

MPAC Facts

- 1** The Municipal Property Assessment Corporation (MPAC) is an independent, not-for-profit corporation funded by all Ontario municipalities. 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.
- 2** Your property's assessed value and classification are used by your municipality or taxing authority to calculate your property taxes.
- 3** We have more than 1,700 employees working in communities across the province. Our assessors are trained experts in the field of valuation and apply appraisal industry standards and best practices.
- 4** MPAC's province-wide Assessment Updates of property values meet international standards of accuracy.
- 5** Our assessments and data are also used by banks, insurance companies and the real estate industry.

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 1 866 296-6722
TTY 1 877 889-6722

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



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Ontario's Property Assessment System



The Municipal Property Assessment Corporation determines Current Value Assessments and classifications for all properties in Ontario.



The Ontario Property Taxpayer



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.

Your Property Inspection

1 Why is my property being inspected?

Common reasons that can trigger an inspection are:

- ◆ Recent sale
- ◆ Building permit
- ◆ Request for Reconsideration and/or appeal

In accordance with the *Assessment Act* and regulations set by the Government of Ontario, authorized MPAC employees with proper identification may be given free access to properties at all reasonable times and upon reasonable request for the purpose of completing a property inspection.

2 Assessing residential properties

To establish your property's assessed value, MPAC analyzes property sales in your community, as well as key features of your property. Although as many as 200 different factors may be considered when assessing the value of a residential property, five major factors account for 85% of the value.

Other key features that may affect value include:

- ◆ garages, boathouses and pools
- ◆ basement area (finished and unfinished)
- ◆ type of heating
- ◆ air conditioning
- ◆ abutting major street, business or ravine

3 What happens after your inspection?



We take the information gathered during your inspection and compare your property to the sales of other similar properties in your area. This is how we determine if your property's assessment needs to change.

4 Your tax dollars at work



If the value of your property changes, you will be issued a Property Assessment Change Notice from MPAC following your property inspection. If your inspection was as a result of your Request for Reconsideration, MPAC will notify you of the outcome in writing. This information is then forwarded to your municipality or local taxing authority for taxation purposes.

5 Major Factors

