuation" (**ARV**) which will be set by Offaly County Council later this year. Please refer to your Local Authority's website for more information on the indicative ARV for 2018.

If you need clarification of any aspect of this letter, or the Valuation Certificate enclosed, you may e-mail [reval2017@valoff.ie](mailto:reval2017@valoff.ie) or contact our **Helpline** by telephoning **01-8171033** between 9.30am and 5.30pm Monday to Friday.

Further information is also available on the Valuation Office website: [www.valoff.ie](http://www.valoff.ie).

Patrick Kyne  
Valuation Manager  
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