

<City/Town Name>
New Assessment Forecast Report
Q1 2019
(as of March 29, 2019)

<City/Town Name>	Forecasted Work Unit Range in 2019¹		Estimated Value per Work Unit²	New Assessment Forecast Range³	
	(a – a1)			(a*b=c – a1*b=c1)	
	85%⁴	100%		85%	100%
	(a)	(a1)		(c)	(c1)
New House	531	625	\$345,000	\$183,281,000	\$215,625,000
Residential Additions	73	86	\$85,000	\$6,213,000	\$7,310,000
Other ⁵	167	197	\$18,000	\$3,014,000	\$3,546,000
Residential Condominiums	107	126	\$301,000	\$32,304,000	\$38,005,000
M-Plan Registrations ⁸	71	84	\$258,000	\$18,428,000	\$21,681,000
Total Residential				\$243,240,000	\$286,167,000
Properties Owned by the Province of Ontario or the Government of Canada ⁶					
New Building	81	96	\$1,534,000	\$125,174,000	\$147,264,000
Addition	28	34	\$534,000	\$15,432,000	\$18,156,000
Total Commercial and Industrial⁷				\$140,606,000	\$165,420,000
Total New Assessment Forecast Range				\$383,846,000	\$451,587,000

¹ New construction activity that is expected to lead to new assessment in 2019. Numbers have been rounded for ease of use.

² Value based on average supplementary or omitted assessment in 2018 including local area adjustments, where applicable.

³ Forecast range reflects an estimate of new assessment that may be processed in 2019. MPAC's service level commitment is to capture at least 85% of the total value of supplementary or omitted assessment within one year on occupancy. Despite our best efforts, new assessment may not be processed because of changing market conditions, delayed permit information, construction delays and limited access to properties. Numbers have been rounded for ease of use.

⁴ Numbers have been rounded for ease of use. As a result, the 85% forecast range calculation (a*b=c) may not be exact.

⁵ Other includes all other sources of new assessment. Examples include, but not limited to, garages, swimming pools, and home renovations.

⁶ Sufficient information is not available.

⁷ Business properties are complex and require more time and specialized resources to assess. Limited access to building plans and/or properties may prevent MPAC from processing 85% of new assessment.

⁸ The available new assessment resulting from M-Plans registered prior to December 12, 2018 and not reflected on the Assessment Roll for 2019 taxation.