



John Smith  
1 Main Street  
Swords  
Co Dublin

## Revaluation of Fingal County Council Rating Authority Area

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

**The Valuation below is not your Rates Liability**

Revaluation of County Council Rating Authority Area			
<b>Property Number:</b>	123456	<b>Date of Issue:</b>	10 <sup>th</sup> September 2019
<b>Valuation: (Net Annual Value)</b>	€ 19,360	<b>Rating Authority:</b>	FINGAL COUNTY COUNCIL
<b>Category:</b>	RETAIL (SHOPS)	<b>Use:</b>	SHOP
<b>Property Address:</b>	1 MAIN STREET SWORDS CO DUBLIN		

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

Declan Lavelle  
Valuation Manager

**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 2020 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 **Fingal County Council** at its budgetary meeting later this year.

**VALUATION x ARV = RATES BILL**

Please refer to your Local Authority website for more information on the indicative ARV for 2020.

If you are dissatisfied with 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 **14<sup>th</sup> October 2019** – see [www.valuationtribunal.ie](http://www.valuationtribunal.ie) for full details. Please note that an appeal fee must be paid to the Valuation Tribunal with each appeal made.



## 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	280.00	13,773.20
	RETAIL ZONE B	34.53	140.00	4,834.20
	RETAIL ZONE C	21.99	28.00	615.72
	STORE	21.99	28.00	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 [reval2019@valoff.ie](mailto:reval2019@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 [reval2019@valoff.ie](mailto:reval2019@valoff.ie) nó glaoigh ar **01-8171033**, le do thoil.

**The Valuation above is not your Rates Liability**

## Data Protection

The Valuation Office is subject to the Data Protection Acts 1988, 2003 and 2018 and the General Data Protection Regulation. Information provided to the Valuation Office is used for the purposes of carrying out functions under the Valuation Acts 2001 - 2015. Further information on data protection is available at [www.valoff.ie/en/about-us/corporate-policies/data-protection/](http://www.valoff.ie/en/about-us/corporate-policies/data-protection/)

Declan Lavelle  
Valuation Manager



## 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 your 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 **15<sup>th</sup> September 2017**.

A new Valuation List for your Rating Authority Area will be published on **17<sup>th</sup> September 2019**. 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 **14<sup>th</sup> October 2019**. Please note that an appeal fee must be paid to the Valuation Tribunal with each appeal made. Full details in relation to how to make an appeal, and also appeal fees, are available at the Valuation Tribunal website [www.valuationtribunal.ie](http://www.valuationtribunal.ie).

### How are commercial rates calculated?

From 2020 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 your Local Authority later this year. Please refer to your Local Authority's website for more information on the indicative ARV for 2020.

If you need clarification of any aspect of this letter, or in relation to the enclosed Valuation Certificate, you may e-mail [reval2019@valoff.ie](mailto:reval2019@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).

Declan Lavelle  
Valuation Manager



## LITIR MHÍNIÚCHÁIN

A Áititheoir, a chara,

Mar is eol duit ó chomhfhreagras roimhe seo, tá an Oifig Luachála i mbun tionscadal náisiúnta chun gach maoin gnó sa Stát a athluacháil chun críocha rátaí. Tá an athluacháil ar gach maoin iomchuí i limistéar údarás rátúcháin anois tugtha chun críche agus faoi iamh tá do **Dheimhniú Luachála**, mar a fhoráiltear faoi Alt 24 den Acht Luachála 2001, arna leasú. Thángthas ar luacháil do mhaoine trí thagairt do *Ghlanluach Bliantúil* na maoine amhail an dáta sonraithe luachála, **an 30ú Meán Fómhair 2017**.

Foilseofar Liosta nua Luachála i leith do Limistéar Údarás Rátaíochta an 17ú Meán Fómhair 2019. Ón dáta sin féadfaidh tú dul ar líne [www.valoff.ie](http://www.valoff.ie) agus féachaint ar na luachálacha uilig a rinneadh ar na maoine ar fad a athluacháladh i limistéar d'údarás áitiúil. Tá an Liosta Luachála le fáil freisin san Oifig Luachála ag an seoladh thíos.

Tá sé beartaithe clinicí siúl isteach a reáchtáil i ngach limistéar Údarás Áitiúil nuair a bheidh na Liostaí nua Luachála foilsithe. Beidh baill foirne ar fáil chun fiosruithe a bhaineann le heisiúint na nDeimhnithe Luachála a fhreagairt. Ní bheidh gá coinne a dhéanamh. Tabhair do Dheimhniú Luachála leat. Cuirfear eolas maidir le dátaí agus ionaid na gclinicí seo ar [www.valoff.ie](http://www.valoff.ie) gan mhoill.

Má tá tú sásta le do Dheimhniú Luachála, ní gá duit aon ní eile a dhéanamh. Má tá tú míshásta leis an luacháil atá leagtha ar do mhaoine nó le haon sonraí eile atá tugtha ar do Dheimhniú Luachála tá sé de cheart agat achomharc a dhéanamh chuig an mBinse Luachála, comhlacht neamhspleách a bunaíodh chun achomhairc den chineál sin a chinneadh. Ba chóir achomhairc chuig an mBinse Luachála a dhéanamh tráth nach déanaí ná an **14ú Deireadh Fómhair 2019**. Tabhair faoi deara le do thoil go gcaithfear táille achomhairc a íoc leis an mBinse Luachála agus gach achomharc a dhéanamh. Tá sonraí iomlána maidir le conas achomharc a dhéanamh, agus táillí achomhairc, ar fáil ar shuíomh gréasáin an Bhinse Luachála [www.valuationtribunal.ie](http://www.valuationtribunal.ie).

### Conas a dhéantar rátaí tráchtála a ríomh?

Ó 2020 amach, déanfar an muirear rátaí tráchtála a ghearrfaidh an t-údarás áitiúil lena mbaineann tú a ríomh trí **Luacháil** do mhaoine, arna mheas ag an Oifig Luachála agus a thaispeántar ar an **Deimhniú Luachála** faoi iamh, a mhéadú faoin "Ráta Bliantúil ar Luacháil" (**ARV**) a leagfar d'Údarás Áitiúil amach níos déanaí i mbliana. Féach ar láithreán gréasáin d'Údarás Áitiúil chun tuilleadh eolais a fháil ar ARV tascach don bhliain 2020.

Má theastaíonn soiléiriú uait ar aon ghné den litir seo, nó ar an Deimhniú Luachála atá faoi iamh, féadfaidh tú ríomhphost [reval2019@valoff.ie](mailto:reval2019@valoff.ie) a chur chugainn nó teagmháil a dhéanamh lenár **Líne Chabhrach** trí ghlaoch orainn **01-8171033** idir 9.30am agus 5.30pm, Luan go hAoine.

Tá tuilleadh eolais le fáil freisin ar láithreán gréasáin na hOifige Luachála: [www.valoff.ie](http://www.valoff.ie).

Declan Lavelle  
An Bainisteoir Luachála