MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Amended Property Assessment Notice

Issue Date:
January 15, 2023

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

For the 2023 property tax year

This notice **contains** important information about an update made **to your** property during the year.

Please visit mpac.ca/notice or scan the QR code below with your mobile device to learn more about why you are receiving this notice.

Please review and keep for your records.

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2023 property taxes.

Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2023.

PROPERTY OVERVIEW:

Roll number:	12 34 567 899 12345 1234
Location and description:	200 MAIN ST CON N LOT 3PT RP 1R5811 PART 2
Municipality:	ANY TOWNSHIP

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:**	**$7,351,000**
Your property's assessed value as of **January 1, 2012:**	**$3,052,000**
Between **2012** and **2016**, your property's assessed value changed by:	**$4,299,000**

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2023 tax year.

MPAC assesses and classifies all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

Property **assessments** for the 2023 tax year will continue to be based on the fully phased-in January 1, 2016 assessed values.

The applicable legislation prevails to the extent there is any conflict between this Notice and the current law. This assessment is made under section 32(1.1) of the *Assessment Act.*

Sample

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

PROPERTY SUMMARY:

Property type:	Industrial Vacant Land
Property information:	Frontage: 2,381.37 feet Lot area: 64.13 acres

UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:

Why am I receiving this notice ?

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value, classification and/or tax liability.

Sample

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Attachment

Roll number: 12 34 567 899 12345 1234

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2023
Industrial: Taxable Vacant Land	$3,052,000	$7,351,000	$7,351,000

Amended for the 2023 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2023
Industrial: Taxable Farmland Awaiting Development 1	$476,000	$1,146,000	$1,146,000
Industrial: Taxable Vacant Land	$2,276,000	$6,205,000	$6,205,000
TOTAL	**$3,052,000**	**$7,351,000**	**$7,351,000**

SCHOOL SUPPORT:

Property class	School support type	2023 assessment
Industrial	Not Applicable	$1,146,000
Industrial	Not Applicable	$6,205,000

Sample

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Attachment
CONTINUED

Roll number:	**12 34 567 899 12345 1234**

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit **mpac.ca** and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:	**12 34 567 899 12345 1234**
Access key:	**ABCD EFG1 HJK2**

If you do not agree with the change(s) in the assessed value and/or the classification, you may file a Request for Reconsideration (RfR) or appeal.

Owners of a property with a residential, farm or managed forests classification:

If you want a review of your property assessment change(s), the first step is to ask MPAC for a free-of-charge RfR. You must do this before you can appeal to the Assessment Review Board (ARB).

Your deadline for requesting an RfR is <<RFR DATE>>. To file an RfR, visit **mpac.ca**.

Owners of other property classifications:

You may (but do not have to) ask for a free-of-charge RfR before considering an appeal to the ARB.

Your ARB filing deadline is <<ARB DATE>> . To file an appeal, visit the ARB's website at **tribunalsontario.ca/arb/.**

For all properties:

If you submit an RfR, you must wait for MPAC's decision before you may appeal to the ARB.

WE'RE HERE TO HELP

Visit mpac.ca or contact us at **1 866 296-6722** or TTY **1 877 889-6722**
and one of our assessment experts will assist you.

Please have your roll number available when you contact us.
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à AboutMyProperty sur mpac.ca/fr.

Sample