



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Cavendish Community Ratepayers Association Public Meeting

Saturday June 24, 2017

Nathan Martin – MPAC Account Manager, Zone 5

ONTARIO'S PROPERTY ASSESSMENT SYSTEM

There are four main components in Ontario's property assessment and taxation system. Each plays an important role.



The Provincial Government passes legislation, sets property tax policies and sets education tax rates.



The Municipal Property Assessment Corporation (MPAC) establishes current value assessments and classifications for all properties in Ontario.



Municipalities determine their revenue requirements, set municipal tax rates and collect property taxes.



The Assessment Review Board, an independent tribunal that is part of the Environment and Land Tribunals Ontario which reports to the Ontario Ministry of the Attorney General, hears assessment appeals from property taxpayers.

An aerial, isometric view of a city with various buildings, streets, and greenery. A large, semi-transparent blue rectangular area covers the center of the image. The text 'Property Assessment and Valuation' is centered within this blue area. Below the text is a white horizontal line. In the bottom right corner of the blue area, the 'mpac' logo and the text 'MUNICIPAL PROPERTY ASSESSMENT CORPORATION' are visible. The background shows a mix of brick buildings, modern high-rises, a gas station, a tennis court, a yellow taxi, and an ambulance.

Property Assessment and Valuation



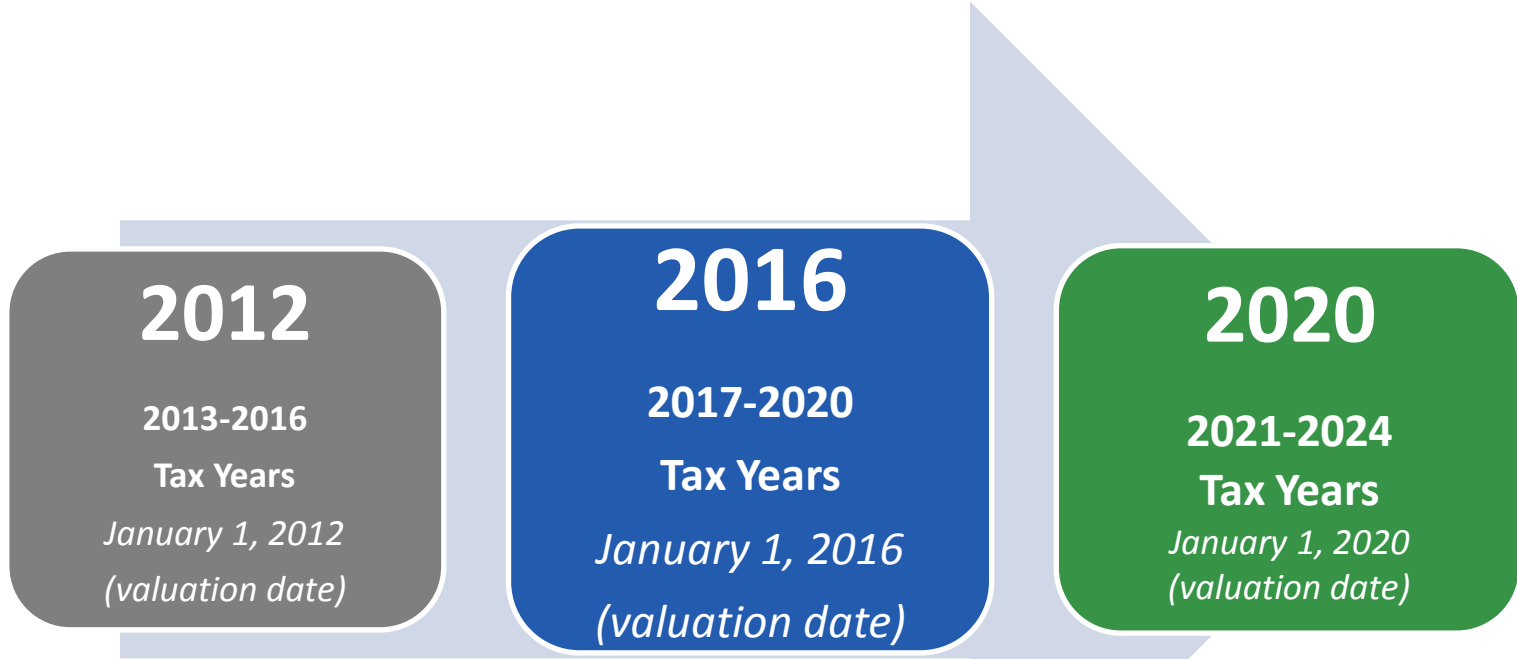
MUNICIPAL
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PROPERTY ASSESSMENT TRIGGERS

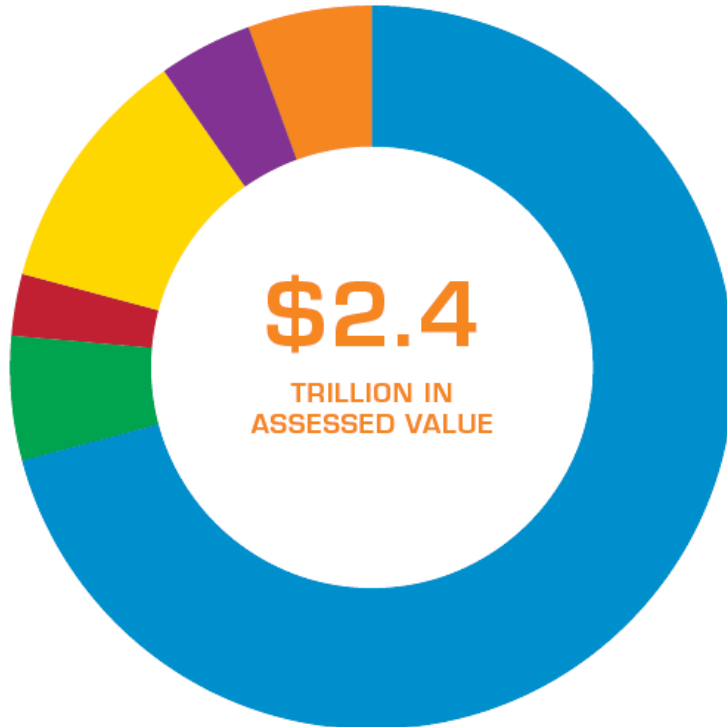
- Building permits
- Sales reviews
- Site variable update project
- Farm forestry exemptions reviews
- Requests for Reconsideration
- Severances and Consolidations
- Data integrity checks
- MPAC initiated reviews
- Process controls
- Tax and Vacancy Applications
- Municipal Requests
- Appeals
- Property Owner Enquiries



ONTARIO'S LEGISLATED MANDATORY 4-YEAR RE-ASSESSMENT CYCLE



Properties Assessed



RESIDENTIAL

4,650,875 properties
\$1.7T in value



COMMERCIAL

156,474 properties
\$270B in value



FARM

222,993 properties
\$100.3B in value



INDUSTRIAL

78,042 properties
\$96.5B in value



MULTI-RESIDENTIAL

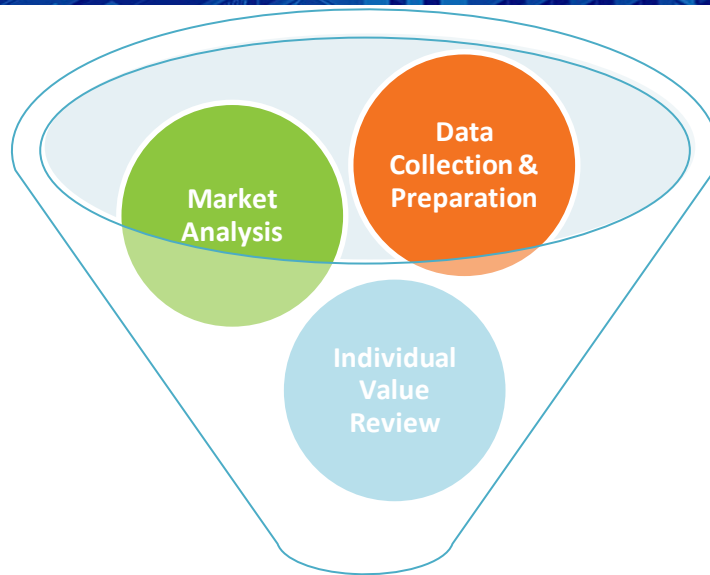
16,298 properties
\$88.6B in value



SPECIAL / EXEMPT

46,874 properties
\$118.9B in value

2016 ASSESSMENT UPDATE



2016 Values

January 1, 2016
Valuation Date

An aerial, isometric view of a city with various buildings, streets, and green spaces. A large, semi-transparent blue rectangular area covers the center of the image, serving as a background for the title text. The city includes a mix of brick buildings, modern high-rises, a tennis court, a yellow taxi, and an ambulance.

2016 ASSESSMENT UPDATE

The Residential Experience



MUNICIPAL
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An aerial, isometric view of a city street scene. The scene is rendered in a monochromatic blue color scheme. It shows several multi-story buildings with windows, a street with a white car, and a parking area. The perspective is from a high angle, looking down at the street.

YOUTUBE VIDEO

How MPAC ASSESSES RESIDENTIAL PROPERTIES



ADDITIONAL ATTRIBUTES

Other factors which are taken into consideration include:

- secondary structures such as garages, boathouses and pools
- basement area (finished and unfinished)
- type of heating
- air conditioning
- number of bathrooms
- fireplaces

Site features can also increase or decrease the assessed value of your property, such as:

- traffic pattern
- proximity to a golf course, hydro corridor, railway or green space
- whether or not the property is located on a corner lot

2016 PROPERTY ASSESSMENT NOTICES



Residential property owners will received their 2016 Property Assessment Notices **July 11, 2016 for Peterborough County, Haliburton County, City of Kawartha Lakes.**



Farm Property Assessment Notices were mailed **October 11, 2016**



Multi-Residential and Business Notices were mailed **October 18, 2016**

**THE NEW ASSESSMENTS WILL SERVE AS THE BASIS FOR
CALCULATING PROPERTY TAXES FOR 2017 – 2020**

PHASE-IN EXAMPLE

Under the *Assessment Act*, assessment increases are phased-in over four years for all property types.
A decrease in assessment is applied immediately.

Property Classification		Residential	
Your property's value on January 1, 2016		\$250,000	
Your property's value on January 1, 2012		\$220,000	
Over this four-year period, your property value changed by		\$ 30,000	
<i>Assuming property characteristics stay the same, the property assessment will increase by \$7,500 each year.</i>			
2017	2018	2019	2020
\$227,500	\$235,000	\$242,500	\$250,000

2016 PROPERTY ASSESSMENT NOTICE



1234567890
 JACKSON JASON
 ABC IMPORTS LIMITED
 200 MAIN STREET
 UNIT 5000
 11 FLOOR
 ANYWHERE ON MAX 183

Issue Date:
 April 4, 2016

Property Assessment Notice

For the 2017 to 2020
 property taxation years

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

MPAC's updated value of your property is \$228,000

Account Information:

Roll Number: 12 34 567 899 12345 1234
AboutMyProperty™ Access Key: ABCD EFG1 HJK2
 Your property's location and description: 900 Dynes Rd.
 PLAN169 BLK 1 PT LOT4
 Municipality: Ottawa City
 School support: English-Public

Assessment overview:

MPAC's assessed value of your property as of **January 1, 2016**: \$228,000
 MPAC's assessed value of your property as of **January 1, 2012**: \$162,000
 Between **2012 and 2016**, your property's assessed value changed by: \$66,000

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

How will my municipality use MPAC's property assessment?

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2017 to 2020 property taxes as illustrated below.

Tax Year	Assessed Value	Request for Reconsideration Deadline
2016	\$162,000	
2017	\$178,500	August 1, 2016
2018	\$195,000	March 31, 2018
2019	\$211,500	March 31, 2019
2020	\$228,000	March 31, 2020

To learn more about how your property was assessed, see the information on page two of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit www.aboutmyproperty.ca.

How does MPAC assess my property?

Roll Number: 12 34 567 899 12345 1234
Property summary:
 Property type: Single Family Dwelling
 Property information: Frontage: 54.23 feet
 Depth: 150.00 feet
 Lot area: 8,100.00 square feet
 Building – exterior square footage: 1,053 square feet
 Year of construction: 1974

For residential properties, there are **five major factors** that generally account for 85% of your property value.

- Location
- Age of the property, adjusted for any major renovations or additions
- Lot dimensions
- Quality of construction
- Living area

To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

Have questions about your assessment?

Log on to **AboutMyProperty™** to learn more...

Visit www.aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page one of this Notice.

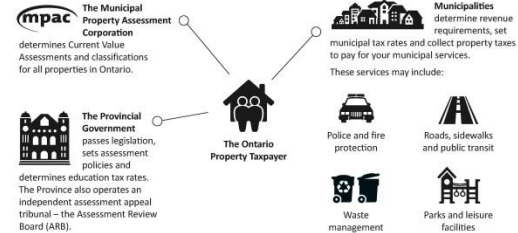
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Still have questions?

We're here to help. Contact us and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.



Ontario's property assessment system



This Property Assessment Notice has important information for you as a property owner.

Please review it and file it away for your records.

No action is required unless you disagree with your assessment.

CONTACT US

1 866 296-MPAC (6722)
 TTY 1 877 889-MPAC (6722)
 Monday to Friday
 8 a.m. to 5 p.m.

If you have accessibility needs, please call us for assistance.

www.aboutmyproperty.ca



2016 PROPERTY ASSESSMENT NOTICE



MUNICIPAL
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1234567890

JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
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11 FLOOR
ANYWHERE ON M4K 1B3

Issue Date:
April 4, 2016

Municipal-specific Issue Date

Property Assessment Notice

For the 2017 to 2020
property taxation years

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→ **2016 Assessed Value**

→ **Assessment Overview**

- Assessed Value as of January 1, 2016
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- Change between 2012 and 2016

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About My
Property.ca

Contact information

Key information

- **Property Classification**
- **Phase in Assessed Values**
(2017-2020 tax years)
- **RfR Deadline** (by tax year)

2016 PROPERTY ASSESSMENT NOTICE

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Year of construction: 1974

For residential properties, there are **five major factors** that generally account for 85% of your property value.



Location



Age of the property, adjusted for any major renovations or additions



Lot dimensions



Quality of construction



Living area



Property Details

How does MPAC assess my property?

- ✓ Five major factors affecting residential values

To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

2016 PROPERTY ASSESSMENT NOTICE

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2016 PROPERTY ASSESSMENT NOTICE

Ontario's property assessment system



The Municipal Property Assessment Corporation

determines Current Value Assessments and classifications for all properties in Ontario.



The Provincial Government

passes legislation, sets assessment policies and determines education tax rates. The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).



The Ontario Property Taxpayer



Municipalities

determine revenue requirements, set municipal tax rates and collect property taxes to pay for your municipal services.

These services may include:



Police and fire protection



Roads, sidewalks and public transit



Waste management



Parks and leisure facilities

Description of Ontario's property assessment system

An aerial, isometric view of a city street scene. The scene is rendered in shades of blue. It shows several multi-story buildings with windows, a street with a white dashed line, and a white car parked on the side of the road. The overall aesthetic is clean and modern.

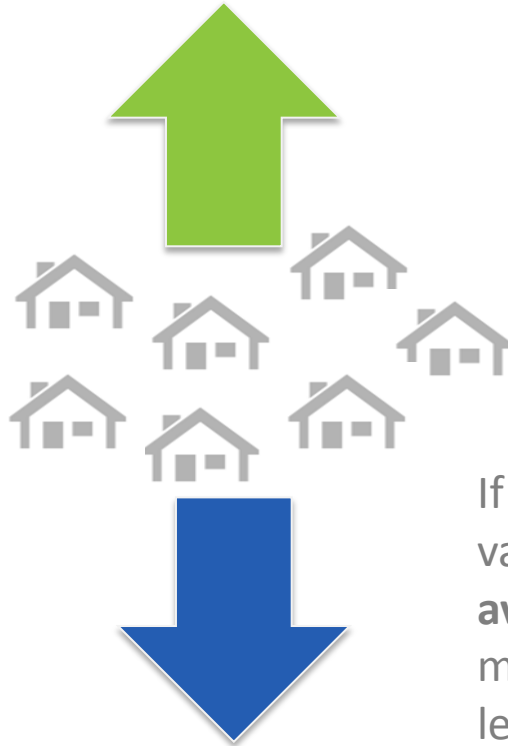
YOUTUBE VIDEO

HOW YOUR PROPERTY TAX IS CALCULATED

PROPERTY ASSESSMENT AND PROPERTY TAXES

An increase in assessment **does not** necessarily mean an increase in property taxes.

If the assessed value of a home has increased **more** than the **average** for the local community/region, taxpayers may pay, as the result of the reassessment, proportionately more in property taxes.



If a home has increased in value **less** than the **average**, then taxpayers may pay proportionately less in property taxes.

PROPERTY ASSESSMENT AND PROPERTY TAXES

EFFECT ON PROPERTY TAX

If all the assessed property values **increase equally**, and the municipality's cost for providing **services** stays the same, property tax will remain as is.



+

SERVICE COSTS
STAYS THE SAME

=

NO CHANGE

If all the assessed property values increase equally and **the cost of services goes up**, then property taxes will increase to offset the cost of services.



+

SERVICE COSTS

=


INCREASE

If all the assessed property values **increase at different rates**, or new properties are built, then **taxes are redistributed** so that everyone pays their fair share.



=

REDISTRIBUTED

An aerial, isometric view of a city street grid. The central portion of the image is overlaid with a semi-transparent blue filter. The buildings are rendered in various colors like brick red, white, and blue. A white horizontal line is positioned below the main title.

2016 ASSESSMENT UPDATE

The Residential Experience



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Review Your Notice

If a factual error has been made, we will correct it.

Ask yourself this **question:**

Could I have sold my property for the assessed value as of January 1, 2016?

If you review your assessment and agree with it, there is nothing further to do; file it for future reference

Visit aboutmyproperty.ca

2

Learn how and why your property was assessed the way it was and compare your assessment with others in your neighbourhood.

QUESTIONS ABOUT PROPERTY ASSESSMENT?

[LEARN MORE](#)



Login to AboutMyProperty™

You can find your Roll Number and Access Key on your Property Assessment Notice.

User ID [?](#)

[Forgot User ID](#)

Password

[Forgot Your Password](#)

[Register](#)

[Login](#)

[Need Help?](#)

MARKET TRENDS

Learn more about the market trends in your neighbourhood through MarketSnapshot. This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.

[READ MORE](#)

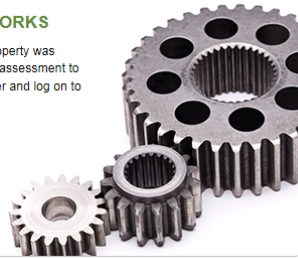
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HOW ASSESSMENT WORKS

Interested in learning how your property was assessed? Want to compare your assessment to others in your community? Register and log on to learn more...

[READ MORE](#)



Through **AboutMyProperty™** property owners can:

- ✓ Access information on how their property was assessed
- ✓ Compare their assessment to others in their community
- ✓ Learn more about property values through Market Trends (available before login)

Login information is included on every Notice mailed.

Market Trends™

PLACE

Enter the name of a neighbourhood or municipality

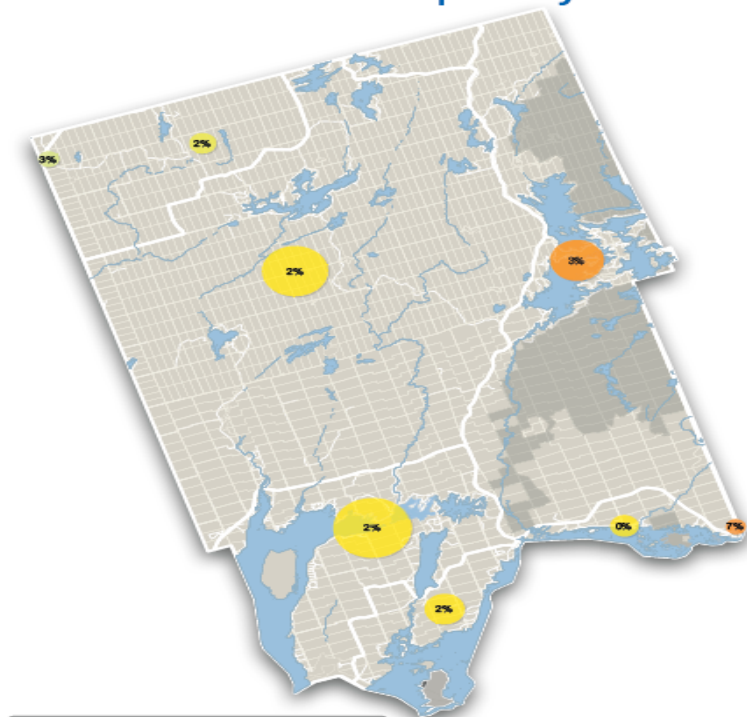
GO

Learn more about the market trends in your neighbourhood through MarketSnapshot.

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This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.

Trent Lakes Municipality



HOW TO READ THE MAP



The larger the circle, the more properties exist in the area



Percentage of change from 2016 to 2017 tax year

VALUE OF PROPERTY

Low Avg. High

The darker the orange, the higher the overall property values are in that area

Disclaimer: Your 2016 assessed value will be used for the 2017-2020 property tax years. Any increases are shown for the 2017 property tax year only. Any decreases are applied in full (2017-2020 property tax years). This map reflects data at the time of Notice mailing (July 11, 2016). Final values will be delivered to municipalities by December 2016. ©MPAC

July 2016

Property values up 2% in Trent Lakes Municipality

Residential property owners will see an average assessment increase of approximately 2% in 2017.

Value of a typical home

The assessed value of a typical residential home in Trent Lakes Municipality is \$250,000.

Waterfront property values

The assessed value of a typical residence on water in Trent Lakes Municipality is \$385,000.

More about Trent Lakes Municipality

Trent Lakes has a strong cottage and tourism industry. The area has also recently experienced increased urban growth, with several subdivisions expanding and increased development as more people move to the area. The residential market continues to grow at a steady pace.

Learn about your assessment, the relationship between property assessment and taxation, and more by visiting aboutmyproperty.ca or mpac.ca.

Contact MPAC

3

We are here to help. Contact MPAC with any questions you may have regarding your property assessment.

Call our Customer Contact Centre

1 866 296-MPAC (6722) or 1 877-889-MPAC (6722) TTY

Web at mpac.ca

Visit a local field office

Write to P.O. Box 9808, Toronto ON M1S 5T9

Fax 1 866 297 6703

Ask MPAC to Review Your Assessment

4

a) **Request for Reconsideration (RfR)**

If you feel your assessed value and/or classification is not correct, we will review it **free of charge**.

You may file a **RfR** through:

- aboutmyproperty.ca
- RfR form – available at www.mpac.ca
- Write a letter requesting a reconsideration

b) **File an Appeal with the Assessment Review Board**



QUESTIONS?



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If you have accessibility needs, please let us know how we can best accommodate you