

Filing a 2017 Request for Reconsideration (RfR): What You Need to Know (Residential Properties)

Who is MPAC?

The Municipal Property Assessment Corporation (MPAC) is an independent, not-for-profit corporation funded by all Ontario municipalities. We are responsible for accurately assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations established by the Government of Ontario.

What is a Request for Reconsideration (RfR)?

If you disagree with MPAC's assessment of your property's value and/or classification as of January 1, 2016, you can ask MPAC to review the assessment to make sure that it is right. This is called a Request for Reconsideration (RfR). You can make this request by completing and sending an RfR form to us. This request is free of charge.

What is the deadline to file an RfR for the 2017 property tax year?

Your deadline is printed on your Property Assessment Notice. If you have misplaced your 2016 Property Assessment Notice, please call us at 1 866 296-6722. One of our customer service representatives can assist you.

What information does MPAC need to reconsider my property's assessment?

Section 39.1 of the *Assessment Act* requires you to provide the reasons for your Request for Reconsideration. This includes sending us all key details about your property that we should know. We also compare your property's assessed value with sales and values of similar properties in your area.

How long does it take for MPAC to review my RfR?

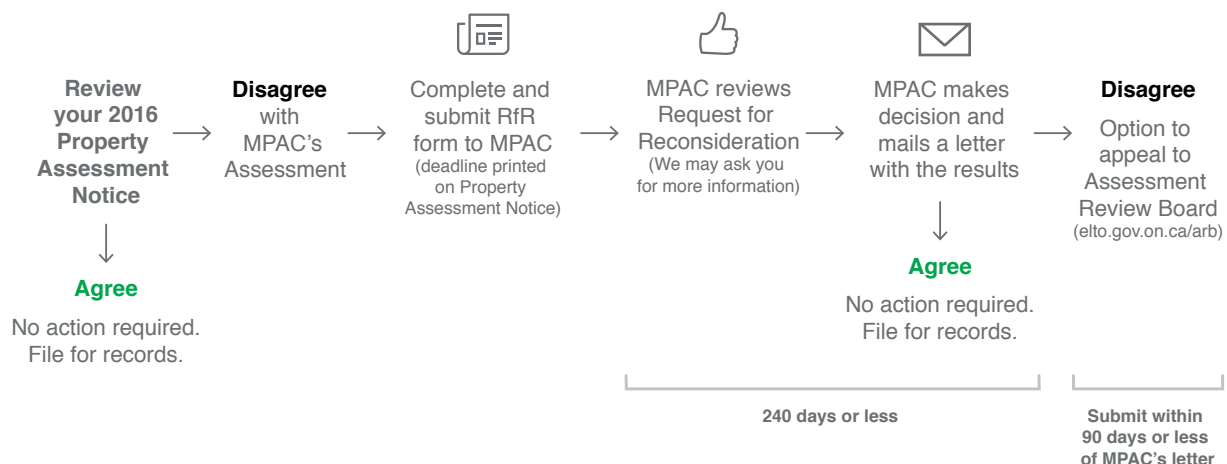
Starting in 2016, property owners will have 120 days from the Issue Date on their Property Assessment Notice to file an RfR. The Issue Date and your unique RfR deadline are included on your Property Assessment Notice. MPAC will send you a letter with the results of our review within 180 days (or less) of when we get your request. Sometimes, we need more time (up to 60 more days) to reconsider a property assessment and complete our review. We will contact you if we need more time.

We also look at these five factors, which account for 85% of your property's value:



- Location
- Living area
- Lot dimensions
- Age of the property
- Quality of construction

The Request for Reconsideration (RfR) Process



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Ready to send your
Request for Reconsideration?



Online: aboutmyproperty.ca

OR



mpac.ca/ContactUs



Mail: MPAC, PO Box 9808
Toronto, ON M1S 5T9

How do I submit my completed RfR?

The fastest way to start the review of your property's assessment is to send MPAC your completed RfR form through aboutmyproperty.ca. While there are a number of factors that account for the assessment of a property, location is the most important one. As a result, comparing your assessment to similar properties in your area or neighbourhood will help you review your assessment. Log in to aboutmyproperty.ca with the Roll Number and Access Key found on page one of your Property Assessment Notice to compare your property to others in your neighbourhood. You can also use the interactive map to view and save your favourite properties, and download a detailed report to accompany your RfR submission. You may also send us your completed RfR form via mpac.ca/ContactUs, or mail.

Need more information?

If you need more information or help completing the RfR form, or have any accessibility needs, please contact us for assistance at 1 866 296-6722 or TTY 1 877 889-6722.

How does MPAC use the information in my completed RfR?

The information on the RfR form is collected under the authority of the *Assessment Act*. It will be used to reconsider your property's assessment. Please note that if your RfR is about eligibility for the farm property class, managed forests tax incentive program, or the conservation land tax incentive program, your request must be handled by the Ministry of Agriculture, Food and Rural Affairs, or the Ministry of Natural Resources and Forestry, in accordance with Ontario Regulation 282/98. When you file your RfR with MPAC, you authorize MPAC to transfer your request to the appropriate ministry for this purpose. Your privacy is protected under the *Municipal Freedom of Information and Protection of Privacy Act*.

Appealing to the Assessment Review Board (ARB)

You may also file an appeal of MPAC's assessment with the ARB. The ARB is an independent tribunal (decision-making body) of the Ontario Ministry of the Attorney General.

Please note that if your property, or a portion of it, is classified as residential, farm or managed forests, you must first file an RfR with MPAC before you are eligible to appeal to the ARB.

There is a time limit to submit an appeal to the ARB. It starts on the date that MPAC issues the results of your RfR, and ends after 90 days. The deadline for submitting an appeal to the ARB will be in the letter that MPAC sends you with the results of the RfR review. You can find more information about how to file an appeal, including forms and fees, at elto.gov.on.ca/arb.

Request for Reconsideration (For Residential Properties) 2017 Tax Year



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Section 1: About your property

Roll Number (see page 1 of your Property Assessment Notice)

Form with 15 input boxes for Roll Number, separated by dashes.

Property Address		
Municipality		
Owner 1 (Last Name, First Name)	Owner 2 (Last Name, First Name)	
Company Name (if applicable)	Position/Title (if applicable)	
Home Phone Number	Alternate Phone Number	Email Address

Tell us if we should send follow-up information about your RfR to a different mailing address than the property address:

Mailing Address

What is your property's value on January 1, 2016?
(Top of page 1 of Property Assessment Notice or
Amended Property Assessment Notice)

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Section 2: Why MPAC should reconsider your property's assessed value

In the box below, please tell us why you are asking MPAC to reconsider your property's assessed value. Include details to support your request. Take as much space as you need or use a second sheet of paper if you are not completing this form online.

Large empty text box for providing reasons for reconsideration.

Section 3: Your supporting documentation

Please tell us if you are including any documents or photographs with your RfR to support your request.

Photos of this property

Assessed value of similar properties

Other documents, such as municipal zoning records

Photos of similar properties

Information supporting property tax exemption under Section 3 of the *Assessment Act*

Sale information for this property and other similar properties

Section 4: Residential property data

Roll Number (see page 1 of your Property Assessment Notice)

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For properties with a residential dwelling (not including condominium properties), please provide the following data to confirm the information that we have on file for your property.

Main Structure Details

Full Storeys	1 Storey	2 Storeys	3 Storeys		Total Area (sq. ft.) _____	
Part Storeys	¼ Storey	½ Storey	¾ Storey		1st Floor (sq. ft.) _____	
Design	Back Split	Side Split	Raised Bungalow		2nd Floor (sq. ft.) _____	
Full Bathrooms	1	2	3	4	3rd Floor (sq. ft.) _____	
Other: _____						
Half Bathrooms (no tub or shower)	1	2	3	4	Basement Area (sq. ft.) _____	
Other: _____						
Basement Finished Area	¼ Finished	½ Finished		¾ Finished	Fully Finished	Not Finished
Basement Finished Type	Recreation Room	Multiple Room Finish		Basement Apartment	Completion date of finished basement: _____	
Basement Walkout	Yes	No				
Primary Heating System						
Fuel Source	Oil	Natural Gas	Electric	Propane	Geo-Thermal	Other: _____
Heating Type	Forced Air Pipeless Hot Air	Radiant Electric Pipeline Hot Air		Hot Water In-Floor Radiant	Gravity Furnace No Central Heating	Heat Pump Airtight Stove Other _____
Central Air Conditioning	Yes	No				
Built-in Fireplaces	1	2	3	4	Other: _____	
Sauna	Yes	No	Length (ft.): _____		Width (ft.): _____	Height (ft.): _____
Hot Tub/Whirlpool Bath (separate from bathroom)	Yes	No	sq. ft. of Hot Tub/Whirlpool Bath: _____			
Porches/Decks Please provide details on the size and type of porch(es)/deck(s) (e.g. 300 sq. ft. and 200 sq. ft. covered porch)	N/A	Uncovered (No Roof)	Covered (Full Roof)	Enclosed	Enclosed (Insulated)	

Site Services

Water	Municipal	Private Well	Shared Well	Lake/River	Other: _____	
Sanitary	Municipal	Septic Bed	Holding Tank			
Hydro Available	Yes	No				
Site Access	Year Round	Seasonal	Private Road	Water	No Access	Other: _____
Driveway/Parking	Private	Shared	Rear Lane	Other: _____		

Section 4: Residential property data (continued)

Roll Number (see page 1 of your Property Assessment Notice)

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Additions & Renovations

Have there been any additions to your property?	Yes	No		
	Addition sq. ft. (Exterior) _____		Addition Completion Date _____	
	Addition Storeys	1 Storey	2 Storeys	3 Storeys
Have there been any improvements/alterations to the property since it was constructed?	Interior	Completion Year	Exterior	Completion Year
	Kitchen Modernization	_____	Exterior Cladding	_____
	Bathroom Modernization	_____	Roof Surface	_____
	Wiring Upgrade	_____	New Windows	_____
	New Heating System	_____	Foundation	_____
	Plumbing Upgrade	_____	Other: _____	_____
	Structural Changes	_____		
	Other: _____	_____		

Building permits

Have you been approved for a building permit for a new structure or a demolition in the last three years? Yes No
(if Yes, please provide details and completion date below)

Building permit details, comments and/or secondary structure information

Please list any secondary structures (e.g., garages, sheds, in-ground pool) and any other relevant information about the property.

Section 5: Signature of owner

X	Date (dd/mm/yyyy)
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The personal information that you provide is collected by MPAC under the authority of sections 10, 11, 14, 15, 16 and 16.1 of the *Assessment Act*. Pursuant to MPAC's statutory obligations, your personal information will be used primarily for property valuation and assessment purposes, but will also be used for municipal and school board planning purposes, preparation of the Preliminary List of Electors which is used by municipalities and school boards to create the final Voters' Lists used for election purposes, preparation of jury lists and population reports. In addition, MPAC may use your information to obtain feedback, conduct surveys and enhance the aforementioned program delivery. If you have questions regarding this collection, please contact an MPAC Customer Service Representative at 1 866 296-6722 or by TTY at 1 877 889-6722 or by mail to MPAC, PO Box 9808, Toronto ON M1S 5T9.

MPAC takes privacy very seriously and we are committed to the protection of your personal information under the *Municipal Freedom of Information and Protection of Privacy Act*. MPAC will only access, use and disclose your personal information with your consent or where it is permitted or required by law.

Section 6: Representative information

If you would like someone else to act for you while we review your Request for Reconsideration, please complete this section and provide a Letter of Authorization for that person. You may also use the Representative Authorization Form. It is available at mpac.ca or by calling us at 1 866 296-6722.

Please note that the *Law Society Act* specifies who can act as a representative for a property owner. Persons approved by the Law Society of Upper Canada to practice law or provide legal services in Ontario do not require Letters of Authorization.

Representative Name (Last Name, First Name)	LSUC License Number	Telephone