



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Delivering the 2016 Assessment Update

Town of Newmarket
Committee of the Whole
May 30th, 2016

Heather Colquhoun, Regional Manager, Municipal and Stakeholder Relations
Natasha Dawood, Account Manager, Municipal and Stakeholder Relations

PROPERTY ASSESSMENT & PROPERTY TAXES

The Ontario
Property
Taxpayer



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

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 your municipal services.



Police and
fire protection



Roads, sidewalks,
public transit



Waste
management



Parks & leisure
facilities

ONTARIO'S ASSESSMENT CYCLE

2008

2009-2012

Tax Years

*January 1, 2008
(valuation date)*

2012

2013-2016

Tax Years

*January 1, 2012
(valuation date)*

2016

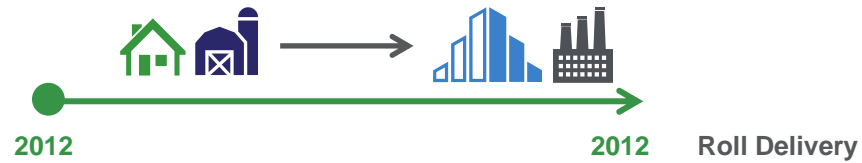
2017-2020

Tax Years

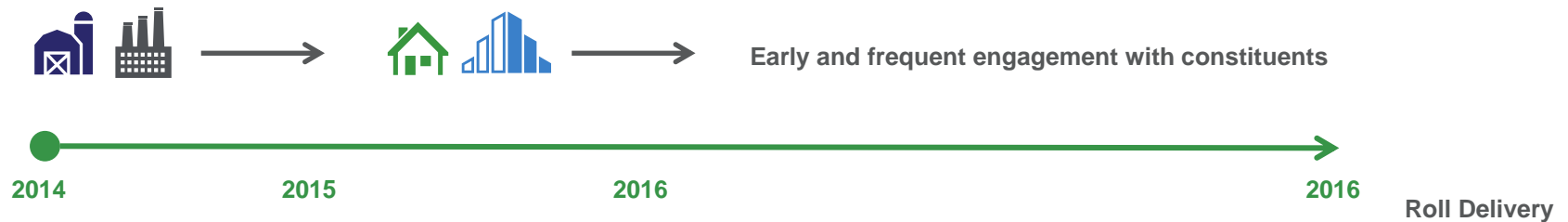
*January 1, 2016
(valuation date)*

2016 ASSESSMENT UPDATE

2012 ASSESSMENT UPDATE



2016 ASSESSMENT UPDATE



ZONE 3: DATA COLLECTION & PREPARATION

Building permits

Sales reviews

Site variable update project

Farm forestry exemptions reviews

Requests for Reconsideration

Severances and Consolidations

Data integrity checks

MPAC initiated reviews

Process controls

Tax and Vacancy Applications

Municipal Requests

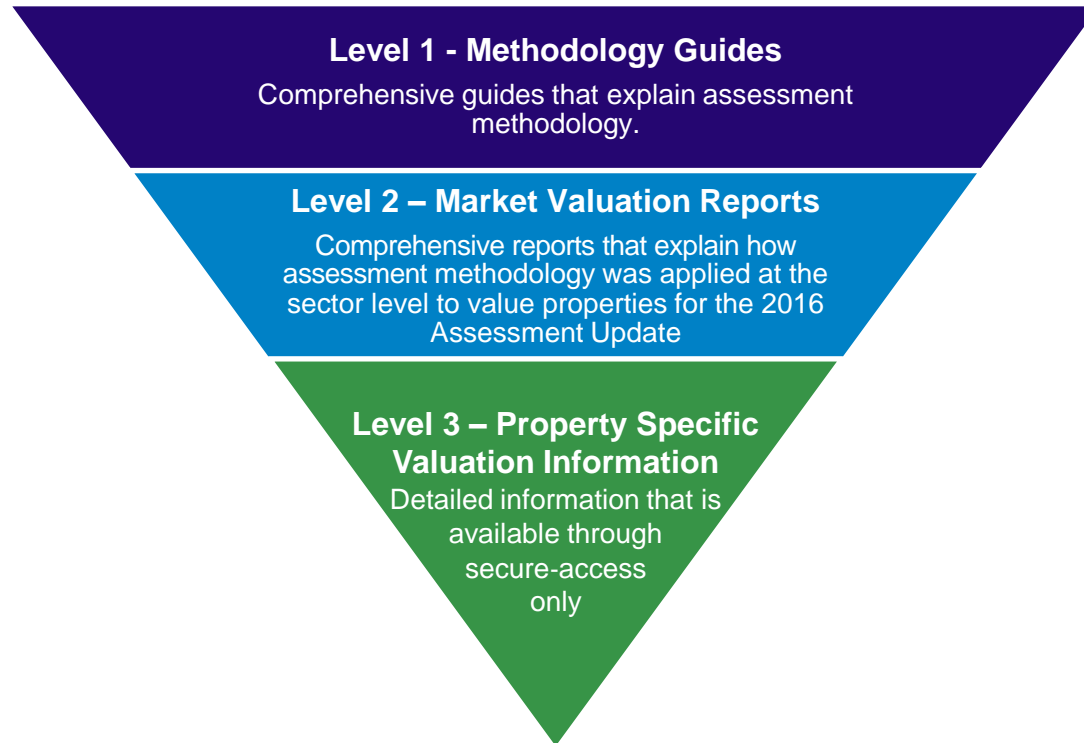
Appeals

Property Owner Enquiries

Data Touch Points
Town of Newmarket
12,078



TRANSPARENCY AND SHARED UNDERSTANDING





BENEFITS OF ADVANCED DISCLOSURE

Benefits for municipalities:

✓ Improved roll predictability and stability

✓ Improved risk analysis

✓ No surprises

✓ Opportunity to provide feedback

Benefits for property taxpayers:

✓ Increased satisfaction and confidence

✓ Easy access to property information

✓ No surprises

✓ Opportunity to provide feedback

2016 PROPERTY ASSESSMENT NOTICES



Residential property owners will receive their Property Assessment Notices starting **June 13th**



Farm Property Assessment Notices will be mailed **October 11th**



Multi-Residential and Business Notices will be mailed **October 18th**

**THE NEW ASSESSMENTS WILL SERVE AS THE BASIS FOR
CALCULATING PROPERTY TAXES FOR 2017 – 2020**

An isometric illustration of a city with various buildings, trees, and streets. A large blue rectangular overlay covers the center of the image, containing the title text. The background shows a mix of urban architecture, including brick buildings, modern high-rises, and a residential street with a red-roofed house, a tennis court, and a yellow taxi.

2016 ASSESSMENT UPDATE

The Residential Experience



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

2016 PROPERTY ASSESSMENT NOTICE



JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M4X 1B3

Issue Date:
April 4, 2016

Property Assessment Notice

For the 2017 to 2020
property taxation years

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing 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 \$228,000

Account Information:

Roll Number: 12 34 567 899 12345 1234
AboutMyProperty™ Access Key: ABCD EFG1 HJK2
Your property's location and description: 900 Dunes Rd.
PLAN169 BLK 1 PT LOT4
Municipality: Ottawa City
School support: English-Public

Assessment overview:

MPAC's assessed value of your property as of **January 1, 2016** \$228,000
MPAC's assessed value of your property as of **January 1, 2012** \$162,000
Between **2012 and 2016**, your property's assessed value changed by \$66,000

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:	Residential	
Tax Year	Assessed Value	Request for Reconsideration Deadline
2016	\$162,000	
2017	\$178,500	August 1, 2016
2018	\$195,000	March 31, 2018
2019	\$211,500	March 31, 2019
2020	\$228,000	March 31, 2020

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.

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



How does MPAC assess my property?

Roll Number: 12 34 567 899 12345 1234

Property summary:

Property type: Single Family Dwelling
Property information: Frontage: 54.23 feet
Depth: 150.00 feet
Lot area: 8,100.00 square feet
Building – exterior square footage: 1,053 square feet
Year of construction: 1974

For residential properties, there are **five major factors** that generally account for 85% of your property value.

Location: Age of the property, adjusted for any major renovations or additions.
Lot dimensions: Quality of construction.
Living area

To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

Have questions about your assessment?

Log on to **AboutMyProperty™** to learn more...

Visit www.aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page one of this Notice.

Log on to www.aboutmyproperty.ca with your Roll Number and Access Key. These are found on page one of this Notice.

Still have questions?

We're here to help. Contact us and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

Ontario's property assessment system



2016 PROPERTY ASSESSMENT NOTICE



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



1234567890

JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M4K 1B3

Issue Date:
April 4, 2016

Municipal-specific Issue Date

Property Assessment Notice

For the 2017 to 2020
property taxation years

2016 PROPERTY ASSESSMENT NOTICE

MPAC's updated value of your property is \$228,000

Account Information:

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
Municipality	Ottawa City
School support	English-Public

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2016 Assessed Value

Assessment Overview

- Assessed Value as of January 1, 2016
- Assessed Value as of January 1, 2012
- Change between 2012 and 2016

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2016 PROPERTY ASSESSMENT NOTICE

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needs, please call us
for assistance.

www.aboutmyproperty.ca

About My
Property.ca

Contact information

Key information

- **Property Classification**
- **Phase in Assessed Values**
(2017-2020 tax years)
- **RfR Deadline** (by tax year)

2016 PROPERTY ASSESSMENT NOTICE

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For residential properties, there are **five major factors** that generally account for 85% of your property value.



Location



Age of the property, adjusted for any major renovations or additions



Lot dimensions



Quality of construction



Living area

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Property Details

How does MPAC assess my property?

- ✓ Five major factors affecting residential values

2016 PROPERTY ASSESSMENT NOTICE

Have questions about your assessment?



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Have questions about your assessment?

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2016 PROPERTY ASSESSMENT NOTICE

Ontario's property assessment system



The Municipal Property Assessment Corporation

determines Current Value Assessments and classifications for all properties in Ontario.



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).



The Ontario Property Taxpayer



Municipalities

determine revenue requirements, set municipal tax rates and collect property taxes to pay for your municipal services. These services may include:



Police and fire protection



Roads, sidewalks and public transit



Waste management




Parks and leisure facilities

Description of Ontario's property assessment system



CHANGES TO FILING A REVIEW (BILL 144)



MICHIGAN
PROPERTY
ASSESSMENT
CORPORATION

1234567890
ABC WILSON
ABC MOTORS LIMITED
300 MAIN STREET
UNIT 5000
12345678
ANYWHERE ON MAP 183

Issue Date:
April 1, 2016

Property Assessment Notice

For the 2017 to 2020
property location years

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MPAC's updated value of your property is \$228,000

Account Information

Roll Number

12 34 567 890 12345 1234

AboutMyProperty.com Key Access

ABCO EFGH IJKL

Your property's location and description

900 DOWNS

PLAN100 R&L 1 FT 1074

Municipality

Ottawa City

School support

English Public

Assessment overview

MPAC's assessed value of your property as of **January 1, 2016** \$228,000

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Property Classification:

Residential

Tax Year

Assessed Value

Request for Reconsideration Deadline

2016

\$162,000

August 1, 2016

2017

\$176,500

March 31, 2018

2018

\$176,500

March 31, 2019

2019

\$228,000

March 31, 2020

This Property Assessment

Notice has important information for you as a property owner.

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CONTACT US

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AboutMy
Property.ca

Page 1 of 2

- Residential property owners have **120 days** from the **Issue Date** of their Property Assessment Notice to file a Request for Reconsideration (RfR)
- The RfR deadline for the Town of Newmarket is **October 11th, 2016**
- The **Issue Date** and **RfR deadline** are included on the Notice
- The early delivery of Assessment Notices and a 120-day RfR deadline will allow RfRs to be processed before Assessment Rolls are sent to municipalities – greater stability and accuracy




HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

ABOUTMYPROPERTY.CA




YOUR PROPERTY. OUR ASSESSMENT.
KNOW MORE ABOUT IT.

[Home](#) | [Market Trends](#) | [Tutorials](#) | [How Assessment Works](#) | [Contact Us](#)

QUESTIONS ABOUT PROPERTY ASSESSMENT?


[LEARN MORE](#)



MARKET TRENDS

Learn more about the market trends in your neighbourhood through MarketSnapshot. This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.


[READ MORE](#)



HOW ASSESSMENT WORKS

Interested in learning how your property was assessed? Want to compare your assessment to others in your community? Register and log on to learn more...

[READ MORE](#)



Login to AboutMyProperty™

You can find your Roll Number and Access Key on your Property Assessment Notice.

User ID [Forgot User ID](#)

Password [Forgot Your Password](#)

[Need Help?](#)

Through **AboutMyProperty™** property owners can:

- ✓ Access information on how their property was assessed
- ✓ Compare their assessment to others in their community
- ✓ Learn more about property values through Market Trends (available before login)

Login information is included on every Notice mailed.

RESOLVING ASSESSMENT CONCERNS

STEP 1: Ask yourself: “could I have sold my property for the assessed value on January 1, 2016?”



STEP 2: Visit aboutmyproperty.ca to review the information MPAC has on file for your property.



Online: aboutmyproperty.ca

STEP 3: Contact MPAC

OR

STEP 4: File a Request for Reconsideration

STEP 5: File an **appeal with the Assessment Review Board**



mpac.ca/ContactUs



Fax: 1-866-297-6703



Mail:
MPAC, PO Box 9808
Toronto ON M1S 5T9



CONTACT MPAC

We are here to help. Contact MPAC with any questions you may have regarding your property assessment.

CALL our Customer Contact Centre 1 866 296-MPAC (6722)
1 877-889-MPAC (6722) TTY

ONLINE at mpac.ca

VISIT a local field office

WRITE to P.O. Box 9808, Toronto ON M1S 5T9

FAX 1 866 297 6703

If you have accessibility needs, please let us know how we can best accommodate you



MUNICIPAL AND STAKEHOLDER OUTREACH AND ENGAGEMENT



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

- **Redesigned Municipal Connect™** launching April 4
 - Increased transparency
 - Improved stability and predictability in the municipal tax base
 - Modern and flexible way to access assessment information
- **Access to 2016 base year values** (2017-2020 tax years)
 - Support municipal understanding of assessed values
 - Early consultation/discussion for greater roll stability
 - Insight into assessment at risk



Condominiums

Your Condo.
Our Assessment.
Know More About It.



Farmland Properties

Your Farm.
Our Assessment.
Know More About It.



Waterfront Properties

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



Residential Properties

Your Home.
Our Assessment.
Know More About It.



Newly Built Homes

Your Newly Built Home.
Our Assessment.
Know More About It.





MUNICIPAL TOOLKIT

To support municipalities in their communication efforts regarding the 2016 province-wide Assessment Update, MPAC has prepared a fully customizable toolkit that includes:

- Contact information for Municipal and Stakeholder Relations representatives
- Key Messages and Frequently Asked Questions
- Information regarding changes to Property Assessment Notices and Notice Mailing Dates
- Changes regarding Requests for Reconsideration
- Written Material for Print or Web
- Social Media Materials
- Highlights on AboutMyProperty and Municipal Connect
- Links/references to other resources including:
 - MPAC's full suite of brochures (links to mpac.ca)
 - Videos (will be housed on MPAC's YouTube Channel)
 - Buckslip for insertion in municipal tax bills (editable)

SAMPLE OUTREACH OVERVIEW

Zone 3 Outreach Plan		Zone Director: Carmelo Lipsi	Regional Manager: Heather Colquhoun
Municipality	Town of Newmarket		
Residential Property Notice Mail Date	June 13, 2016		RfR Deadline – October 11, 2016
Business Property Notice Mail Date	October 18, 2016		RfR Deadline – February 15, 2017
Municipal Influencers	Mayor Tony Van Bynen, MPP Chris Ballard		Media Outlets – Newmarket Era, Era-Banner, snapd Newmarket, etc.

Type of Outreach	Stakeholders	Timing
Pre-Notice Mailing Municipal Outreach Socialize changes for 2016 including new PAN, Connect, Outreach, etc.	Municipal Administrators	May – June
Municipal Connect Training Introduction of new tool and early access to MCP information	Municipal Administrators	April – June
Public Information Meetings Property assessment and taxation, residential values, enhancing engagement, assessment changes	Elected Officials Property Owners MPPs	May 25th (ongoing)
AboutMyProperty Events Pop up events to support education	Property Owners	May 25 th (ongoing)

The background of the slide is a stylized, isometric aerial view of a suburban neighborhood. The left side of the image is a dark blue overlay containing the title and logo. The right side shows a bright, colorful scene with green lawns, trees, a red car on a road, a tennis court, and a sailboat on a body of water. The title 'PRELIMINARY MARKET TRENDS' is centered in the blue area in white, bold, sans-serif capital letters. Below the title is a thin white horizontal line. The logo for 'mpac' is in the bottom left of the blue area, and the full name 'MUNICIPAL PROPERTY ASSESSMENT CORPORATION' is to its right.

PRELIMINARY MARKET TRENDS



MUNICIPAL
PROPERTY
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CORPORATION



NEW FOR 2016 – MARKET TRENDS

- Maps showing residential assessment change and typical residential values across Ontario municipalities
- Located in the Market Trends area on aboutmyproperty.ca
- Finalizing the maps for the first few extracts now and plan to roll them out over the next few weeks
- Through aboutmyproperty.ca and proactive media relations

Market Trends™

PLACE

Enter the name of a neighbourhood or municipality

GO

Learn more about the market trends in your neighbourhood through MarketSnapshot.

Learn more about the market trends in your neighbourhood through MarketSnapshot.

This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.

An aerial, isometric illustration of a town scene, rendered in a monochromatic blue color scheme. The scene includes a large industrial building with two smokestacks emitting smoke, several residential houses of varying sizes, a police car, a bus, and a tractor. A road winds through the town, and a river flows in the foreground. The overall style is that of a detailed, stylized map or a miniature model.

QUESTIONS?



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION