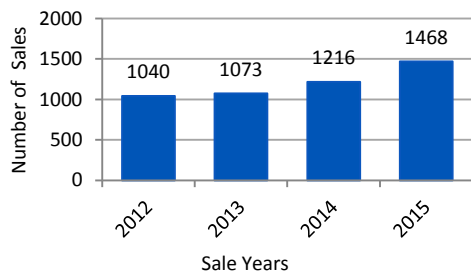


The Quality Service Commissioner has reviewed the accuracy of assessments for your municipality.

Niagara Falls City

Based on an analysis
of 4,797 sales:



Regional Municipality Of Niagara

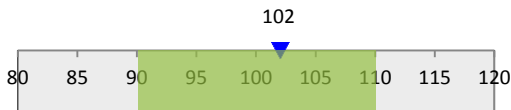
Based on an analysis
of 26,528 sales:



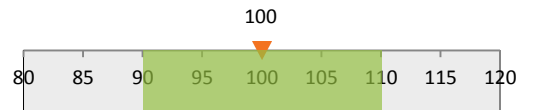
**Did the Assessments
fall within the following
acceptable ranges in IAAO
Standards?**



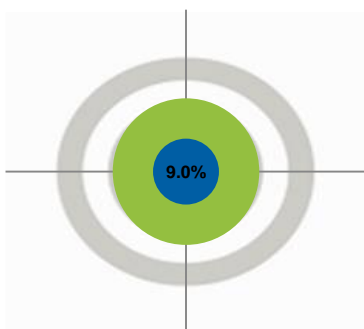
**Median ASR is 102%
Meets IAAO Standard**



**Median ASR is 100%
Meets IAAO Standard**



**COD is 9%
Meets IAAO Standard**

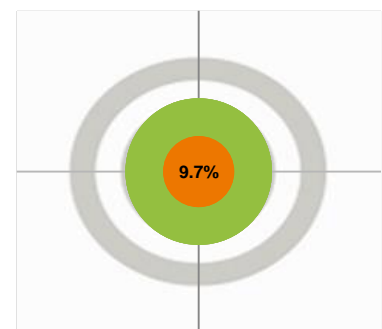


Coefficient of Dispersion (COD)

Measures Assessment Uniformity
Between 5% and 20%



**COD is 9.7%
Meets IAAO Standard**



What is an Assessment-to-Sales Ratio (ASR)

We calculate ASRs for all of the properties sold in your municipality. If you recently bought your home, then your ASR is calculated using the purchase price you paid.

$$\frac{\text{Assessed Property Value}}{\text{Property's Sale Price}} \times 100 = \text{Assessment-to-Sale Ratio (ASR)}$$

What is a Median ASR?

We look at all the ASRs in your municipality and sort them from the lowest to the highest. The number that's in the middle is called the Median ASR.

We check to make sure that your municipality's median ASR is within the IAAO standard's acceptable range. This tells us that there is an acceptable degree of accuracy between MPAC's assessed values and actual selling prices.

What is a Coefficient of Dispersion (COD)

The COD measures the uniformity of assessments for properties that have sold in your municipality.

We check to make sure that your municipality's COD is within the IAAO standard's acceptable range for consistency.