

Proactive Assessment Management (PAM) Council Workshop

Presenter: Grace Marsh

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Introduction



- MPAC Videos
 - ❖ Assessing Residential Property in Ontario
 - ❖ AboutMyProperty.com Introduction
- Introduction of Staff



Today's Topics



- Newmarket - Fast Facts
- Stability vs. Erosion vs. Growth
- Why PAM
- How PAM
- Next 12-18 Months
- Questions from Council



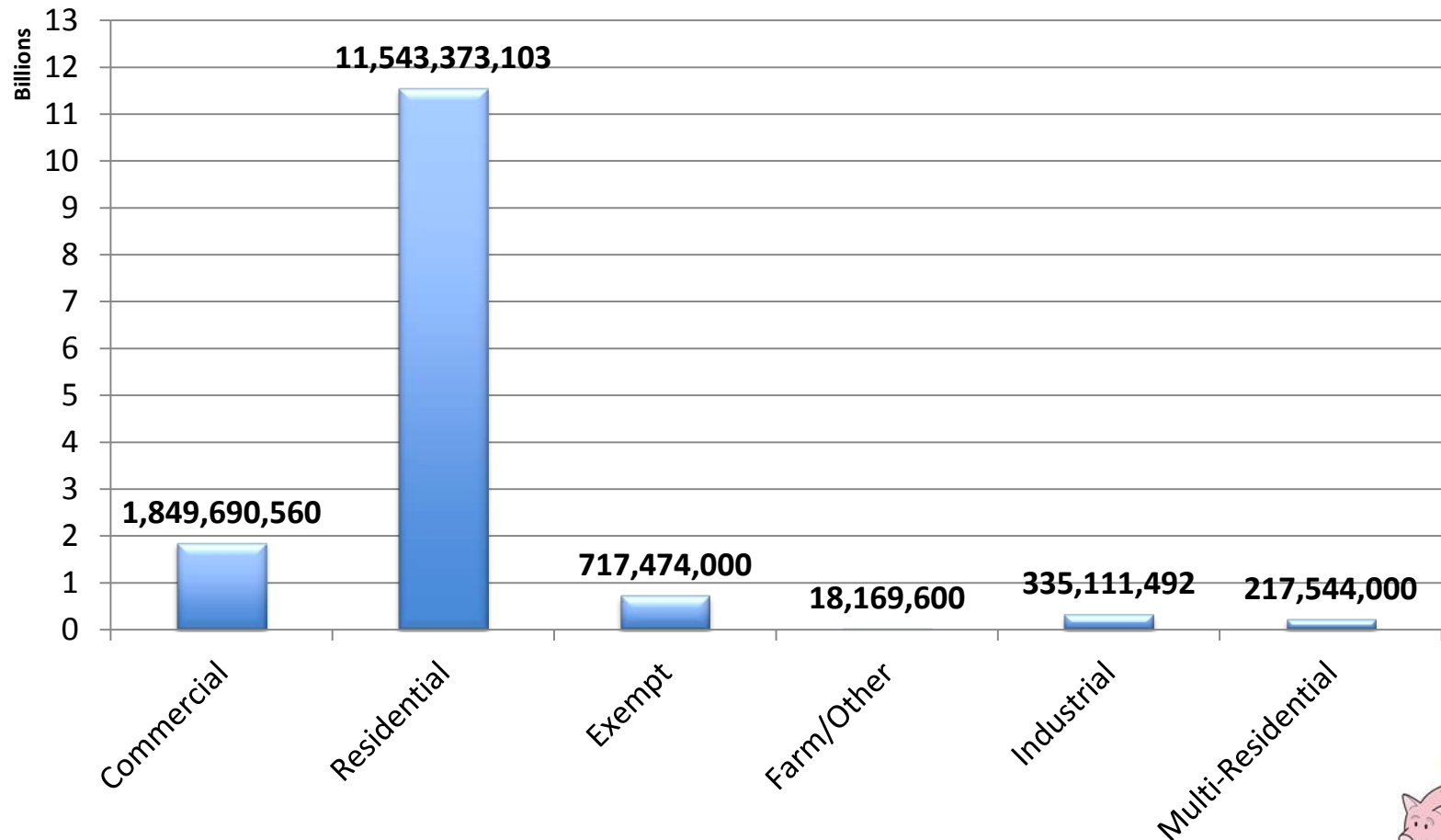
Newmarket Fast Facts

2012 Base Assessment

\$14,681,362,755



2012 ASSESSMENT DISTRIBUTION

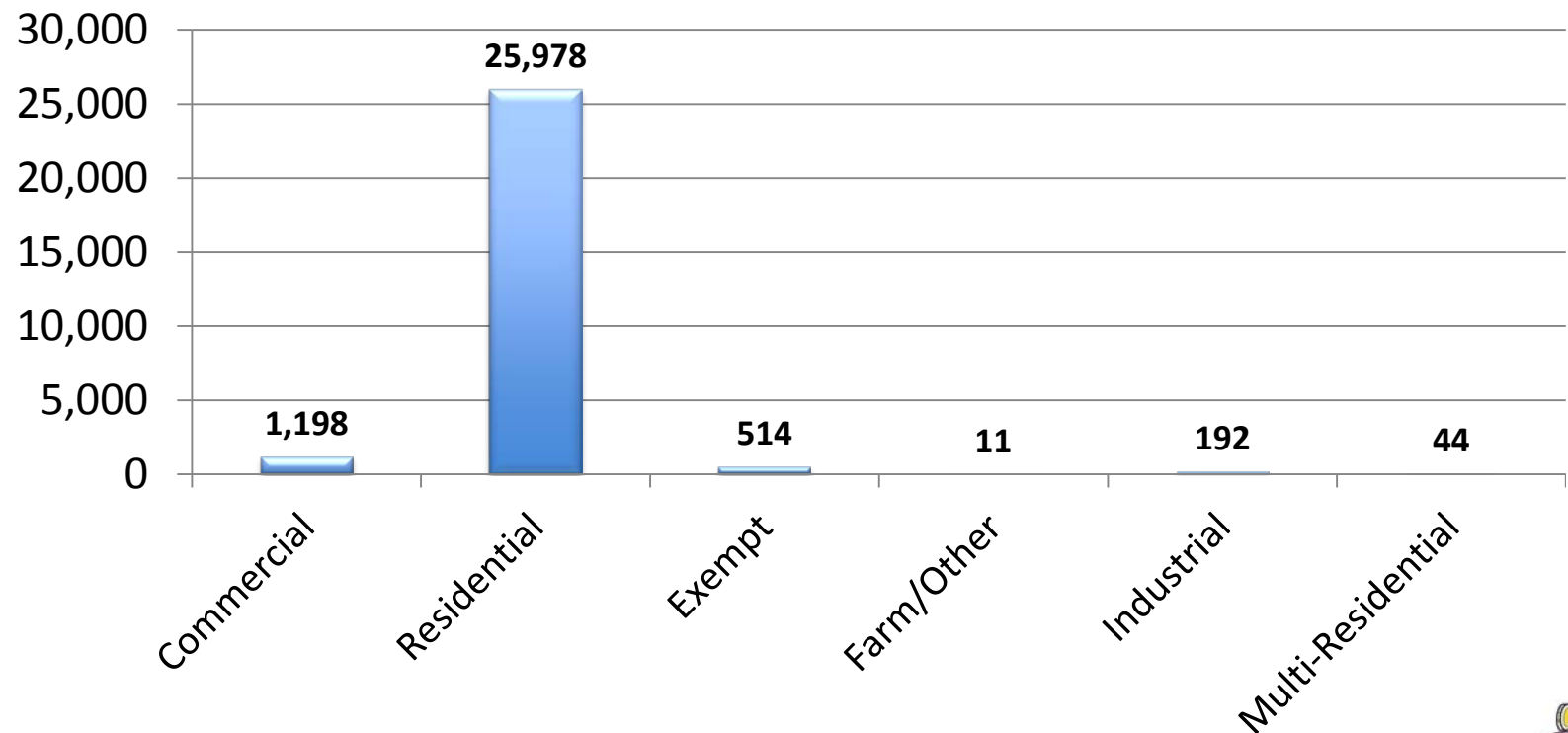


Newmarket Fast Facts



27,937 Properties Assessed

2015 PROPERTY TYPE DISTRIBUTION



Newmarket Fast Facts



- Taxes raised from assessment for 2015:
 - Town of Newmarket \$53.2M
 - Region of York \$55.2M
 - Education \$43.3M



Stability vs. Erosion vs. Growth



- The Assessment Roll is a list of every property in Town with it's class and assessment value.
- The All-In Tax Rate (i.e. 0.992400% Residential) is established from the roll at a point in time.
- A completely stable roll would not change throughout the year.
- Fact: it changes every day!



Why Manage Property Assessment?



- Stability/Predictability
 - a stable assessment roll allows Council to financially plan for the future
 - maximize property tax revenues
 - avoids unexpected shortfall in budget
 - allows taxpayers to budget effectively and know there is a fair distribution of the tax levy
 - no surprises!



Why?

- Erosion-how it happens
 - assessment value losses due to property owners or their agents appealing the value
 - changes in property use i.e. Industrial to Commercial
 - change in use from business to residential
 - property becoming exempt



Why?

- Growth
 - budget targets for revenue from supplementary and omitted assessments
 - ensure land use changes and new construction are assessed and taxed as soon as legally available
 - ensure current values are not too low and property is classified correctly



How to Proactively Manage Property Assessment



Staff:

We replace vacant positions with updated skill sets;

1. Licensed paralegal - ARB and private sector consulting experience.
2. AIMA designation-current property inspection and assessment experience.

Delegation of Authority:

Council has recently approved delegating the necessary authorities to staff to carry out the tasks in a timely manner.



Development:



Monitor ongoing development to ensure that the “triggers” for assessment changes are identified and provided to MPAC in a timely manner.

These will include:

- Official Plan Amendments
- Zoning Bylaw Amendments
- Draft Plan & Site Plan Approvals
- Shovels in the ground
- Additions or alterations to existing structures
- Land that ceases to be farmed



Annual Assessment Roll Review:



- Year over Year Value Changes that are excessive, up or down
- Vacant Land – is it really?
- Rate per Acre Comparisons
- Tax Classification – compare to zoning and/or current use
- Exempt Property – are the values appropriate
- Assessment to Sale Ratios (ASR) overall and property specific



Proactive Appeal Management



- Keep a detailed appeal inventory.
- Actively participate; including responses to statements of issues, property inspections, attending mediation, negotiating settlements, attending before the ARB.
- Ensure appeals are settled as early as possible.
- As a last resort, file Town appeals on properties where assessments are not appropriate and no other mechanism is available to correct.



Tax Rebate Programs



- Vacant Unit Rebates; ensure all applications are complete/accurate, inspect the properties, review leases, and deny applications where they do not fully meet the criteria.
- Applications for Tax Rebates; similar to above, thorough review prior to processing.
- Review the criteria for Elderly Assistance Grants, Heritage Property Grants etc. to ensure fair and equitable administration while protecting the Town's revenue.



The Next 12-18 Months



- Province wide reassessment release
in 2016, based on values at January 1, 2016
for taxation 2017-2020
- Increases phased-in over 4 years - decreases immediate

	2008 CVA	2012 CVA	Change	2013 Tax Value	2014 Tax Value	2015 Tax Value	2016 Tax Value
Property A - Increaser	500,000	700,000	+200,000	550,000	600,000	650,000	700,000
Property B - Decreaser	800,000	550,000	-250,000	550,000	550,000	550,000	550,000
	2012 CVA	2016 CVA	Change	2017 Tax Value	2018 Tax Value	2019 Tax Value	2020 Tax Value
Property A - Increaser	700,000	910,000	+210,000	752,500	805,000	857,500	910,000
Property B - Decreaser	550,000	500,000	-50,000	500,000	500,000	500,000	500,000



The Next 12-18 Months

All taxpayers will get notices – some multiple:



PROPERTY ASSESSMENT NOTICE MATRIX					
Name on Notice	Short Name	Purpose	Time of Receipt	Tax Bill	RfR or Appeal
Property Assessment Notice	PAN	Regular annual notice.	Everyone-fall of 2016, and anyone in a year where a change has occurred.	Yes – This is the value used for the annual tax levy.	Yes – by March 31 st of the tax year in question.
Property Assessment Change Notice (formerly Supplement or Omitted Assessment Notices)	PACN	Changes, such as improvements, have occurred to a property that had not been previously assessed	Throughout the year, and may be effective for the current and/or two prior years.	Yes- Supplementary and/or Omitted tax bills.	Yes-within 90 days of the notice date.
Statement of Revised Assessment	SRA	This describes in more detail the changes assessed on the PACN	Together with the PACN	No	No



The Next 12-18 Months (cont'd)



PROPERTY ASSESSMENT NOTICE MATRIX					
Name on Notice	Short Name	Purpose	Time of Receipt	Tax Bill	RfR or Appeal
Amended Property Assessment Notice	APAN	Correction of factual information that results in a change to value or class	Anytime	May be a tax bill or a tax credit.	Yes-within 90 days of the notice date.
Post Roll Amended Notice	PRAN	This is the electronic version of the APAN, sent to municipalities only to trigger the tax changes from the APAN.	Not seen by property owners	See APAN above	See APAN above
Advisory Notice of Adjustment	ANA	Notification of a change in phase-in values for an assessment cycle generally resulting from an ARB decision for tax years in the prior cycle.	Anytime	May be a tax bill or tax credit.	No – however obvious errors should be brought to MPAC's attention.
Special Amended Notice	SAN	Used in rare cases where a legislative change results in a change to a property class or assessment.	Anytime	May be a tax bill or tax credit	Yes-within 90 days of the notice date.



The Next 12-18 Months



- MPAC Open Houses at Town Hall with Town Tax & Assessment staff in attendance
- Taxpayer Training – “AboutMyProperty”
- Town Communications
- Staff Training including Q&A Sessions with Customer Service
- Further Council orientation as required



Thank You – Questions?

