

Accurate MPAC assessments help ensure property owners **like you** pay their **fair share** of property taxes — and **nothing more.**



We're here to help

If you have questions about what we do, or want more information about your property assessment, contact us.



Your Property.
Our Assessment.
Know More About It.

- ◆ Learn how your property was assessed and see the information we have on file
- ◆ Learn more about market trends in your area
- ◆ Compare your property to similar properties in your area
- ◆ If you do not agree with your property's assessment you can request a review
- ◆ Look for your login information on your Property Assessment Notice

Still have questions?

Visit mpac.ca or aboutmyproperty.ca

Call 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)

If you have accessibility needs, please let our representatives know how we can assist you.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

About MPAC

Understanding
Property Assessment in Ontario



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

- 1 The Municipal Property Assessment Corporation (MPAC) is an independent, not-for-profit corporation funded by every municipality in Ontario.
- 2 We are responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.
- 3 We are accountable to you, the public, through a 15-member Board of Directors made up of provincial, municipal and taxpayer representatives appointed by the Minister of Finance.
- 4 We have more than 1,700 employees working in communities across the province.
- 5 Our assessors are trained experts in the field of valuation and apply appraisal industry standards and best practices. More than 250 valuation staff hold professional designations from recognized accrediting bodies.

MPAC and You

How we assess your property

To establish your property's assessed value, MPAC analyzes sales of comparable properties in your area and key features that affect market value. This approach, called Current Value Assessment, is used by most assessment jurisdictions in North America.

Did you know?

- ◆ MPAC's province-wide Assessment Updates of property values have exceeded international standards of accuracy.
- ◆ Our assessments and data are also used by banks, insurance companies and the real estate industry.
- ◆ Your property's assessed value and classification are used by your municipality or taxing authority to calculate your property taxes.

How the assessment cycle works

Every four years, we conduct a province-wide Assessment Update and mail Property Assessment Notices to every property owner in Ontario. In 2016, we will update the assessed values of every property in Ontario. All properties will have a valuation date of January 1, 2016.

Under the phase-in provisions in the *Assessment Act*, an increase in assessed value is introduced gradually over four years. A decrease in assessed value is introduced immediately.

In non-Assessment Update years, we mail nearly one million Notices to owners of new properties or properties where a change has taken place, such as an addition, a change in ownership, or a change in a property's use.

Ontario's Property Assessment System



The Municipal Property Assessment Corporation determines Current Value

Assessments and classifications for all properties in Ontario.



The Provincial Government passes legislation, sets assessment policies and determines education tax rates.

The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).



Municipalities determine revenue requirements, set municipal tax rates and

collect property taxes to pay for municipal services.* These services may include:



Police and fire protection



Roads, sidewalks and public transit



Parks and leisure facilities



Waste management

* Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.