



Issue Date:  
March 17, 2021

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



# Property Assessment Change Notice

## 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 property taxes.

Your property's updated assessed value as of January 1, 2016 is: **\$293,000**

### Why am I receiving this notice?

You have received this assessment notice because a change to your property has affected its assessed value, classification or eligibility to be tax exempt. For further explanation, please see page 2.

#### 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
School support:	See attachment

#### ASSESSMENT OVERVIEW:

Your property's assessed value as of <b>January 1, 2016:</b>	<b>\$293,000</b>
Your property's assessed value as of <b>January 1, 2012:</b>	<b>\$227,543</b>
Between <b>2012</b> and <b>2016</b> , your property's assessed value changed by:	<b>\$65,457</b>

This notice contains important information about your property.

Please review and keep for your records.

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 33 or 34 of the *Assessment Act*.

### PROPERTY SUMMARY:

Property type:	Single Family Detached
Property information:	Frontage: 54.23 feet Depth: 150.00 feet Lot area: 8,100.00 square feet
Building – exterior square footage:	1,053 square feet
Year of construction:	1974

### UNDERSTANDING YOUR PROPERTY ASSESSMENT CHANGE NOTICE:

You may have received this notice for one or more of the following reasons:

Why am I receiving this notice



- There was a change to your property such as an addition, new construction or renovation.
- A structure on your property was assessed for the first time.
- There was a change to your property's classification.
- All or part of your property no longer qualifies as farmland, conservation land or managed forests.
- All or part of your property no longer qualifies to be tax exempt.



Roll number:

12 34 567 899 12345 1234

## CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Please see below for the change(s) to your property's assessment and the effective date. Only the change(s) in the assessed value and/or classification are displayed. The "Revised total assessed value of your property" section of this notice shows the effect of the change(s) on the total value of your property.

For the 2019-2021 tax years

Effective date of change	Adj. type*	Tax class**	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value	Assessed value	
					2019	2020	2021
Oct.10/19	R	RT	\$8,543	\$11,000	\$10,386	\$11,000	\$11,000
Jan. 1/20	R	RT	\$8,543	\$11,000		\$11,000	\$11,000
Jan. 1/21	R	RT	\$8,543	\$11,000			\$11,000

*Adjustment type	Adjustment description
R	Previously Omitted Realty Assessment
	All or part of land or a structure: <ul style="list-style-type: none"> <li>• that was not previously assessed, OR</li> <li>• is no longer eligible for assessment as managed forests or conservation land.</li> </ul>

**Taxclass
RT Residential Taxable

## HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit [mpac.ca](http://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](http://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/](http://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.

Roll number:

12 34 567 899 12345 1234

## REVISED TOTAL ASSESSED VALUE OF YOUR PROPERTY:

Here is the revised total assessed value for each affected tax year. This is for information purposes only. You will receive an updated Property Assessment Notice for your records.

### 2019 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2019
Residential Taxable	\$227,543	\$293,000	\$276,636

### 2020 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2020
Residential Taxable	\$227,543	\$293,000	\$293,000

### 2021 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2021
Residential Taxable	\$227,543	\$293,000	\$293,000

## SCHOOL SUPPORT:

Property class	School support type	2021 assessment
Residential	English-Public	\$293,000

## WE'RE HERE TO HELP

Visit [mpac.ca](http://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](http://mpac.ca/fr).