



Issue Date:
January 22, 2021

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



Special Amended Property Assessment Notice

For the 2021 property tax year

This notice contains important information about your property.

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 2021 property taxes.

Why am I receiving this notice?

You are receiving this Special Amended Property Assessment Notice because of a change in legislation.

Effective January 1, 2019, the *Assessment Act* was amended to include a new property tax exemption for land used and occupied as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion. The tax liability shown in the Attachment reflects the change from the previous assessment notice(s).

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

ASSESSMENT OVERVIEW:

Your property's assessed value as of January 1, 2016:	\$277,000
Your property's assessed value as of January 1, 2012:	\$227,000
Between 2012 and 2016 , your property's assessed value changed by:	\$50,000

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2021 tax year.

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

IMPORTANT UPDATE:

The Ontario Government has indicated that property assessments for the 2021 property 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(2), 32(3) or 32(4) of the *Assessment Act*.



PROPERTY SUMMARY:

Property type: Grain Handling - Primary Elevators

Property information: Lot area: 2.16 acres

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Please see below for the change(s) to your property's assessment and the effective date.

Effective date: **January 1, 2021**

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2021
Commercial Taxable	\$91,000	\$111,000	\$111,000
Residential Taxable	\$136,000	\$166,000	\$166,000
TOTAL	\$227,000	\$277,000	\$277,000

SCHOOL SUPPORT:

Property class	School support type	2021 assessment
Commercial	Not Applicable	\$111,000
Residential	English-Public	\$166,000

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 effective date, the assessed value and/or the classification, you may file an 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.

OCCUPANTS DIRECTING SCHOOL TAXES:

The following information outlines the occupants, by unit class, directing school taxes. To learn more about directing your school taxes, please visit mpac.ca.

Subordinate number	Unit class	Name & location of occupant	School board supported	School board taxes
0020	RU	JACKSON JASON 200 MAIN STREET	English-Public	English-Public

Legend for unit class:

RU: Residential unit **MF:** Managed forests
RDU: Recreational dwelling unit **CL:** Conservation land
FRU: Farm residential unit **FL:** Farmland



Roll number:

12 34 567 899 12345 1234

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](http://AboutMyProperty.mpac.ca/fr) sur mpac.ca/fr.

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