



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Delivering the 2016 Assessment Update

City of London
April 12th, 2016

Carla Nell
Vice-President
Municipal & Stakeholder Relations

PROPERTY ASSESSMENT & PROPERTY TAXES

The Ontario
Property
Taxpayer



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).

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



Police and
fire protection



Roads, sidewalks,
public transit



Waste
management



Parks & leisure
facilities

ONTARIO'S ASSESSMENT CYCLE

2008

2009-2012
Tax Years
January 1, 2008
(valuation date)

2012

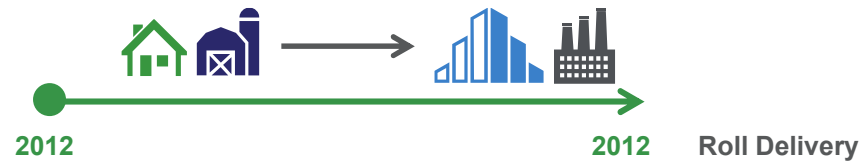
2013-2016
Tax Years
January 1, 2012
(valuation date)

2016

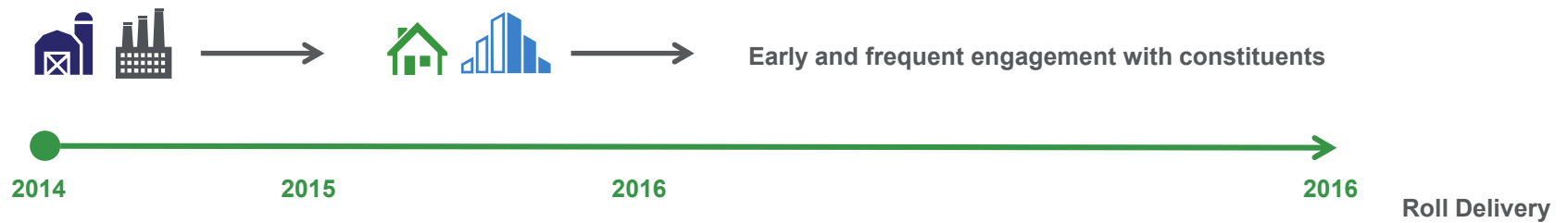
2017-2020
Tax Years
January 1, 2016
(valuation date)

2016 ASSESSMENT UPDATE

2012 ASSESSMENT UPDATE



2016 ASSESSMENT UPDATE



DATA COLLECTION & PREPARATION

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

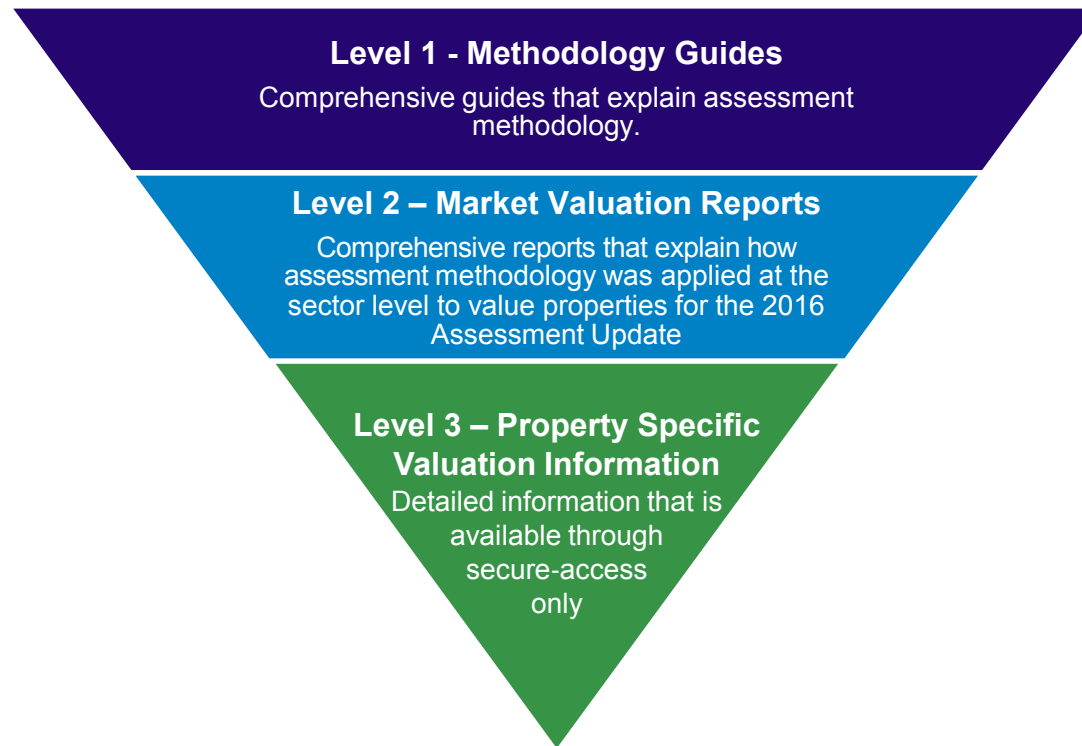
Municipal Requests

Appeals

Property Owner Enquiries



TRANSPARENCY AND SHARED UNDERSTANDING



BENEFITS OF ADVANCED DISCLOSURE

Benefits for municipalities:

✓ Improved roll predictability and stability

✓ Improved risk analysis

✓ No surprises

✓ Opportunity to provide feedback

Benefits for property taxpayers:

✓ Increased satisfaction and confidence

✓ Easy access to property information

✓ No surprises

✓ Opportunity to provide feedback

2016 PROPERTY ASSESSMENT NOTICES



Residential property owners will receive their Property Assessment Notices starting **April 18th**



Farm Property Assessment Notices will be mailed **October 11th**



Multi-Residential and Business Notices will be mailed **October 18th**

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

An aerial view of a city with a blue-tinted central overlay. The overlay features a grid of buildings and streets. The text '2016 ASSESSMENT UPDATE' is at the top, followed by 'The Residential Experience' in a larger font. A white horizontal line is below the title. The 'mpac' logo is at the bottom left of the overlay, and 'MUNICIPAL PROPERTY ASSESSMENT CORPORATION' is at the bottom right. The background shows various city buildings, trees, and a yellow taxi.

2016 ASSESSMENT UPDATE

The Residential Experience



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

2016 PROPERTY ASSESSMENT NOTICE

mpac MUNICIPAL PROPERTY ASSESSMENT CORPORATION

1234567890
 JACKSON JASON
 ABC IMPORTS LIMITED
 200 MAIN STREET
 UNIT 5000
 11 FLOOR
 ANYWHERE ON M4K 1B3

Issue Date:
 April 4, 2016

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	
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.

Page 1 of 2

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

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.

Log on to www.aboutmyproperty.ca with your Roll Number and Access Key. These are found on page one of this Notice.

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

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

Page 2 of 2

2016 PROPERTY ASSESSMENT NOTICE

Municipal-specific Issue Date



mpac MUNICIPAL PROPERTY ASSESSMENT CORPORATION

1234567890


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

Property Assessment Notice

For the 2017 to 2020 property taxation years

Issue Date:
April 4, 2016

CHANGES TO FILING A REVIEW (BILL 144)

		Property Assessment Notice For the 2017 to 2020 property taxation years	
Issue Date: April 4, 2016			
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 89 12345 1234	Account Key:	ABC0 1234 5678
AboutMyProperty™ Access Key		900 Queen St. E.	
Your property's location and description		PLAN169 BLK 1 PT 1074	
Municipality:	City of London	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	\$142,000
Between 2012 and 2016, your property's assessed value changed by		\$86,000	
Property classification: Residential			
If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration (RfR) and MPAC will review your assessment. To learn more visit www.aboutmyproperty.ca .			
Your deadline to file a RfR: August 1, 2016		This Property Assessment Notice has important information for you as a property owner.	
Five major factors account for approximately 85% of the assessed value of your property: location, lot dimensions, living area, quality of construction and age of the property (adjusted for any major renovations or additions). To learn more about your property assessment or market trends in your area, visit www.aboutmyproperty.ca .			
To see how this assessment will be used by your municipality please refer to "How will my municipality use MPAC's property assessment?" on the back of this notice.			
No action is required unless you disagree with your assessment.			
CONTACT US			
Property type:	Single Family Dwelling	1 866 236-MPAC (6722)	
Property information:	Frontage: 34.23 feet	TTY 1 877 838-MPAC (6722)	
	Depth: 150.00 feet	Monday to Friday	
	Lot area: 8,100.00 square feet	8 a.m. to 5 p.m.	
Building – enter square footage	1,093 square feet		
Year of construction:	2014		
If you have accessibility needs, please call us for assistance.			
www.aboutmyproperty.ca			
Page 1 of 2			

- Residential property owners have **120 days** from the **Issue Date** of their Property Assessment Notice to file a Request for Reconsideration (RfR)
- The RfR deadline for **City of London** is **August 16th, 2016**
- The **Issue Date** and **RfR deadline** are included on the Notice
- The early delivery of Assessment Notices and a 120-day RfR deadline will allow RfRs to be processed before Assessment Rolls are sent to municipalities – greater stability and accuracy

2016 PROPERTY ASSESSMENT NOTICE

MPAC's 2016 assessed value of your property is \$658,000

→ **2016 Assessed Value**

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 – see Attachment (1)	Residential - English-Public Exempt - Not Applicable

Assessment overview:

MPAC's assessed value of your property as of January 1, 2016	\$658,000
MPAC's assessed value of your property as of January 1, 2012	\$620,615
Between 2012 and 2016 , your property's assessed value changed by	\$37,385

→ **Assessment Overview**

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

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.

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

Please review it and file it away for your records.

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2016 PROPERTY ASSESSMENT NOTICE

Property Classification:		Residential	Exempt	
Tax Year	Assessed Value		Total	Request for Reconsideration Deadline
2016	\$438,836	\$181,779	\$620,618	
2017	\$444,077	\$185,884	\$629,961	August 1, 2016
2018	\$449,318	\$189,990	\$639,308	March 31, 2018
2019	\$454,559	\$194,095	\$648,654	March 31, 2019
2020	\$459,800	\$198,200	\$658,000	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.

CONTACT US

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 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



→ **Contact information**

→ **Key information**

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

2016 PROPERTY ASSESSMENT NOTICE

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



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

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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Have questions about your assessment?

✓ Login to AboutMyProperty™

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



HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?



MUNICIPAL
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CORPORATION

ABOUTMYPROPERTY.CA

About My Property.ca | YOUR PROPERTY OUR ASSESSMENT
KNOW MORE ABOUT IT.

[Home](#) | [Market Trends](#) | [Tutorials](#) | [How Assessment Works](#) | [Contact Us](#)

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](#)

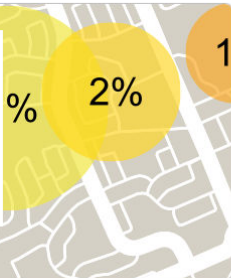
[Login](#)

[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](#)



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.

RESOLVING ASSESSMENT CONCERNS

STEP 1: Ask yourself: “could I have sold my property for the assessed value on January 1, 2016?”



STEP 2: Visit aboutmyproperty.ca to review the information MPAC has on file for your property.



Online: aboutmyproperty.ca

STEP 3: Contact MPAC

OR

STEP 4: File a Request for Reconsideration



mpac.ca/ContactUs



Fax: 1-866-297-6703



Mail:
MPAC, PO Box 9808
Toronto ON M1S 5T9

STEP 5: File an **appeal with the Assessment Review Board**



CONTACT MPAC

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)
1 877-889-MPAC (6722) TTY

ONLINE at mpac.ca

VISIT a local field office

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

FAX 1 866 297 6703

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



ENHANCING MUNICIPAL ENGAGEMENT

mpac

MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

MUNICIPAL CONNECT™

- **Redesigned Municipal Connect™** launching April 4
 - Increased transparency
 - Improved stability and predictability in the municipal tax base
 - Modern and flexible way to access assessment information
- **Access to 2016 base year values** (2017-2020 tax years)
 - Support municipal understanding of assessed values
 - Early consultation/discussion for greater roll stability
 - Insight into assessment at risk





RESIDENTIAL MARKET TRENDS

Property Type	Ontario		City of London	
	% Change	Typical Value	% Change	Typical Value
Residential	4.3%		1.5%	
Single-family Detached	4.7%	386,000	1.8%	265,000
Condominium	2.8%	298,000	0.1%	126,000

Preliminary as of March 23, 2016

Median 2016 base year assessment and median % change from 2016 tax year to 2017 tax year



RESIDENTIAL MARKET TRENDS

Property values up 1.5% in the City of London

Residential property owners will see an average assessment increase of approximately 1.5% in 2017

Value of a typical home

The assessed value of a typical residential home in London is 265,000

Condominium values in the City of London

The assessed value of a typical condominium is 126,000



QUESTIONS?



MUNICIPAL
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