



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# Delivering the 2016 Assessment Update

Town of Minto  
July 5, 2016

Jon Hebden, Account Manager  
Municipal & Stakeholder Relations

# PROPERTY ASSESSMENT & PROPERTY TAXES

The Ontario  
Property  
Taxpayer



**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 your municipal services



Police and  
fire protection



Roads, sidewalks,  
public transit

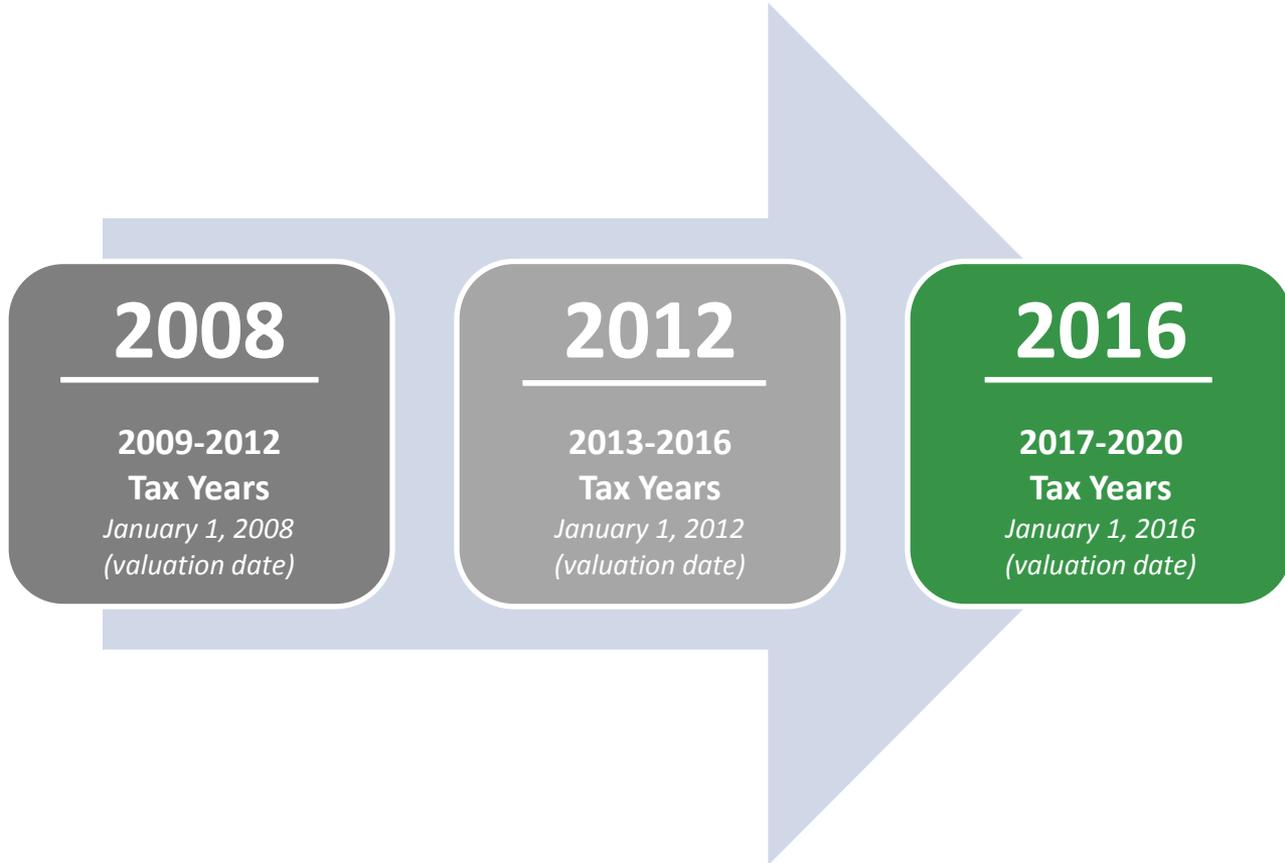


waste  
management



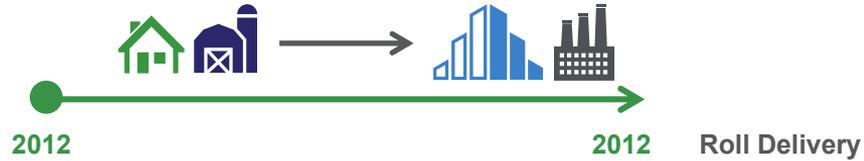
Parks & leisure  
facilities

# ONTARIO'S ASSESSMENT CYCLE

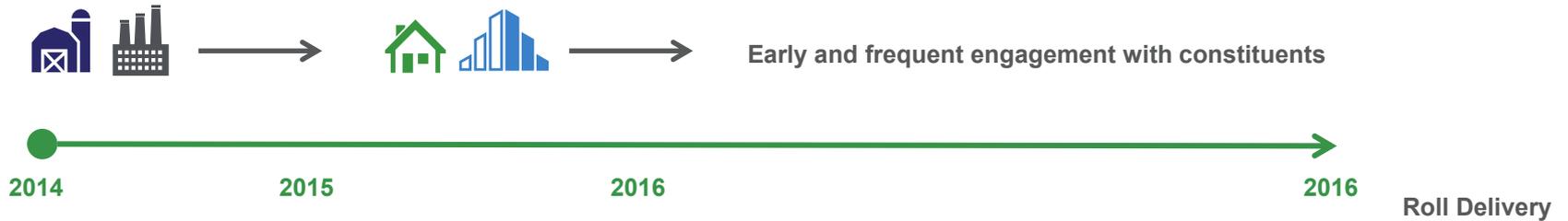


# 2016 ASSESSMENT UPDATE

## 2012 ASSESSMENT UPDATE



## 2016 ASSESSMENT UPDATE



# DATA COLLECTION & PREPARATION

## Building permits

Sales reviews

Site variable update project

## Farm forestry exemptions reviews

Requests for Reconsideration

## Severances and Consolidations

Data integrity checks

MPAC initiated reviews

## Process controls

Tax and Vacancy Applications

## Municipal Requests

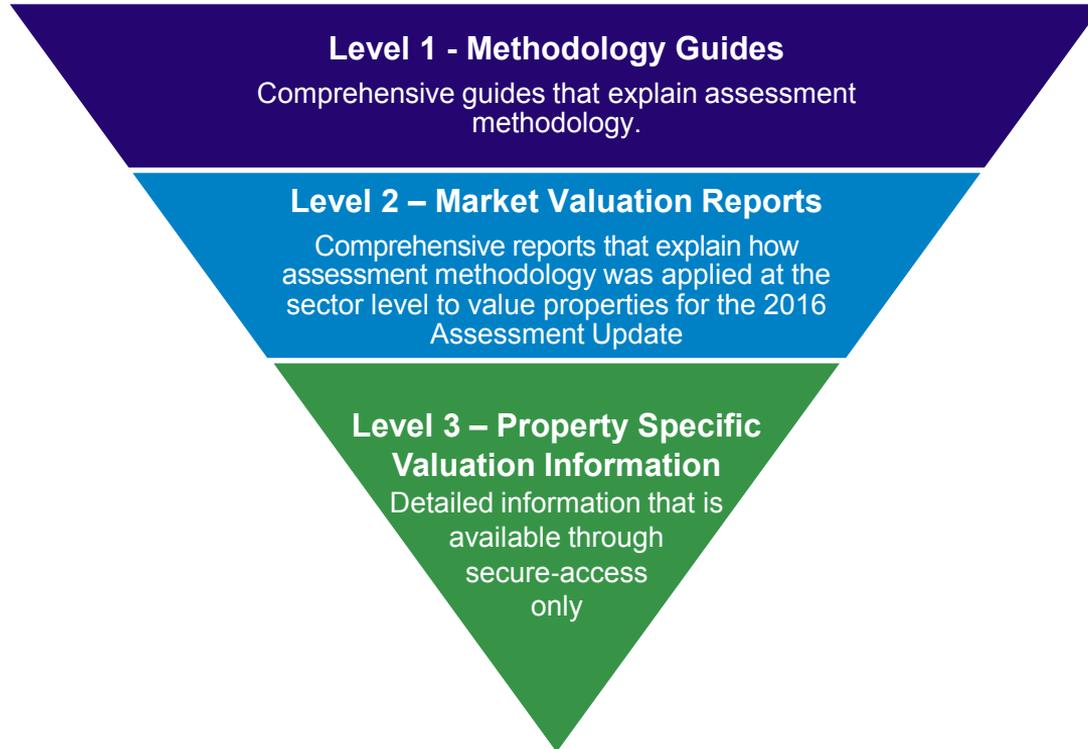
Appeals

Property Owner Enquiries

Town of Minto  
Data Touch Points  
**1,642**



# TRANSPARENCY AND SHARED UNDERSTANDING



# BENEFITS OF ADVANCED DISCLOSURE

## Benefits for municipalities:

✓ Improved roll predictability and stability

✓ Improved risk analysis

✓ No surprises

✓ Opportunity to provide feedback

## Benefits for property taxpayers:

✓ Increased satisfaction and confidence

✓ Easy access to property information

✓ No surprises

✓ Opportunity to provide feedback

# 2016 PROPERTY ASSESSMENT NOTICES



Residential property owners will receive their Property Assessment Notices starting **July 25th**



Farm Property Assessment Notices will be mailed **October 11th**



Multi-Residential and Business Notices will be mailed **October 18th**

**THE NEW ASSESSMENTS WILL SERVE AS THE BASIS FOR  
CALCULATING PROPERTY TAXES FOR 2017 – 2020**

An aerial, isometric view of a city with various buildings, trees, and streets. A large, semi-transparent blue rectangular area covers the center of the image, serving as a background for the title text. The text is white and bold. A white horizontal line is positioned below the main title.

# 2016 ASSESSMENT UPDATE

## The Residential Experience



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# 2016 PROPERTY ASSESSMENT NOTICE

## Assessment Overview

- ✓ Assessed Value as of January 1, 2016
- ✓ Assessed Value as of January 1, 2012
- ✓ Change between 2012 and 2016

## How will my municipality use MPAC's property assessment?

- ✓ Explanation of phase-in provision (Assessment Act)
- ✓ Property Classification
- ✓ Phase in Assessed Values (2017-2020 tax years)
- ✓ Request for Reconsideration Deadline (by tax year)

**mpac** MUNICIPAL PROPERTY ASSESSMENT CORPORATION

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

Issue Date:  
April 4, 2016

1234567890

**THIS IS NOT A TAX BILL**

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing more than five million properties in Ontario in compliance with the Assessment Act and regulations set by the Government of Ontario.

**MPAC's updated value of your property is \$228,000**

**Account Information:**

Roll Number 12 34 567 899 12345 1234  
AboutMyProperty™ Access Key ABCD EFGH IJKL  
Your property's location and description 500 DYNES RD,  
PLAN169 BLK 1 PT LOT14

Municipality Ottawa City  
School support English-Public

**Assessment overview:**

MPAC's assessed value of your property as of January 1, 2016 \$228,000  
MPAC's assessed value of your property as of January 1, 2012 \$162,000  
Between 2012 and 2016, your property's assessed value changed by \$66,000

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

**How will my municipality use MPAC's property assessment?**

Under the phase-in provision in the Assessment Act, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2017 to 2020 property taxes as illustrated below.

**Property Classification:** Residential

Tax Year	Assessed Value	Request for Reconsideration Deadline
2016	\$162,000	
2017	\$178,500	August 1, 2016
2018	\$195,000	March 31, 2018
2019	\$211,500	March 31, 2019
2020	\$228,000	March 31, 2020

To learn more about how your property was assessed, see the information on page two of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca).

Page 1 of 2

**Property Assessment Notice**

For the 2017 to 2020 property taxation years

**This Property Assessment Notice has important information for you as a property owner.**

Please review it and file it away for your records.

**No action is required** unless you disagree with your assessment.

**CONTACT US**

1-866-296-MPAC (6722)  
TTY 1-877-889-MPAC (6722)  
Monday to Friday  
8 a.m. to 5 p.m.

If you have accessibility needs, please call us for assistance.

[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)

**AboutMyProperty.ca**

Issue Date

2016 Assessed Value

Account Information

- ✓ Roll Number
- ✓ AboutMyProperty™ Login
- ✓ Location, description, municipality and school support

Contact Us

# 2016 PROPERTY ASSESSMENT NOTICE

Property Details ←

## How does MPAC assess my property?

Roll Number: 12 34 567 899 12345 1234

### Property summary:

Property type: Single Family Dwelling  
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

For residential properties, there are five major factors that generally account for 85% of your property value.

- Location
- Age of the property, adjusted for any major renovations or additions
- Lot dimensions
- Quality of construction
- Living area

To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

## Have questions about your assessment?

Log on to AboutMyProperty™ to learn more...

Visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page one of this Notice.

Log on to [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) with your Roll Number and Access Key. These are found on page one of this Notice.

### Still have questions?

We're here to help. Contact us and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

## Ontario's property assessment system



← Ontario's property assessment system

How does MPAC assess my property?

✓ Five major factors affecting residential values

Have questions about your assessment?

✓ Login to AboutMyProperty™

# CHANGES TO FILING A REVIEW (BILL 144)

**mpac** MUNICIPAL PROPERTY ASSESSMENT CORPORATION  
1234 567 890

**Property Assessment Notice**  
For the 2017 to 2020 property taxation years

Issue Date: April 4, 2016

1234 567 890  
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1234 567 890  
1234 567 890  
1234 567 890

**THIS IS NOT A TAX BILL**

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing more than five million properties in Ontario in compliance with the Assessment Act and regulations set by the Government of Ontario.

**MPAC's updated value of your property is \$228,000**

**Account information:**  
Roll Number: 12 34 567 890 12345 1234  
AboutMyProperty™ Access Key: ABCDEF123456  
Your property's location and description: 1000 Cypress Rd, PLANTER BLD & PT 0074  
Municipality: Ottawa City  
School support: English-Public

**Assessment overview:**  
This Property Assessment Notice has important information for you as a property owner.  
Please review it and file it away for your records.

**How will my municipality use MPAC's property assessment?**  
Under the phrase in provision in the Assessment Act, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2017 to 2020 property taxes as illustrated below.

**CONTACT US**  
1 866 296-MPAC (6722)  
771 1 877 888-MPAC (6222)  
Monday to Friday  
8 a.m. to 5 p.m.

**Property Classification:** Residential  
**Tax Year** | **Assessed Value** | **Request for Reconsideration Deadline**

Tax Year	Assessed Value	Request for Reconsideration Deadline
2016	\$160,000	August 1, 2016
2017	\$176,500	March 31, 2018
2018	\$190,000	March 31, 2019
2019	\$211,500	March 31, 2020
2020	\$228,000	March 31, 2020

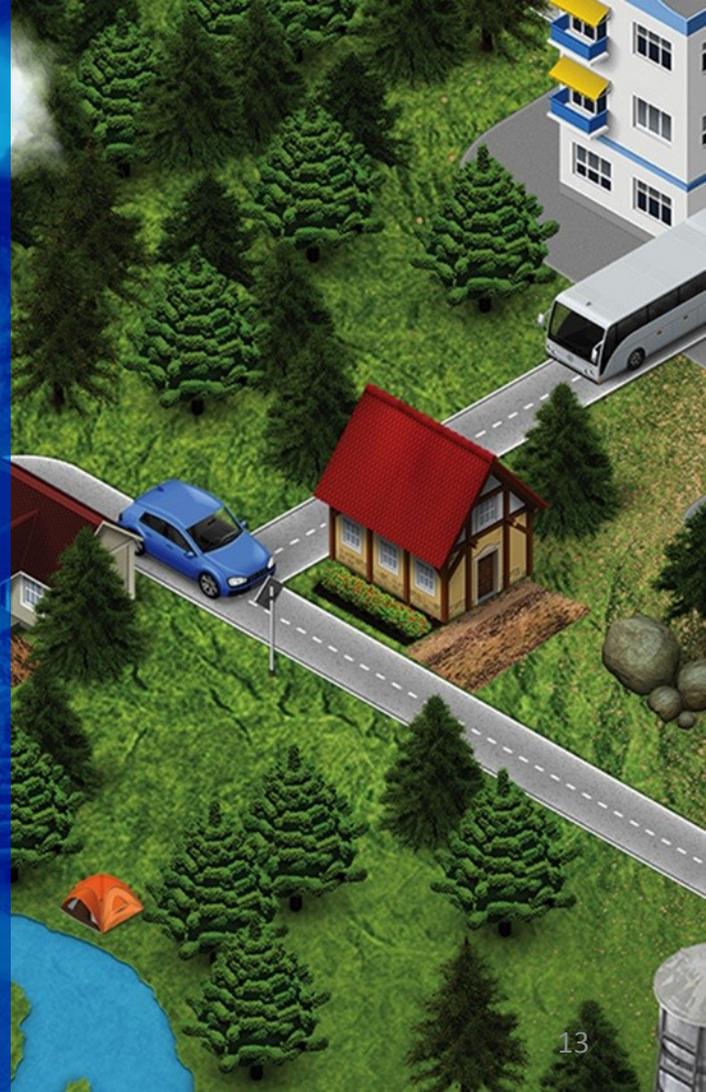
If you have accessibility needs, please call us for assistance.

www.aboutmyproperty.ca

**About My Property.ca**

Page 1 of 2

- Residential property owners have **120 days** from the **Issue Date** of their Property Assessment Notice to file a Request for Reconsideration (RfR)
- The RfR deadline for **the Town of Minto** is **November 22nd**
- The **Issue Date** and **RfR deadline** are included on the Notice
- The early delivery of Assessment Notices and a 120-day RfR deadline will allow RfRs to be processed before Assessment Rolls are sent to municipalities – greater stability and accuracy



# HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

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The screenshot shows the AboutMyProperty.ca website. At the top left is the logo with the tagline "YOUR PROPERTY OUR ASSESSMENT. KNOW MORE ABOUT IT." and a navigation menu with links for Home, Market Trends, Tutorials, How Assessment Works, and Contact Us. The main content area is divided into three sections:

- QUESTIONS ABOUT PROPERTY ASSESSMENT?** A section with a large orange question mark icon and a "LEARN MORE" link.
- MARKET TRENDS** A section featuring a map with yellow circles indicating trends, including a prominent "2%" and a "1" in a circle. It includes a "READ MORE" link.
- HOW ASSESSMENT WORKS** A section with an image of interlocking gears and text explaining the assessment process, including a "READ MORE" link.

On the right side of the page is a login form titled "Login to AboutMyProperty™". It includes fields for "User ID" and "Password", both with "Forgot" links. There are "Register" and "Login" buttons, and a "Need Help?" link.

Through **AboutMyProperty™** property owners can:

- ✓ Access information on how their property was assessed
- ✓ Compare their assessment to others in their community
- ✓ Learn more about property values through Market Trends (available before login)

Login information is included on every Notice mailed.

# RESOLVING ASSESSMENT CONCERNS

**STEP 1: Ask yourself:** “could I have sold my property for the assessed value on January 1, 2016?”



**STEP 2: Visit [aboutmyproperty.ca](http://aboutmyproperty.ca)** to review the information MPAC has on file for your property.



**STEP 3: Contact MPAC**

OR

**STEP 4: File a Request for Reconsideration**

**STEP 5: File an **appeal** with the Assessment Review Board**





# MUNICIPAL AND STAKEHOLDER OUTREACH AND ENGAGEMENT

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- **Redesigned Municipal Connect™** launched April 4
  - Increased transparency
  - Improved stability and predictability in the municipal tax base
  - Modern and flexible way to access assessment information
- **Access to 2016 base year values** (2017-2020 tax years)
  - Support municipal understanding of assessed values
  - Early consultation/discussion for greater roll stability
  - Insight into assessment at risk



Condominiums

Your Condo.  
Our Assessment.  
Know More About It.



Farmland Properties

Your Farm.  
Our Assessment.  
Know More About It.



Waterfront Properties

Your Waterfront Home.  
Our Assessment.  
Know More About It.



Residential Properties

Your Home.  
Our Assessment.  
Know More About It.



Newly Built Homes

Your Newly Built Home.  
Our Assessment.  
Know More About It.



# MUNICIPAL TOOLKIT

To support municipalities in their communication efforts regarding the 2016 province-wide Assessment Update, MPAC has prepared a fully customizable toolkit that includes:

- Contact information for Municipal and Stakeholder Relations representatives
- Key Messages and Frequently Asked Questions
- Information regarding changes to Property Assessment Notices and Notice Mailing Dates
- Changes regarding Requests for Reconsideration
- Written Material for Print or Web
- Social Media Materials
- Highlights on AboutMyProperty and Municipal Connect
- Links/references to other resources including:
  - MPAC's full suite of brochures (links to [mpac.ca](http://mpac.ca))
  - Videos (will be housed on MPAC's YouTube Channel)
  - Buckslip for insertion in municipal tax bills (editable)



# PRELIMINARY MARKET TRENDS

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## Market Trends™

PLACE

Enter the name of a neighbourhood or municipality

GO

Learn more about the market trends in your neighbourhood through MarketSnapshot.

**Learn more about the market trends in your neighbourhood through MarketSnapshot.**

This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.



# RESIDENTIAL MARKET TRENDS

	Ontario		Wellington County		Minto	
Property Type	% Change	Median 2016 CVA	% Change	Median 2016 CVA	% Change	Median 2016 CVA
Residential	4.5		3.5		3.4	
Single Family Home	4.7	\$386,000	3.4	\$396,000	3.3	\$208,000
Condominium	2.8	\$298,000	3.3	\$233,000	5.4	\$114,000

*Preliminary Values as of June 15, 2016.*

*Median 2016 base year assessment and median % change from 2016 tax year to 2017 tax year*

## BASE YEAR CHANGE (2012 to 2016)

Municipality	\$ Change Single Family Home	\$ Change Condominium
Minto	\$24,000	\$18,000
Wellington County	\$44,000	\$24,000

*Median change in assessed value between base valuation years (2012 to 2016) as of June 15, 2016.*

# CONTACT MPAC

We are here to help. Contact MPAC with any questions you may have regarding your property assessment.

**CALL** our Customer Contact Centre 1 866 296-MPAC (6722)  
1 877-889-MPAC (6722) TTY

**ONLINE** at [mpac.ca](http://mpac.ca)

**VISIT** a local field office

**WRITE** to P.O. Box 9808, Toronto ON M1S 5T9

**FAX** 1 866 297 6703

If you have accessibility needs, please let us know how we can best accommodate you



# QUESTIONS?

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