

We're here to help

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario. Every four years, we conduct a province-wide Assessment Update and mail Property Assessment Notices to every property owner in Ontario.



Your Property.
Our Assessment.
Know More About It.

- ◆ Learn how your property was assessed and see the information we have on file.
- ◆ Learn more about market trends in your area
- ◆ Compare your property to similar properties in your area
- ◆ If you do not agree with your property's assessment you can request a review
- ◆ Look for your login information on your Property Assessment Notice

Still have questions?

Visit mpac.ca or aboutmyproperty.ca

or

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

If you have accessibility needs, please let our representatives know how we can assist you.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION


04 - 2016

Understanding Your Residential Property Assessment Notice




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Understanding your Property Assessment Notice



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1234567890

Issue Date:
April 4, 2016

JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M4K 1B3

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 2016 assessed 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 assessed value and classification of your property is used as the basis for calculating your property taxes.

Property Classification:	Residential	Request for Reconsideration Deadline
Tax Year	Assessed Value	
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.

Property Assessment Notice

For the 2017 to 2020 property taxation years

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



- 1

In 2016, MPAC will update the assessed values of every property in Ontario. All properties will have a legislated valuation date of January 1, 2016
- 2

We look at sales in your community and compare your property to similar ones in your area. This approach is called Current Value Assessment. Did you know MPAC's assessments and data are also used by banks, insurance companies and the real estate industry?
- 3


Check out the assessed value of your property as of January 1, 2016.
- 4

Review how this value will be gradually introduced over the next four years.
- 5


There are five major factors which account for 85% of your home's value:

 Location

 Living area

 Age of the property

 Lot dimensions

 Quality of construction
- 6

Learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your area, by visiting aboutmyproperty.ca.
- 7

Questions? Give us a call.
- 8

That's it! File this document.

If you disagree with your assessment or classification, MPAC will review it free of charge. Visit aboutmyproperty.ca to learn more.