

Property Identification Number (PIN)

The number provided on the top left hand corner of this notice, identifies your property by a Property Identification Number (PIN). The PIN is a unique number used by the Valuation Division to identify a specific property for valuation/assessment purposes and replaces the previous Land & Building Number (L&B Assessment No.).

Unit Number – The unique number assigned to every Self-contained unit capable of being occupied by an individual or a family.

Mailing Address and Property Address

The address on the top left hand corner of this notice is the mailing address of the property described below. If you need to change this address, please visit any of our offices to process a Change of Mailing Address. If the property address quoted in this notice is incomplete, please visit any of our offices to process a Change in Property Address with documentary evidence.

Property Owner

Pursuant to Section 2 of the Valuation of Land Act Chap. 58:03, Property Owner includes the owner or occupier of any land, or the receiver, attorney, agent, manager, guardian or committee of any such owner or occupier and any other person in charge or having the control or possession of any land in the right of the owner, or having the possession in his or her own right or as guardian of any person of any such land

Notice of Valuation

The Valuation Division issues a "Notification of Valuation" to property owners/occupiers in Trinidad and Tobago. This provides the property owner with an opportunity to review the value and notify the Commissioner of Valuations if they have any objections.

Annual Rental Value (ARV)

Your Annual Rental Value is the assessed value of your property based on an estimate of the Annual Rent which your property is likely to attract having regard to the purpose for which the land is actually used, occupied or tenanted, or where it is not actually used, occupied or tenanted, having regard to the purpose for which it is reasonably suitable based on the Rental Value.

Grounds for Objections

Pursuant to the Valuation of Land Act, any objections shall be limited to one or more of the following grounds:

- (a) that the values assessed are too high or too low;
- (b) that lands which should be included in one valuation have been valued separately;
- (c) that lands which should be valued separately have been included in one valuation;
- (d) that the person named in the notice is not the owner of the land;
- (e) that the Annual Rental Value of any land appearing on the Valuation Roll is incorrect or unfair having regard to other Annual Rental Values therein;
- (f) that land should not have been included in the Valuation Roll;
- (g) that land omitted from the Valuation Roll should be included therein;
- (h) that land included in a series or complex of land units as a single land on the Valuation Roll should be listed separately on the Valuation Roll or omitted therefrom;
- (i) that land listed separately in, or omitted from the Valuation Roll should be combined with one or more of a series or complex of land units and listed as one single unit of land; and
- (j) that the Valuation Roll is incorrect in some other material particular.

Further information may be found on our website at <https://valuationdivision.gov.tt/frequently-asked-questions-faqs/>