

# 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
- ◆ 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](http://mpac.ca) or [aboutmyproperty.ca](http://aboutmyproperty.ca)

**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

A photograph of a two-story house with a grey roof and white trim, situated on a waterfront. The house is surrounded by trees with vibrant autumn foliage in shades of orange, red, and yellow. The water is visible in the foreground.

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



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# Seeing the value in your waterfront property

**1** Every four years, MPAC assesses your property's value. In 2016, MPAC will update the assessed values of every property in Ontario. All properties will have a legislated valuation date of January 1, 2016.

**2** Properties are considered waterfront if they have direct access to a natural or man-made waterway such as a lake, river, channel or canal. Properties separated from the water by a right-of-way, private road or unopened road are also considered waterfront.

**3** Our assessors are trained experts in the field of valuation and apply appraisal industry standards and best practices. We look at sales and compare your property to similar properties that have sold in your area. This approach is called Current Value Assessment.

**4** We look at land title documents as well as building permits, and often conduct on-site property inspections to ensure we have the most up-to-date and accurate information on your property.

MPAC's province-wide Assessment Updates of property values have exceeded international standards of accuracy. Did you know MPAC's assessments and data are also used by banks, insurance companies and the real estate industry?

**5** We also look at these five factors, which account for 85% of your home's value:



Location



Living area



Age of the property



Lot dimensions



Quality of construction

**6** We look at the body of water your property is located on—and the amount of water frontage you have. Other key features that may affect the value of your waterfront property are:

- ♦ seasonal or water access
- ♦ shoreline type (e.g., rocky, sandy, marshland)
- ♦ topography
- ♦ island versus mainland property
- ♦ water source
- ♦ heating type
- ♦ predominant exposure (e.g., facing north)
- ♦ fireplaces
- ♦ hydro services
- ♦ sanitary services (e.g., septic bed)
- ♦ secondary structures (e.g., boathouses, decks, cabins)

**7** MPAC provides your property's assessment information to your municipality/local taxing authority.

**8** Learn more about your assessment, the relationship between property assessment and taxation, and more by visiting [aboutmyproperty.ca](http://aboutmyproperty.ca).

