

We're here to help

The Municipal Property Assessment Corporation (MPAC) is 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. Every four years, we conduct a province-wide Assessment Update and mail Property Assessment Notices to every property owner in Ontario.



Your Property.
Our Assessment.
Know More About It.

- ◆ Learn how your property was assessed and see the information we have on file
- ◆ 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

OR

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

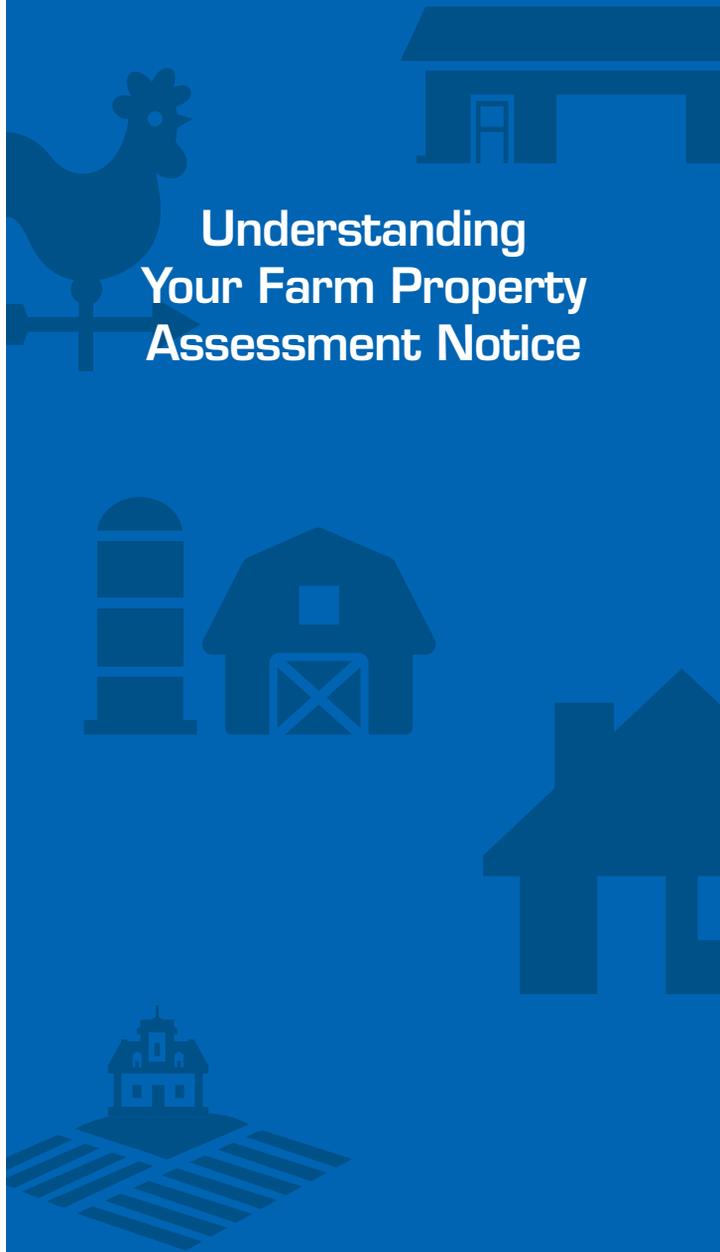
If you have accessibility needs, please let our representatives know how we can assist you.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

10 - 2016

Understanding Your Farm Property Assessment Notice



MUNICIPAL
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Understanding Your Property Assessment Notice



MUNICIPAL
PROPERTY
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CORPORATION

Issue Date:
October 11, 2016



1234567890

JACKSON JASON
JACKSON MARIAN
JACKSON FARMS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M4K 1B3

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is 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.

MPAC's updated value of your property is \$244,000 1

Account Information 2

Roll Number	12 34 567 899 12345 1234	
AboutMyProperty™ Access Key	ABCD EFG1 HJK2	
Your property's location and description	900 Dynes Rd. PLAN169 BLK 1 PT LOT4	
Lot area	183.82 acres	
Municipality	Ottawa City	
School support - see Attachment (1)	Farm - English-Public Residential - English-Public	3

Assessment overview:

MPAC's assessed value of your property as of January 1, 2016	\$244,000
MPAC's assessed value of your property as of January 1, 2012	\$224,000
Between 2012 and 2016 , your property's assessed value changed by	\$20,000

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	Assessed Value		Total	Request for Reconsideration Deadline
	Farm	Residential		
2016	\$105,900	\$118,100	\$224,000	
2017	\$110,650	\$118,350	\$229,000	February 8, 2017
2018	\$115,400	\$118,600	\$234,000	March 31, 2018 5
2019	\$120,150	\$118,850	\$239,000	March 31, 2019
2020	\$124,900	\$119,100	\$244,000	March 31, 2020

Your property is assessed as a farm. The farm portion is currently in the farm property class. 6

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.

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



- 1

In 2016, MPAC updated the assessed values of every property in Ontario. All properties have a legislated valuation date of January 1, 2016.
- 2

This section provides key information about your property including the Roll Number, address and acreage, as well as login information for AboutMyProperty™.
- 3

If there are multiple property classes associated with your Roll Number, Attachment (1) will show the assessed value for each property class and, where applicable, the school board that will receive your property's education taxes.
- 4

If your property value has increased, it will be phased in over four years (2017 to 2020) by the amounts shown. Any decreases are applied immediately.
- 5

If you disagree with your assessment or classification, you can file a Request for Reconsideration (RfR) by the deadlines listed for each corresponding year.
- 6

Your Notice will indicate if your farm portion is in the residential or farm property class. Your municipality is responsible for setting property tax rates. Properties eligible for the Farm Property Class Tax Rate Program, administered through the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), are typically taxed at 25% of the residential rate for municipal and education taxes.

If you disagree with your assessment or classification, MPAC will review it free of charge. Visit aboutmyproperty.ca to learn more.