

# How does MPAC Assess my Residential Property?

At MPAC, we know understanding your property assessment is important to you, so we want to help you in any way we can. Please review the information below to better understand how we assess your **residential** property. You can also visit [mpac.ca](https://mpac.ca) and log into **AboutMyProperty** to learn more about how your property was assessed and how its value compares to similar properties in your area.

## How your residential property is assessed

To assess your residential property, we compare the details of your property to similar ones that have sold in your area.

While over **200 factors** are considered when assessing a property, there are **five factors** that generally account for the majority of your home's value:



Age of Buildings



Exterior Square Footage



Location of the Property



Lot Dimensions



Quality of Construction

## Newly built homes

When your home is built, the building permit process may prompt an MPAC property inspector to visit your property and confirm the details.

After you move in, you'll receive a **Property Assessment Change Notice** acknowledging that the house was built, your property details and the assessed value.

## Waterfront homes

If your property has direct access to a natural or man-made waterway, or if you're separated from it by a right-of-way, private road or unopened road, you have a waterfront home.

For waterfront homes, the body of water your property is adjacent to or located on, and the amount of water frontage are important, in addition to several other factors, including:



Seasonal/Water Access



Shoreline Type



Topography



Island vs. Mainland



Predominant Exposure



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