



Peter O'Brien
5 Main Street
Roscommon
Co. Roscommon

Revaluation of ROSCOMMON COUNTY COUNCIL Rating Authority Area

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

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

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

Martin Fagan
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 **ROSCOMMON 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
			Total NAV (Rounded)	€ 19,360

If you need clarification on any aspect of this document you may e-mail 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.

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

Martin Fagan
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 Roscommon 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 **30th October 2015**.

A new Valuation List for Roscommon County Council Rating Authority Area will be published on 15th September 2017. From that date you can go online to 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 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 12th October 2017 – see 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 Roscommon 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 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.

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Valuation Manager
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