mpac Municipal Property Assessment Corporation™

How MPAC determines residential property values

MPAC is Ontario's property market expert. Here's a high-level look at how we determine your home's assessed value.

To establish a residential property's assessed value, MPAC analyzes sales in the surrounding area. From that sales information, five major factors generally account for a property's assessed value:

- **Location:** The neighbourhood plays a significant role, since desirability influences what buyers are willing to pay.
- **Lot dimensions:** Lot area is calculated by multiplying frontage by depth.
- **Exterior square footage:** Your home's exterior is measured to determine total building area (this excludes the basement, deck, porch, and garage).
- **Building age (adjusted for renovations):** Value reflects your home's actual condition, not just its original construction year.
- **Construction quality:** The materials and workmanship used in the home.

Other features, like a finished basement, garage, secondary suite, or pool, may also affect your property's value.

Why all assessments are based on the same valuation date

Every property in Ontario, is assessed using the same valuation methodology and the same valuation date: January 1, 2016. Using a common valuation date ensures properties are assessed on a consistent basis. This includes properties built after that date, whose assessed values reflect what they would have been worth on January 1, 2016.

Want the details behind your own assessment?

This is a general overview of how residential properties are assessed. Property types such as condominiums, multi-residential buildings, farms, and commercial properties each have their own considerations.

Visit **mpac.ca** for information specific to your property type. You can also log in to or register for MPAC AboutMyProperty™, a free online tool, with with your Roll Number and Access Key to learn exactly how your property was assessed.