



Peter O'Brien
O'Brien's Hardware
25 O'Connell Street
Carlow
Co Carlow

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

The Proposed Valuation below is not your Rates Liability

Revaluation of Carlow County Council Rating Authority Area					
Property Number:	15940145	PIN:	283D	Date of Issue:	11th May 2017
Proposed Valuation: (Net Annual Value)	€ 15,790	Rating Authority:		Carlow County Council	
Final date for submission of representations:				19th June 2017	
Category:	RETAIL (SHOPS)	Property Use:	SHOP		
Occupier:	PETER O'BRIEN				
Trading as:	O'BRIEN'S HARDWARE				
Property Address:	25 O'CONNELL STREET CARLOW CO CARLOW				

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.

Adrian Power-Kelly
Valuation Manager

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.

Rates: Your rates liability for 2018 and subsequent years will be calculated by multiplying the Proposed Valuation of the property in the table above, by the "Annual Rate on Valuation" (ARV) which is set by the local authority.

You will find the indicative ARV for Carlow County Council on www.carlow.ie or by calling 059 9170 300. You can use this figure to estimate your indicative rates liability for 2018.



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 (m2)	NAV € per m2	Total NAV €
0	RETAIL ZONE A	24.28	400.0000	9712.00
0	RETAIL ZONE B	23.78	200.0000	4756.00
0	RETAIL ZONE C	12.14	100.0000	1214.00
0	STORE	2.70	40.0000	108.00
Total Valuation (Rounded)				€ 15,790

The Proposed Valuation above is not your Rates Liability

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 ckreval2017@valoff.ie or contact our **Helpline** by telephoning **01 817 1199** 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 **19th June 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 ckreval2017@valoff.ie or contact our **Helpline** by telephoning **01 817 1199** between 9.30am and 5.30pm Monday to Friday, excluding public holidays.

Yours sincerely,

Adrian Power-Kelly
Valuation Manager

Más mian leat cóip Ghaeilge den doiciméad seo a fháil, seol ríomhphost chuig ckreval2017@valoff.ie nó glaoigh ar **01 817 1199**, le do thoil.