



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

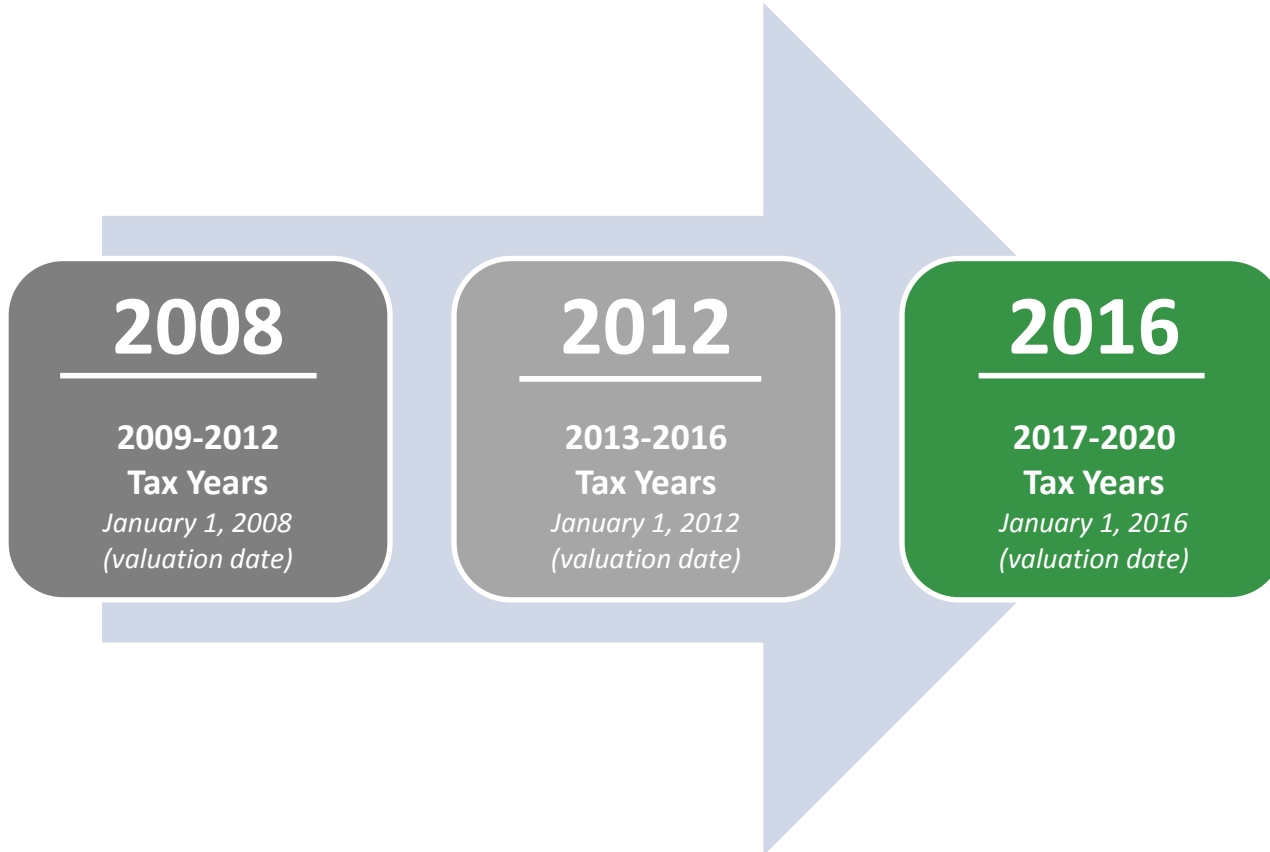


waste
management



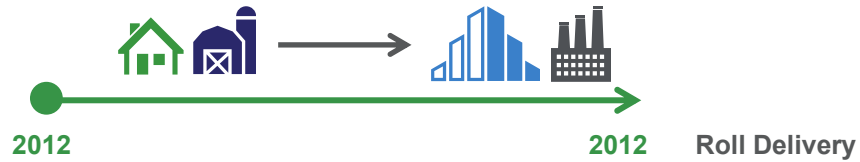
Parks & leisure
facilities

ONTARIO'S ASSESSMENT CYCLE

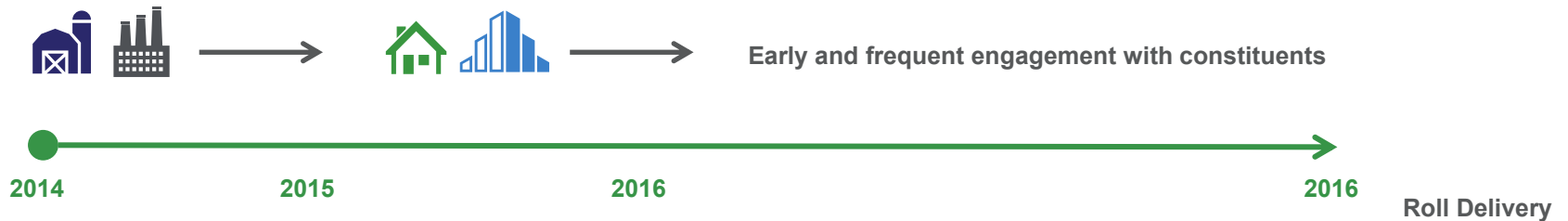


2016 ASSESSMENT UPDATE

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

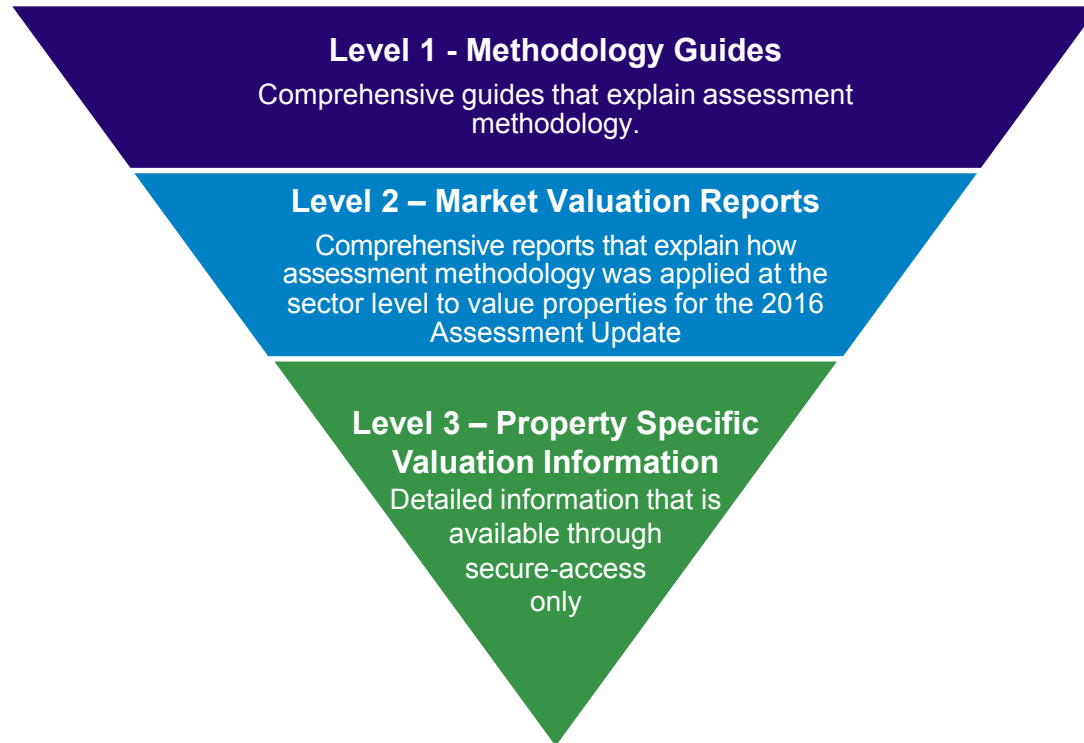
Appeals

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 isometric illustration of a city street scene with various buildings, trees, and a road. A large, semi-transparent blue rectangle is overlaid on the center of the image, containing the title text.

2016 ASSESSMENT UPDATE

The Residential Experience



MUNICIPAL
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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

1234567890

JACKSON JASON
ABC SUPPORTS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M46 1B3

Issue Date:
April 4, 2016

Property Assessment Notice

For the 2017 to 2020 property taxation years

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 L074

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.

Page 1 of 2

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

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.



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™](http://AboutMyProperty.ca) to learn more...

Visit 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 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



How does MPAC assess my property?

✓ Five major factors affecting residential values

Have questions about your assessment?

✓ Login to [AboutMyProperty™](http://AboutMyProperty.ca)

Ontario's property assessment system

CHANGES TO FILING A REVIEW (BILL 144)

mpac MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Issue Date: April 4, 2016

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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: ABCDEF123456
Your property's location and description: 900 Cypress Rd, PLANTER BLK 5, PT 1074
Municipality: Ottawa City
School system: 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, 2017: \$160,000
Between 2012 and 2016, your property's assessed value changed by: \$68,000

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 process in place 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	\$160,000	
2017	\$176,500	August 1, 2016
2018	\$193,000	March 31, 2017
2019	\$210,000	March 31, 2018
2020	\$228,000	March 31, 2019

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.

CONTACT US

1 800 296-4696 (toll-free)
719 1-877-989-6696 (toll-free)
Monday to Friday
8 a.m. to 5 p.m.
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 homepage of AboutMyProperty.ca. At the top, the logo "About My Property.ca" is followed by the tagline "YOUR PROPERTY OUR ASSESSMENT. KNOW MORE ABOUT IT." and a navigation menu with links: Home, Market Trends, Tutorials, How Assessment Works, and Contact Us.

The main content area is divided into three sections:

- QUESTIONS ABOUT PROPERTY ASSESSMENT?**: A large orange speech bubble with a white question mark. Below it is a "LEARN MORE" link.
- MARKET TRENDS**: A section featuring a map with yellow circles indicating percentage changes (e.g., 2%, 1%, 4%). The text describes the MarketSnapshot report and includes a "READ MORE" link.
- HOW ASSESSMENT WORKS**: A section with an image of interlocking gears. The text explains how to learn more about property assessment and includes a "READ MORE" link.

On the right side of the homepage, there is a "Login to AboutMyProperty™" section. It includes a form for "User ID" and "Password", with links for "Forgot User ID" and "Forgot Your Password". Below the form 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 to review the information MPAC has on file for your property.



Online: aboutmyproperty.ca

STEP 3: Contact MPAC

OR

STEP 4: File a Request for Reconsideration

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



mpac.ca/ContactUs



Fax: 1-866-297-6703



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



MUNICIPAL AND STAKEHOLDER OUTREACH AND ENGAGEMENT



MUNICIPAL
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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)
 - 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.

London

Property values up 1.5% in London

Residential property owners will see an average assessment increase of approximately 1.5% in 2017.

Condominium values in London

The assessed value of a typical condominium is \$125,000.

Value of a typical home

The assessed value of a typical residential home in London is \$265,000.

More about London

Located between Windsor and Toronto along the Highway 401 corridor and just north of Lake Erie, London is the fifth largest city in Ontario. It is home to the University of Western Ontario and Fanshawe College and has a stable residential market. London is the economic, entertainment and cultural hub of the region.

Notices mailed April 18, 2016



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

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

An aerial, isometric illustration of a town scene, rendered in a monochromatic blue color scheme. The scene includes a large industrial building with two smokestacks emitting smoke, a smaller building with a clock tower, a barn, a tractor, a bus, a car, and a house. There are also trees, rocks, and a road winding through the landscape. The word "QUESTIONS?" is written in large, white, sans-serif capital letters across the center of the image, with a horizontal white line underneath it.

QUESTIONS?



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