

ANNEX A:

Explaining Annual Values for Property Tax Purposes

The Annual Value (AV) of a property is assessed for the purpose of Property Tax (PT). The AV refers to the estimated gross annual rent of the property if it were to be rented out, excluding furniture, furnishings and maintenance fees.

The AV of a property for property tax purposes is determined based on the market rents of similar or comparable properties. For instance, if you own a three-bedroom condominium, similar three-bedroom units within the condominium development (and the vicinity) and their rents are used to determine the AV of your property.

In addition to rentals of comparable properties in the vicinity, factors like property size, condition of property, location, and other relevant physical attributes are considered, when determining the AVs.

A property's AV does not change, whether the property is owner-occupied, rented out, or vacant. However, as lower PT rates apply for owner-occupied properties, owner-occupiers pay lower PT than those who lease their properties out.

Property owners can check the AV of their own property using the [View Property Dashboard](#) on IRAS' website.