

2020 Roll Return

Key Facts

- MPAC delivers an assessment roll annually to municipalities and the Province of Ontario to support the calculation of property and education taxes.
- In March, the Ontario government postponed MPAC's province-wide Assessment Update that was scheduled for this year. As a result, property assessments for the 2021 property tax year will continue to be based on the fully phased-in January 1, 2016 assessed values.
- In November, MPAC mailed more than 875,000 Property Assessments Notices to property owners reflecting changes in assessment that have taken place over the last year.

Assessment Roll

Property Type	Number of Properties	Total Value
Commercial	164,213	\$318.9 B
Farm	222,086	\$139.8 B
Industrial	79,524	\$115.8 B
Multi-Res	16,905	\$121.2 B
Residential	4,894,786	\$2.2 T
Special/Exempt	48,320	\$148.1 B
Total	5,425,834	\$3.0 T

New Assessment

In 2020, MPAC captured \$37.31 billion in new assessment. New assessment refers to new construction and/or additions to existing property that have been recently completed and assessed during the year.

New Assessment by Property Type

Property Type	Number of Properties	Total Value
Residential	64,436	\$18,475,030,186
Multi-residential	17,186	\$13,330,356,977
Farm	3,903	\$853,669,060
Managed Forest/Conservation	176	\$35,728,760
Special	516	\$307,449,009
Commercial	3,295	\$2,582,632,207
Industrial	989	\$1,727,183,283
Total	90,501	\$37,312,049,482

New Residential Homes

In 2020, Ontario saw more than 36,000 new residential homes constructed. Here's the breakdown by type.

- Detached 21,086, 58%
- Townhomes 10,229, 28%
- Other 2,907, 8%
- Semi-detached 2,181, 6%

Top 10 Municipalities for New Assessment

1.	Toronto	\$ 11.65 billion
2.	Ottawa	\$ 2.68 billion
3.	Vaughan	\$ 1.49 billion
4.	Hamilton	\$ 1.15 billion
5.	Mississauga	\$ 1.14 billion
6.	Brampton	\$ 1.11 billion
7.	Markham	\$ 966 million
8.	Oakville	\$ 951 million
9.	Milton	\$ 901 million
10.	London	\$ 706 million

Top 10 Municipalities for News Assessment in Condominiums

1.	Toronto	\$ 7.17 billion
2.	Mississauga	\$ 485 million
3.	Vaughan	\$ 454 million
4.	Markham	\$ 334 million
5.	Hamilton	\$ 320 million
6.	Waterloo	\$ 253 million
7.	Ottawa	\$ 244 million
8.	London	\$ 222 million
9.	Milton	\$ 178 million
10.	Brampton	\$ 165 million

Top 10 Municipalities for New Assessment in Seasonal Properties

1.	Muskoka Lakes	\$ 59 million
2.	Lake of Bays	\$ 41 million
3.	Seguin	\$ 37 million
4.	Innisfil	\$ 28 million
5.	Kawartha Lakes	\$ 21 million
6.	Dysart Et Al	\$ 21 million

7.	Gravenhurst	\$ 20 million
8.	Blue Mountains	\$ 19 million
9.	Georgian Bay	\$ 19 million
10.	Tiny	\$ 18 million

Property Assessment Notices

In November, MPAC mailed more than 875,000 Property Assessment Notices to property owners across the province reflecting changes during the year.

- Ownership change - 421,626
- School support - 294,142
- Mailing address - 306,384
- Property value - 212,568
- Tax apportionment - 182,220

***Properties may have more than one change triggering a Property Assessment Notice.**

Requests for Reconsideration

If a property owner is concerned with their property's assessment, MPAC will review it free of charge through a Request for Reconsideration (RfR).

From January 1 to October 31, 2020, MPAC completed a total of 16,310 RfRs. The total number of RfRs represent 0.3% of Ontario's more than 5.4 million properties.

- 9,911 residential
- 1,655 farm
- 4,409 business
- 336 other