

## We're here to help

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. Every four years, we conduct a province-wide Assessment Update and mail Property Assessment Notices to every property owner in Ontario.

About  Property.ca

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](http://mpac.ca) or [aboutmyproperty.ca](http://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




MUNICIPAL  
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# Understanding your Property Assessment Notice



**MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION**

**Issue Date:**  
April 4, 2016



1234567890

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.

<b>Property Classification:</b>	Residential	
<b>Tax Year</b>	<b>Assessed Value</b>	<b>Request for Reconsideration Deadline</b>
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](http://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](http://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](http://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](http://aboutmyproperty.ca) to learn more.