

MPAC Presentation to the Federation of Ontario Cottagers' Associations

Larry Hummel, B.A., M.I.M.A., FRICS
MPAC's Chief Assessor

October 26, 2012



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



What you will learn...

- 2012 Assessment Update
- Trends and Analysis – Residential
- Trends and Analysis – Waterfront
- AboutMyProperty™
- Value Review Process



Four-year Assessment Cycle

Update Year	Valuation Date	Taxation Year(s)
2005	January 1, 2005	2006, 2007, 2008
2008	January 1, 2008	2009, 2010, 2011, 2012
2012	January 1, 2012	2013, 2014, 2015, 2016

Assessed Value of Your Property

<u>Property Classification</u>	<u>Residential</u>
<u>Assessed Value as of January 1, 2012</u>	<u>\$ 600,000</u>
<u>Assessed Value as of January 1, 2008</u>	<u>\$ 500,000</u>
Over 4 Years Your Property's Value Changed By	\$ 100,000

2013 Tax Year	\$525,000
2014 Tax Year	\$550,000
2015 Tax Year	\$575,000
2016 Tax Year	\$600,000

Assessed Value of Your Property

<u>Property Classification</u>	<u>Residential</u>
<u>Assessed Value as of January 1, 2012</u>	<u>\$ 500,000</u>
<u>Assessed Value as of January 1, 2008</u>	<u>\$ 600,000</u>
Over 4 Years Your Property's Value Changed By	\$ -100,000

2013 Tax Year	\$500,000
2014 Tax Year	\$500,000
2015 Tax Year	\$500,000
2016 Tax Year	\$500,000



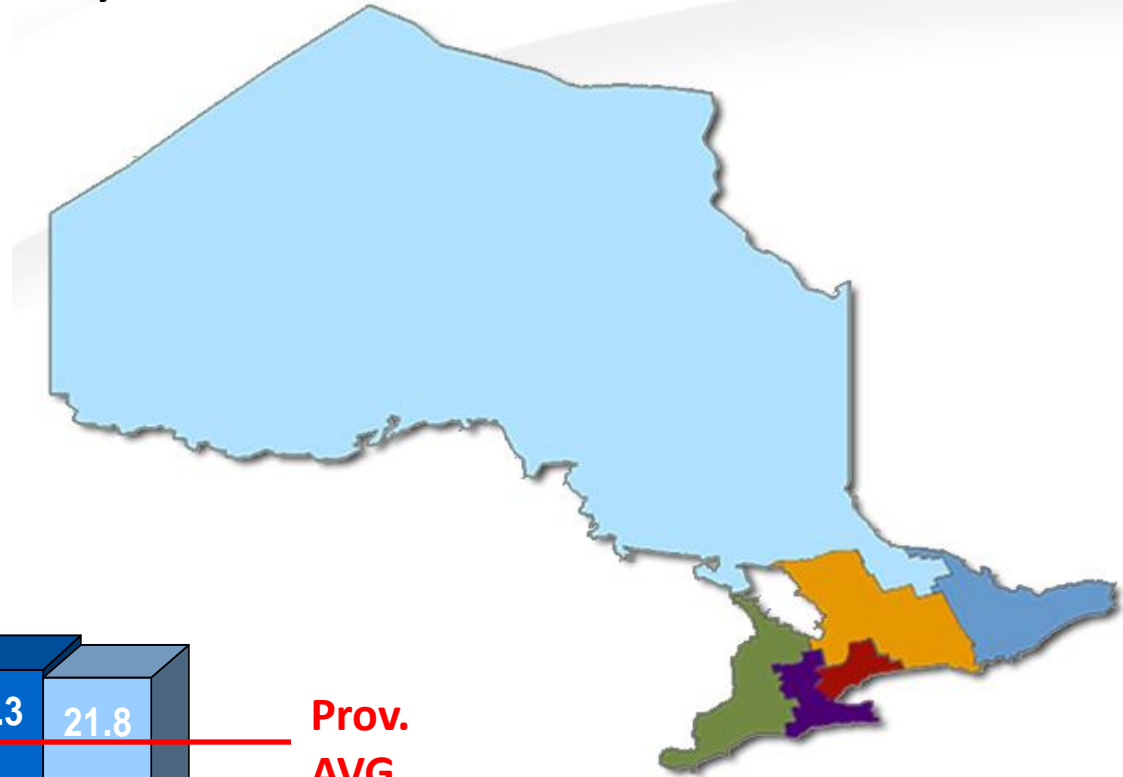
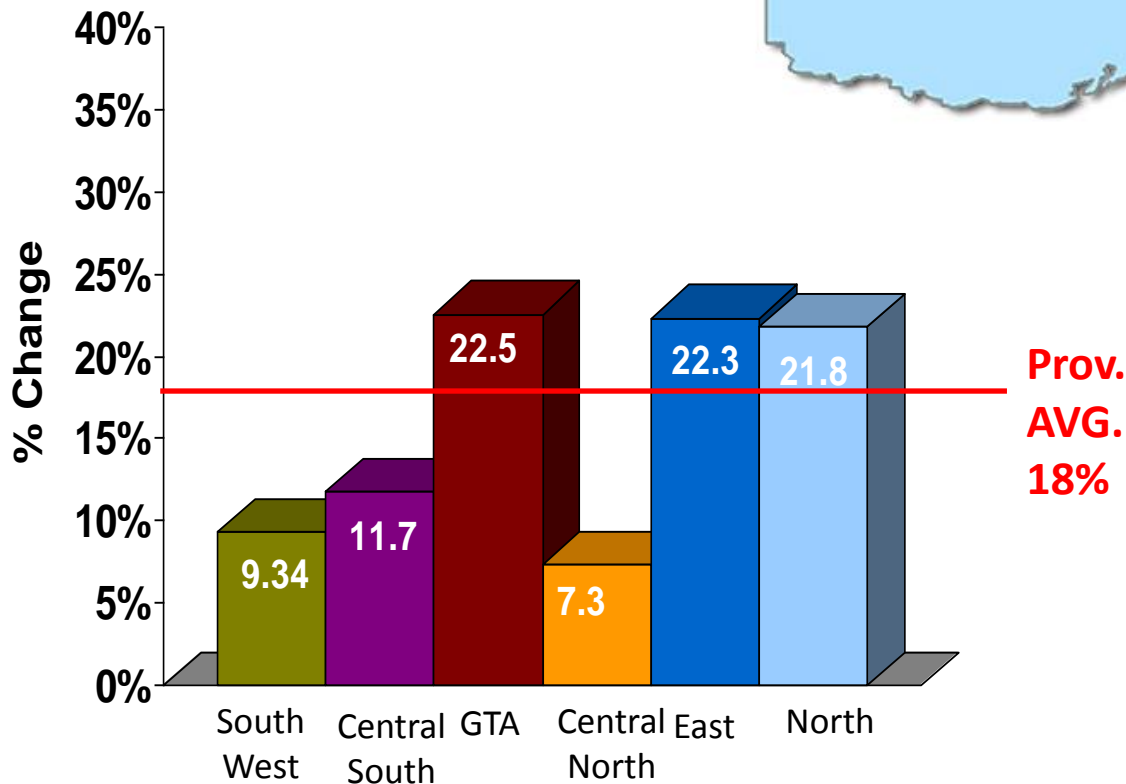
Trends and Analysis

Residential

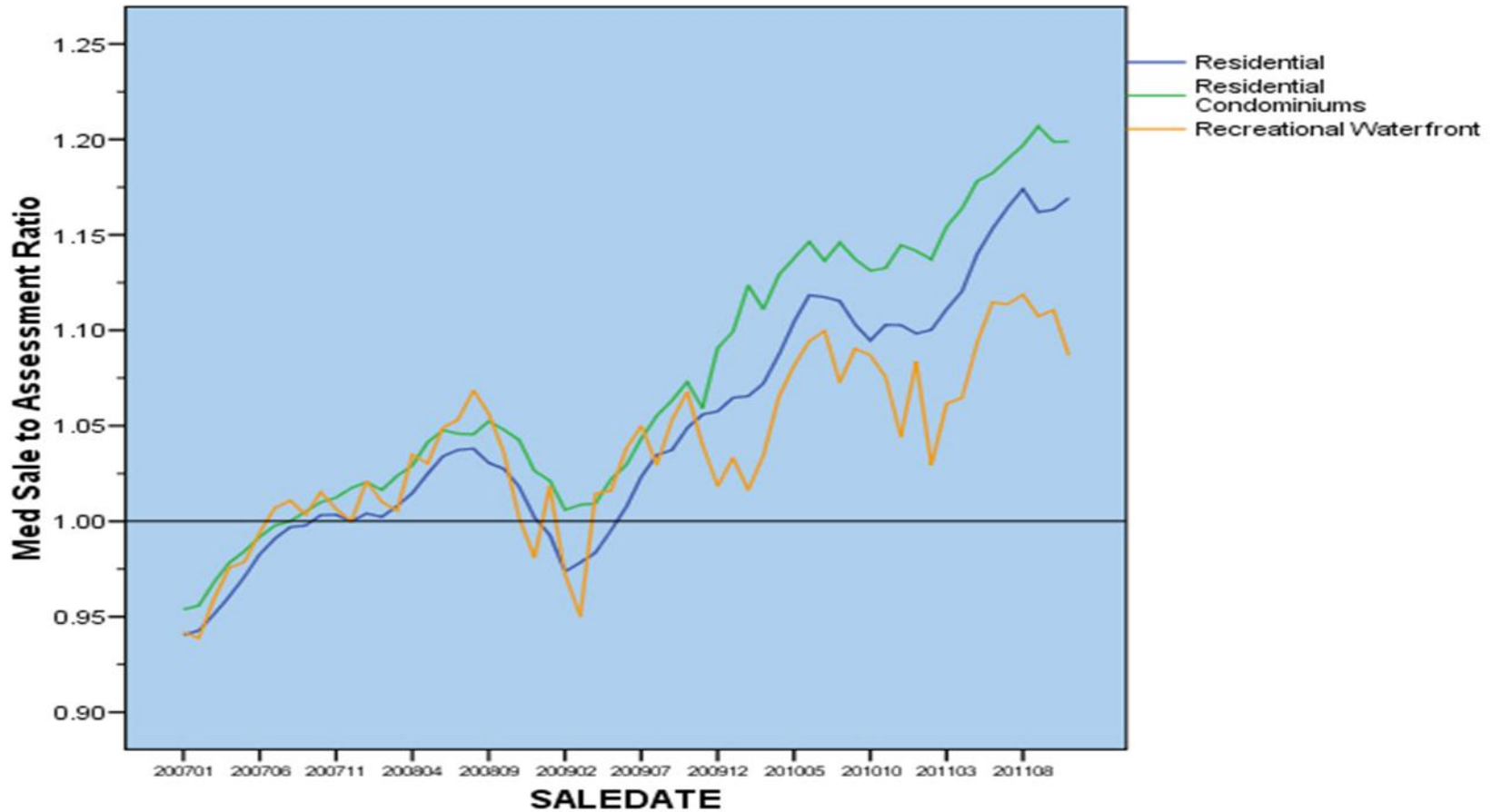


MUNICIPAL
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Residential Tax Class Growth By Zone



Provincial





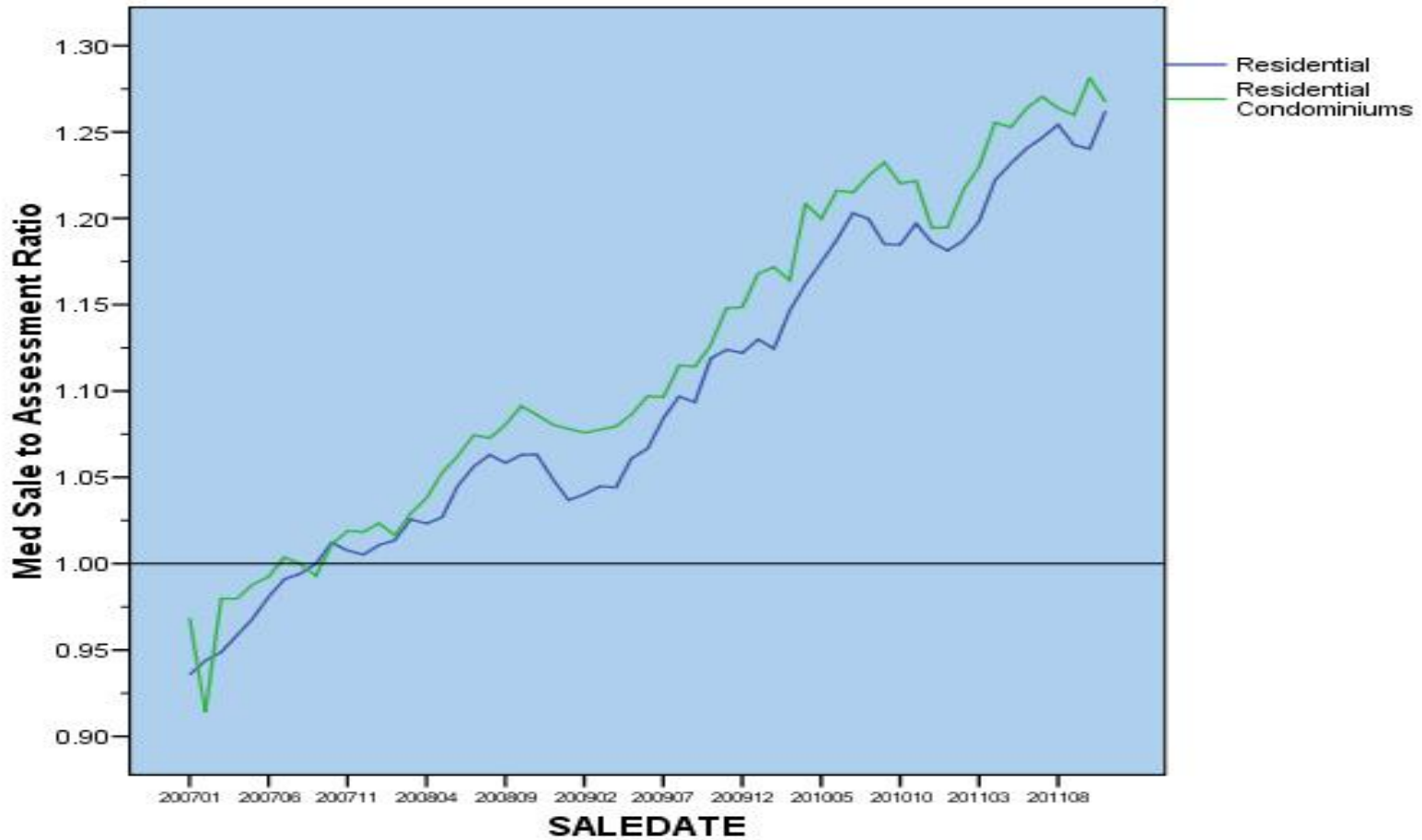
Toronto



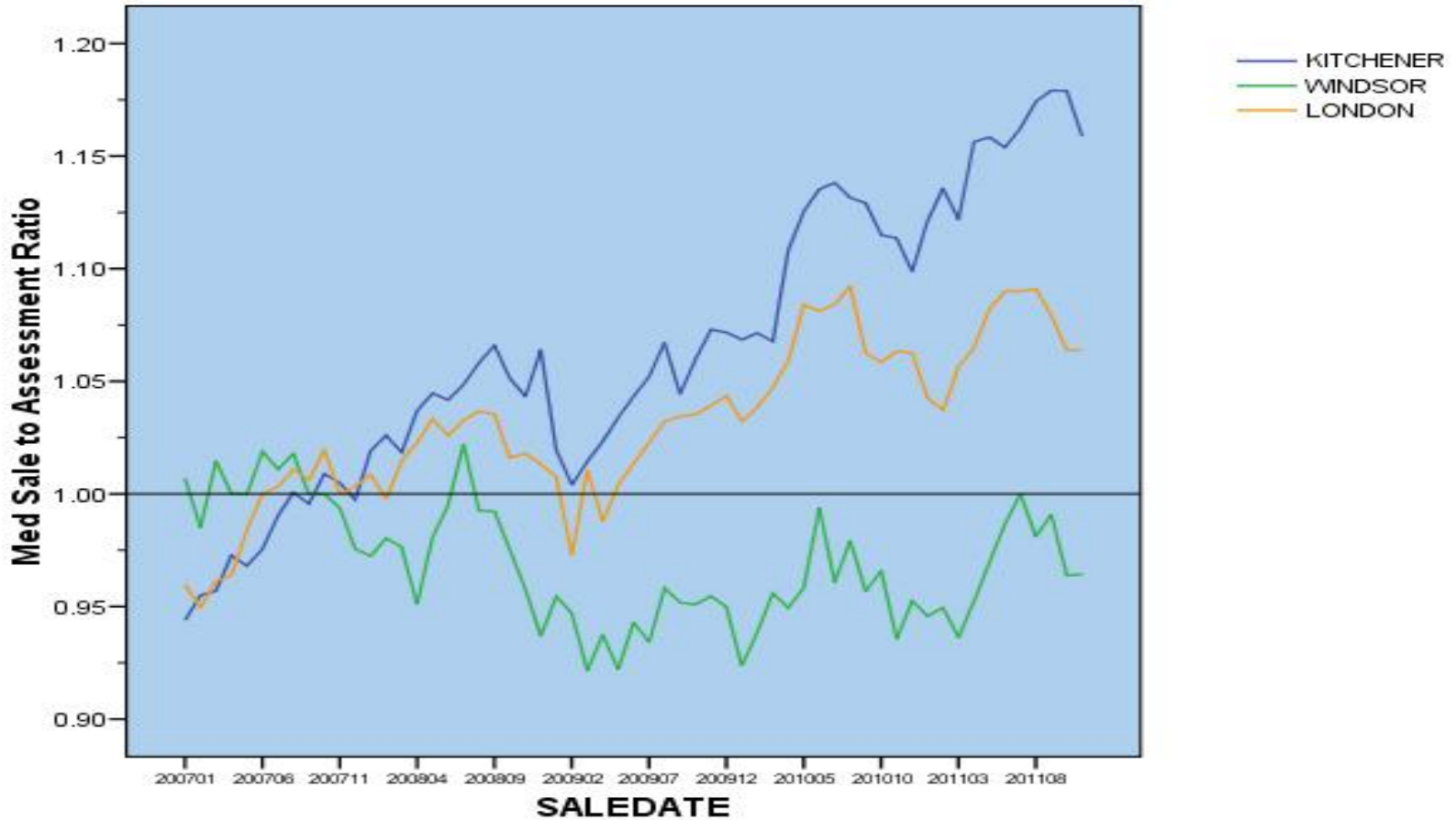
GTA



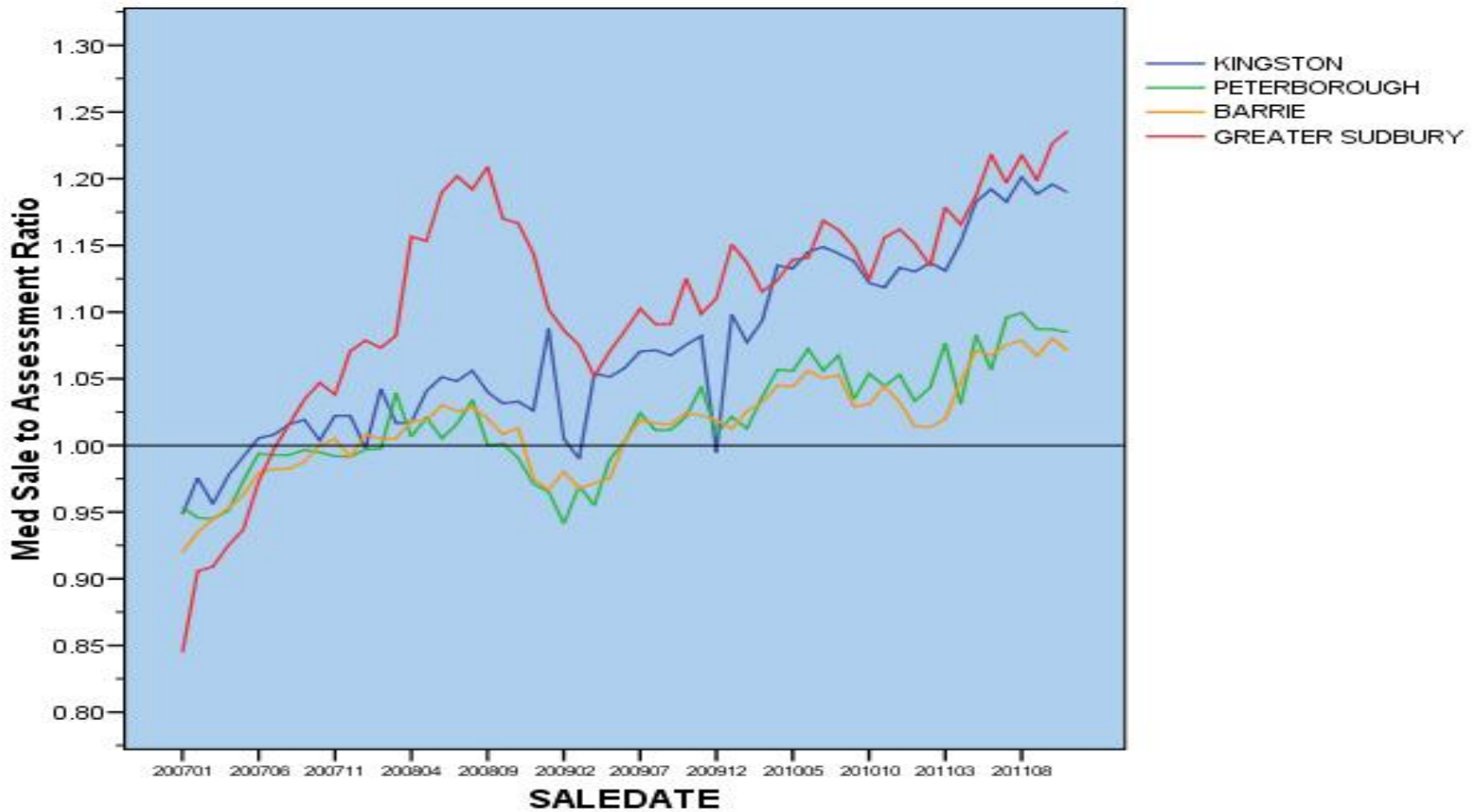
Ottawa



Residential – Western Ontario Cities

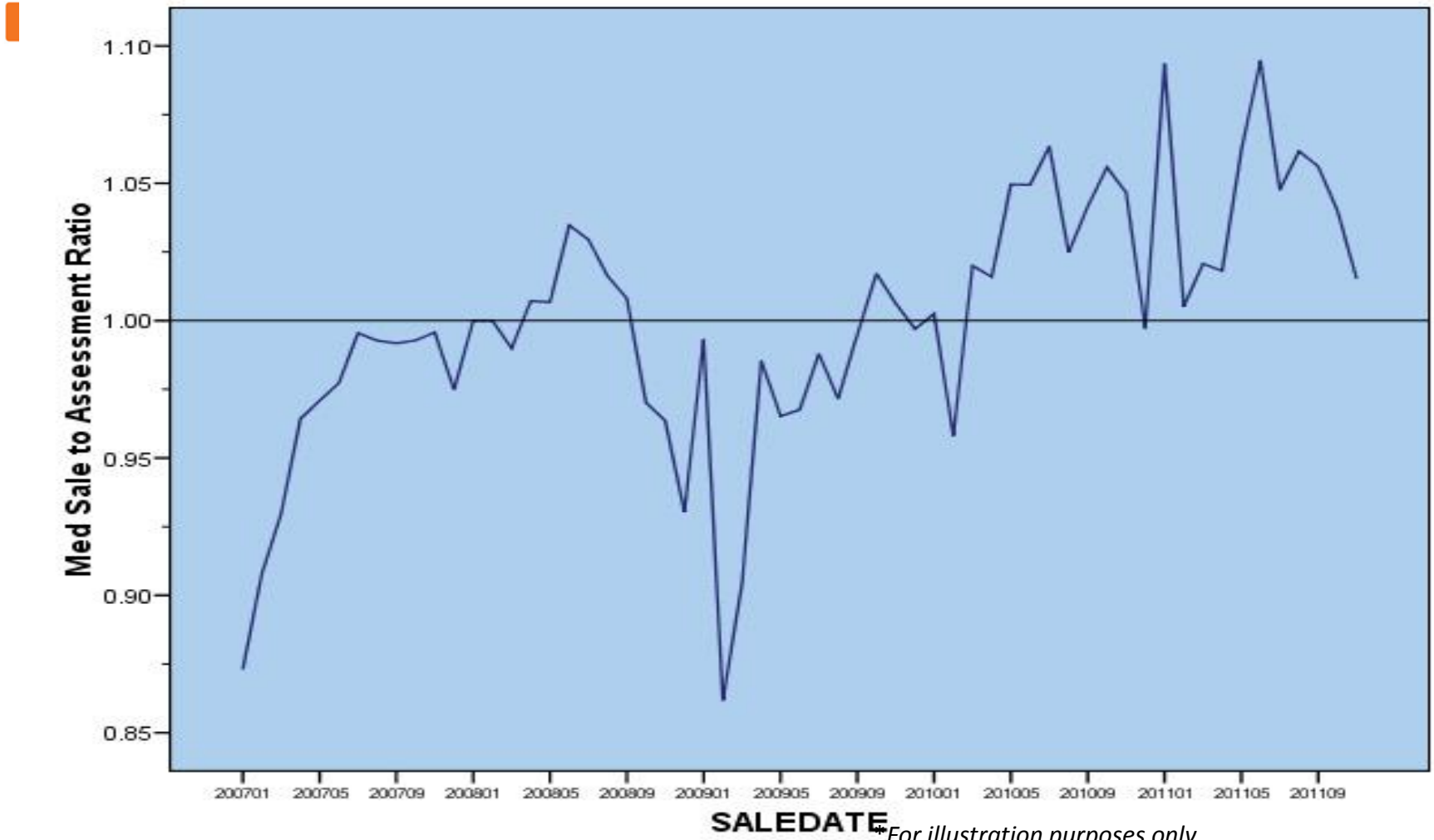


Residential – Other Ontario Cities





Waterfront – Muskoka/Parry Sound/ Haliburton/ Kawartha Lakes



**For illustration purposes only*

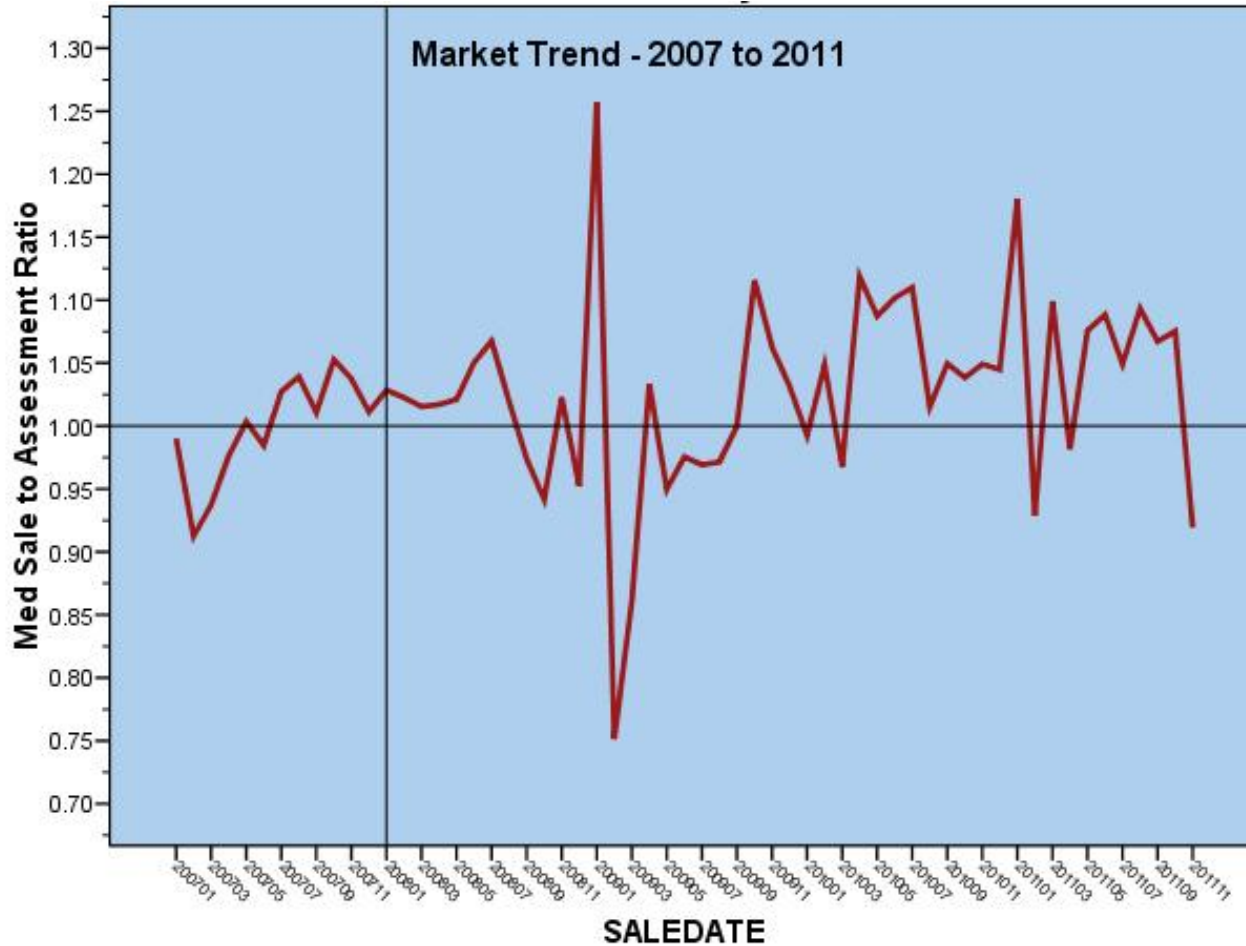


Market Area – Peterborough County & City of Kawartha Lakes



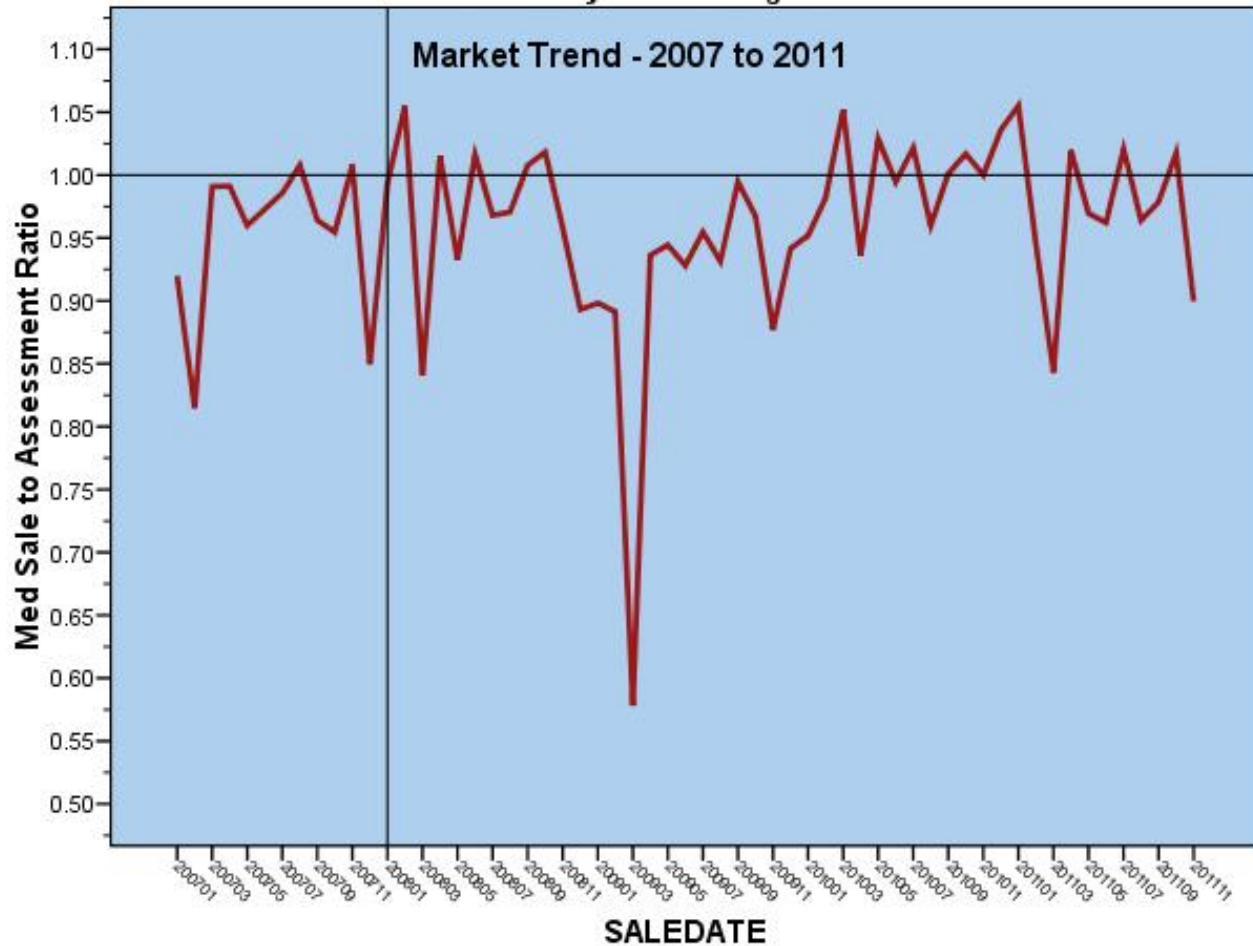
**For illustration purposes only*

Market Area – Haliburton County



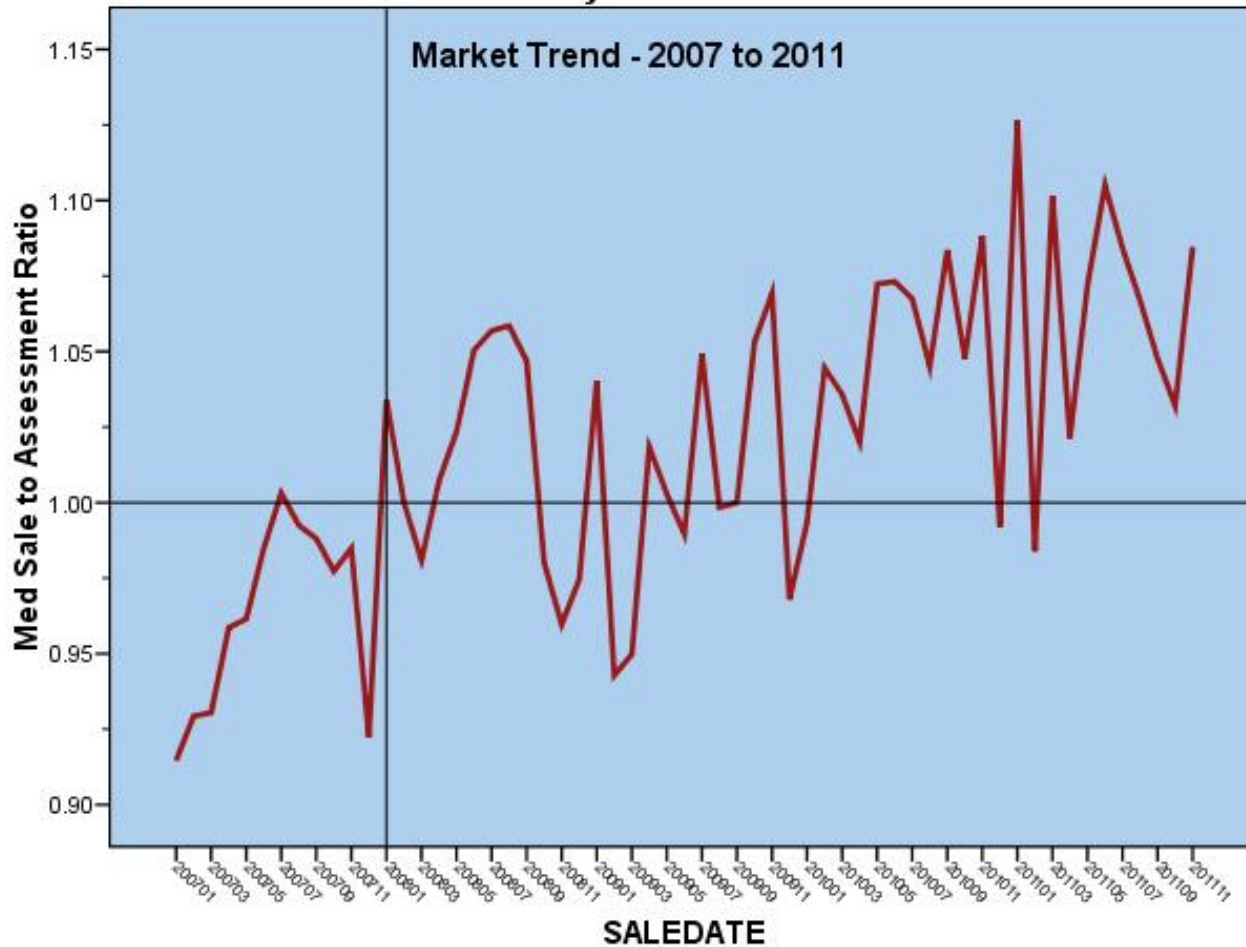
**For illustration purposes only*

Market Area – Muskoka/Parry Sound (Large Lakes)



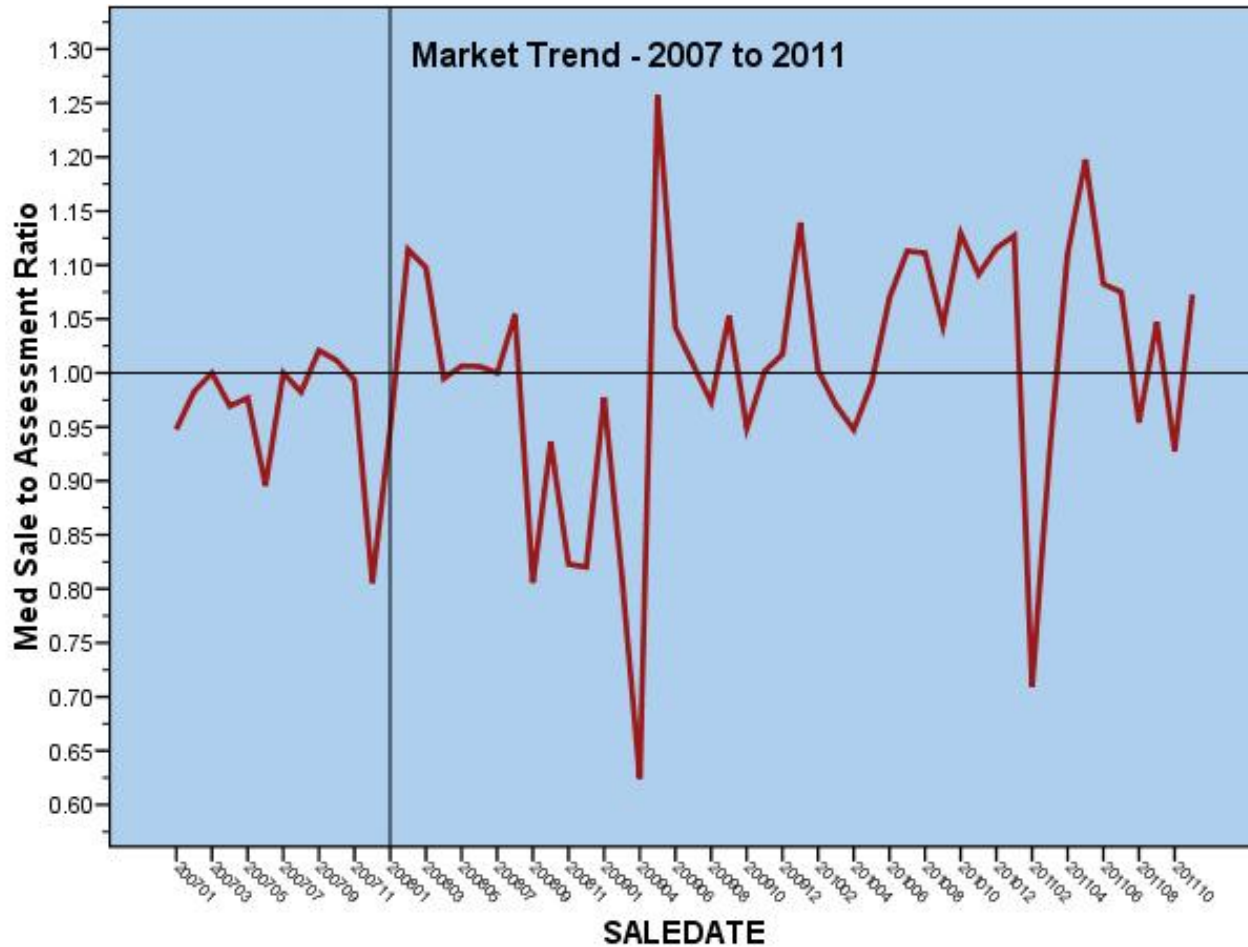
*For illustration purposes only

Market Area – Muskoka/Parry Sound (Small Lakes)



**For illustration purposes only*

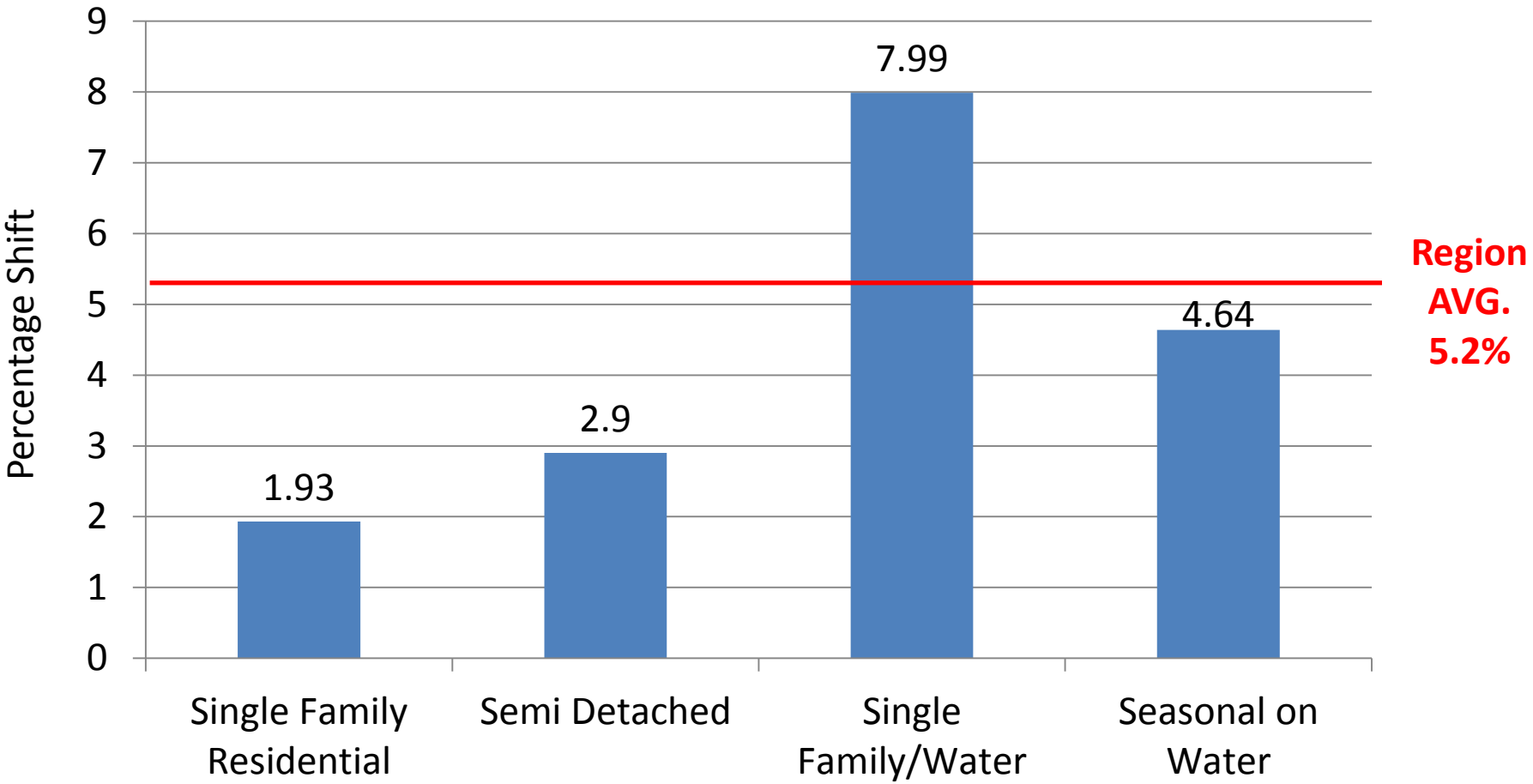
Market Area – Muskoka/Parry Sound (Georgian Bay)



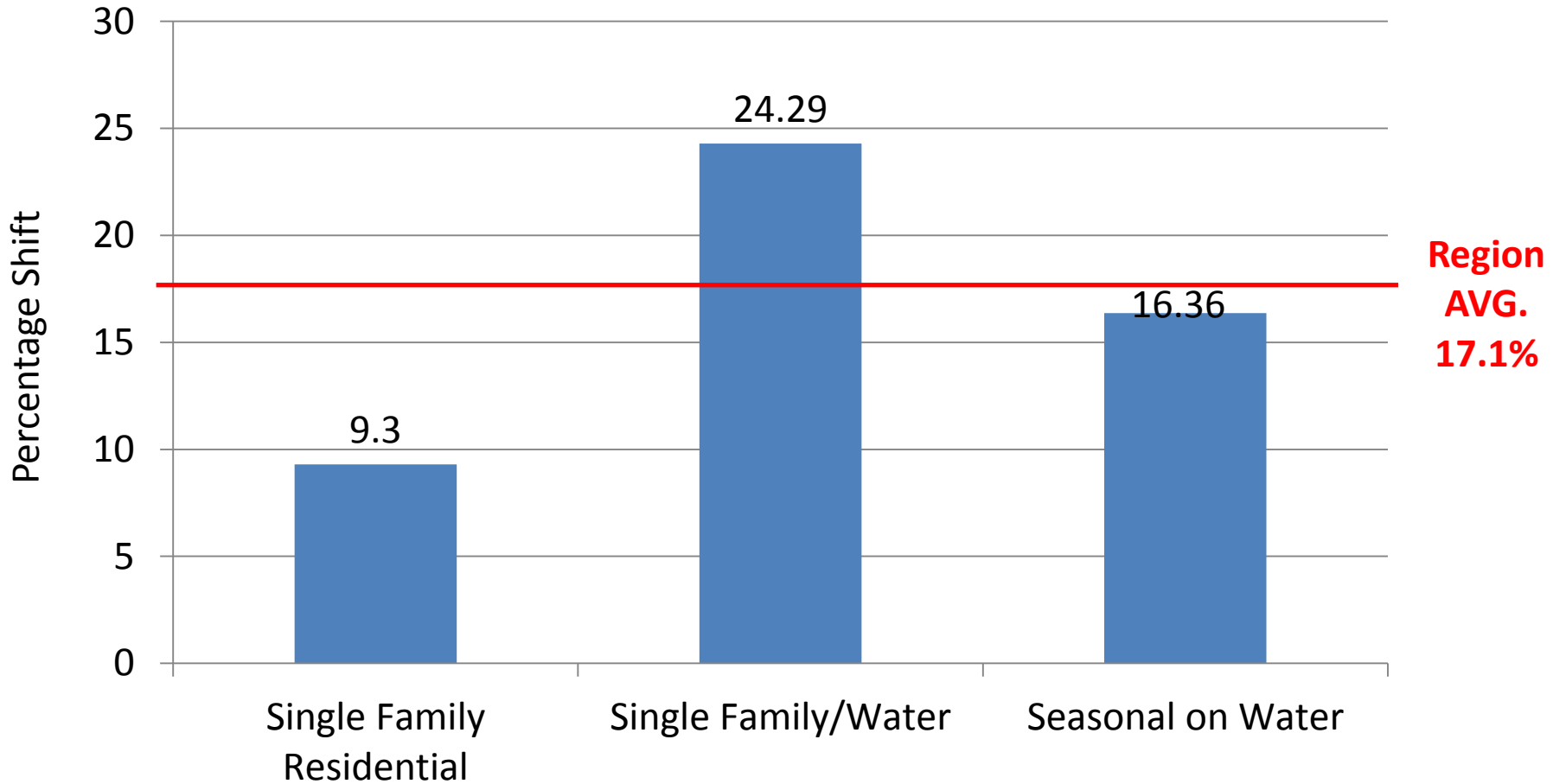
**For illustration purposes only*

District of Muskoka

2008 CVA to 2012 CVA

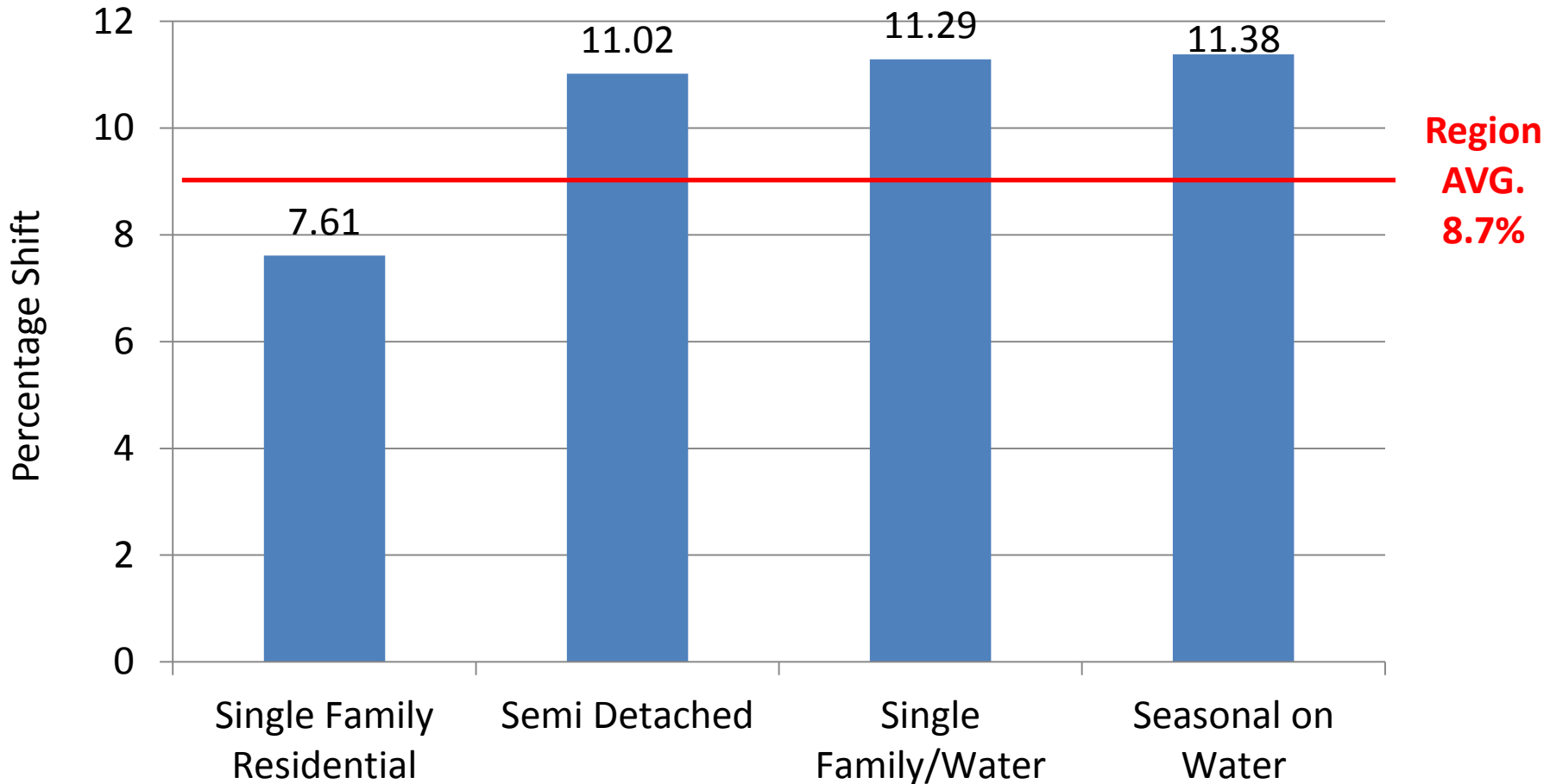


Georgian Bay 2008 CVA to 2012 CVA



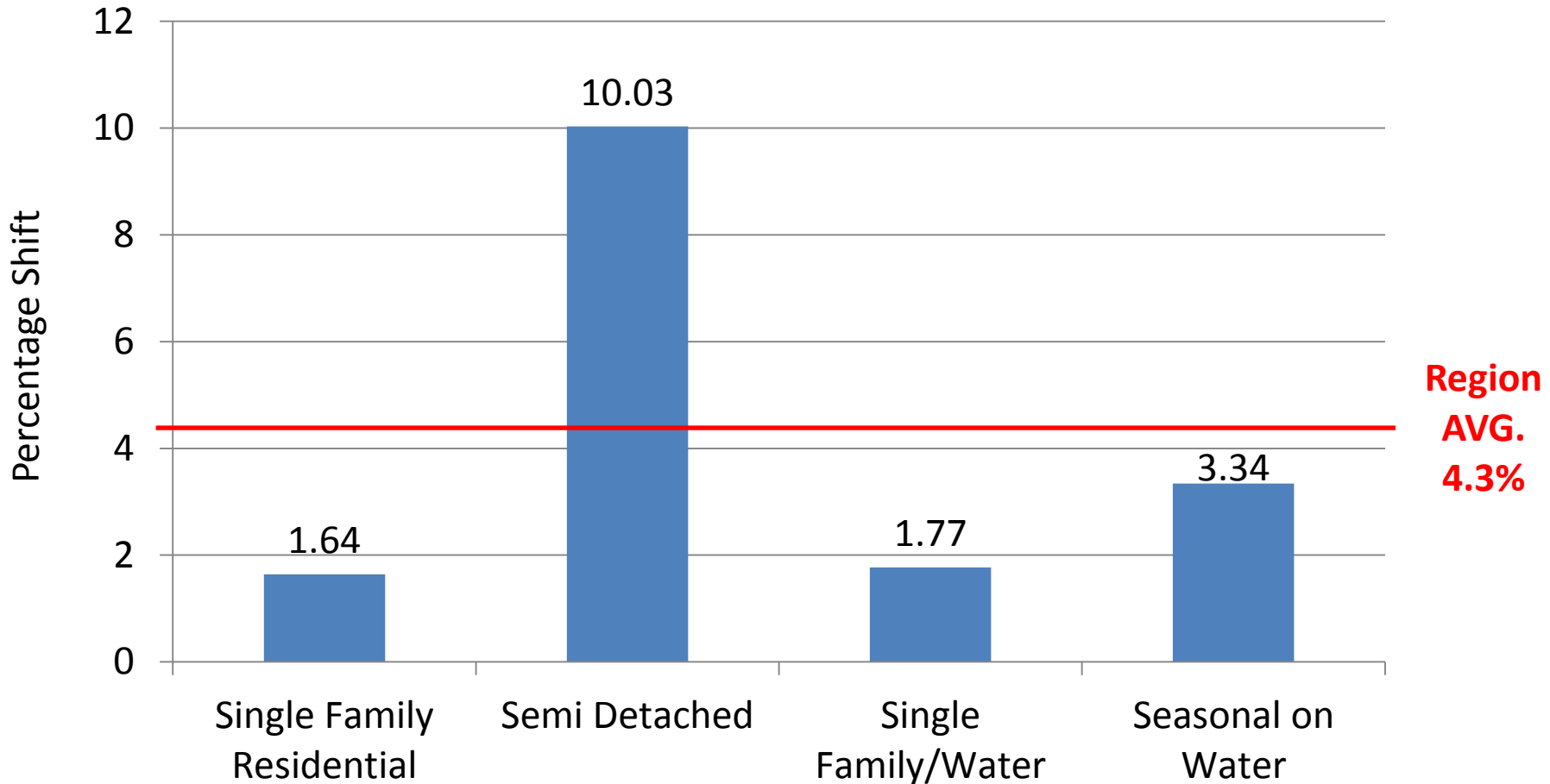
County of Simcoe

2008 CVA to 2012 CVA



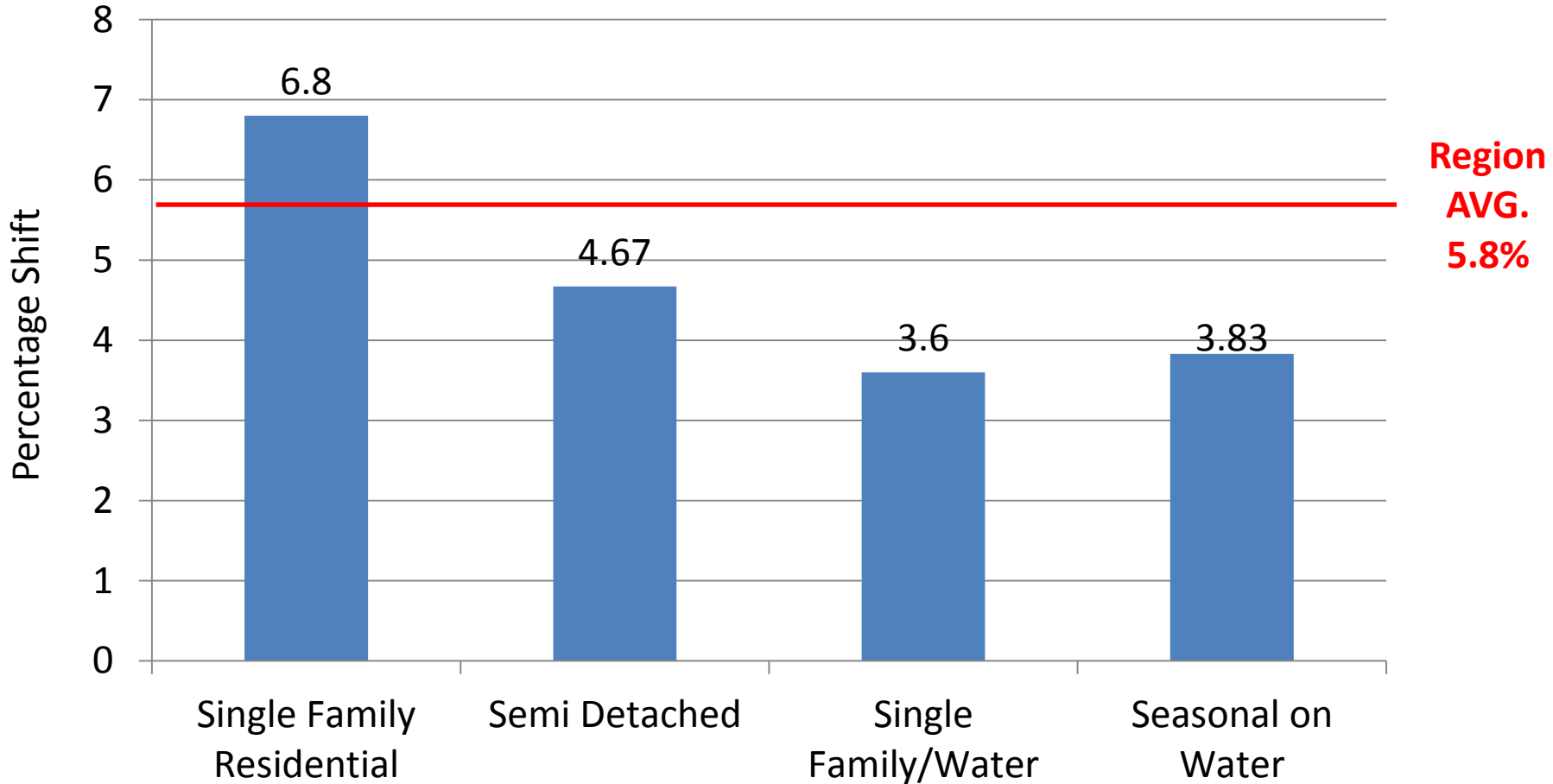
County of Haliburton

2008 CVA to 2012 CVA



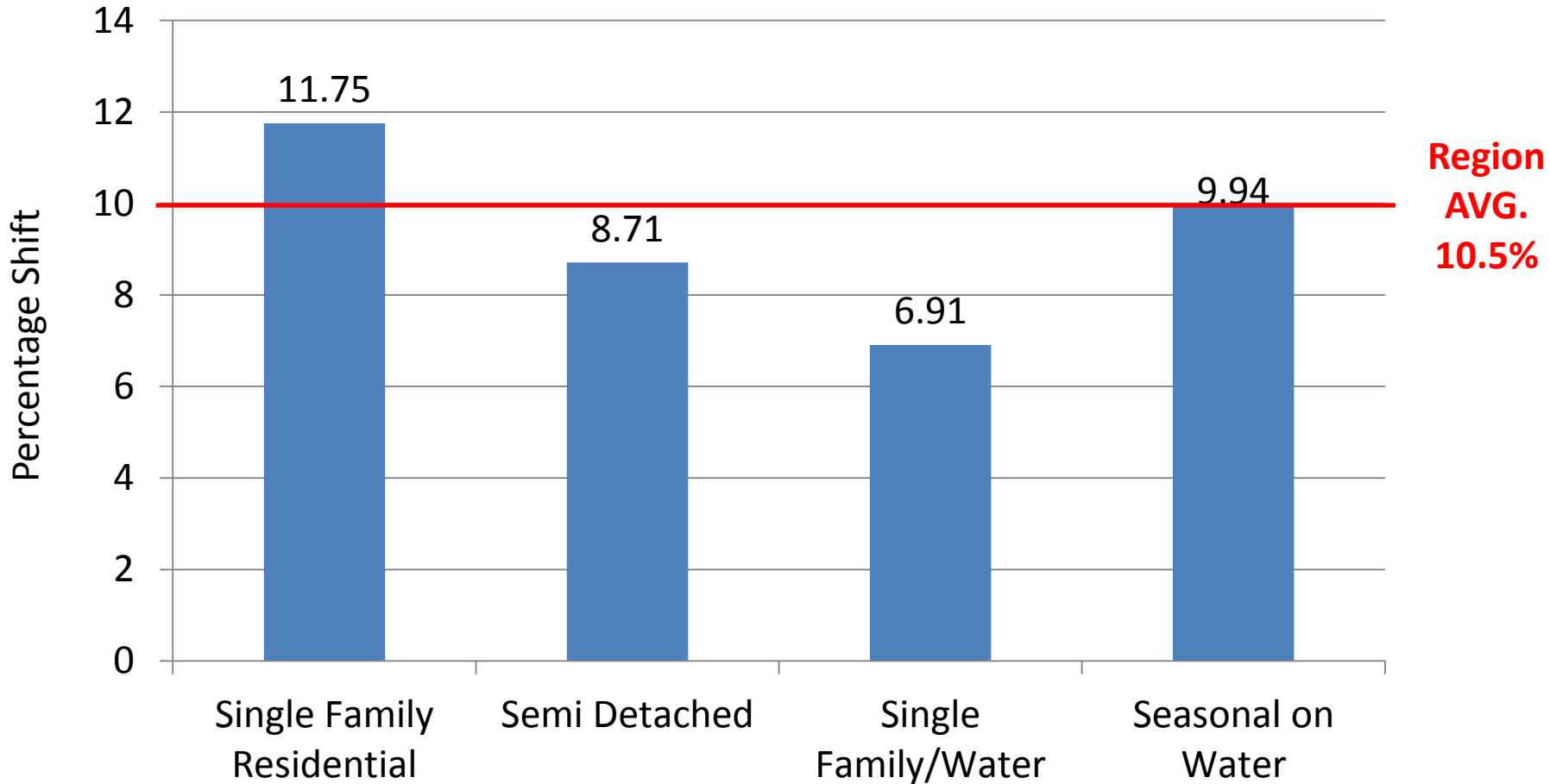
Kawartha Lakes

2008 CVA to 2012 CVA



County of Peterborough

2008 CVA to 2012 CVA





Why Waterfront Values Increased at a lower rate from 2008 to 2012?

- Declining water levels on lakes
- Economic downturn = less discretionary income
- Rising fuel costs
- Recreational accommodation values may have reached a peak
- Demographic shift

AboutMyProperty™

www.aboutmyproperty.ca



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

AboutMyProperty™



- Web-based, self service application available at no charge to property owners
- Username and password provided on the Property Assessment Notice
- Access to detailed property assessment information
- Includes options to select properties of interest from an interactive map



AboutMyProperty™

YOUR PROPERTY. OUR ASSESSMENT.

Know more about it.

Welcome to AboutMyProperty™. Here, you'll learn how and why your property was assessed the way it was. Plus you can compare your property assessment with others in your neighbourhood and community. You can also file a Request for Reconsideration through AboutMyProperty™ if you do not agree with your property's assessment.

Look for your Roll number and Access key on your 2012 Property Assessment Notice to register. Don't have your notice? [Click here!](#)



Login to AboutMyProperty™

First time user? [Register Now](#)

[Need Help?](#)

User ID 

[Forgot User ID](#)

Password

[Forgot Your Password](#)

Login

[Terms and Conditions of Use](#)

Questions?

If you have any accessibility needs, please contact us.

Call 1 866 296-MPAC (6722)

Monday - Friday 8:00am - 6:00pm

LIVE SUPPORT
Chat Online





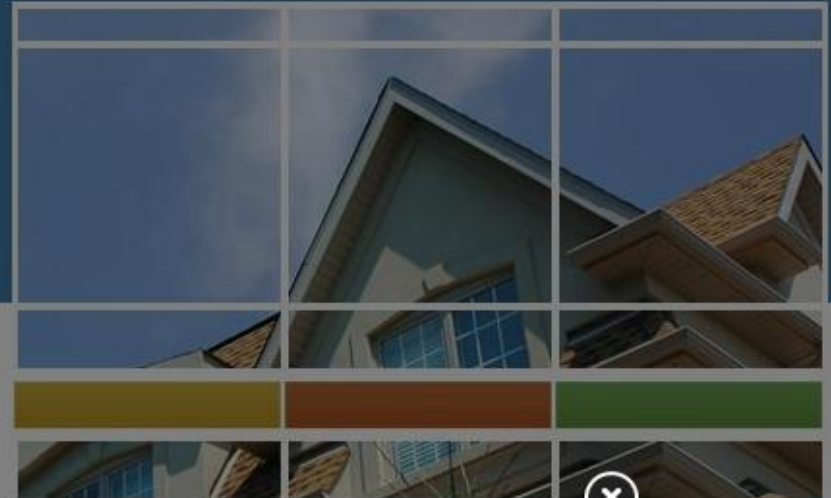
AboutMyProperty™

YOUR PROPERTY. OUR ASSESSMENT.

Know more about it.

Welcome to AboutMyProperty. This tool allows you to view and manage your property assessment. You can view the assessed value of your property, view the assessed value of other properties in your neighbourhood, and request a Reconsideration through the Assessment Appeal process.

Look for your Roll number on your Property Assessment Notice to register. Don't have your Roll number?



Enter The Roll number and Access key located on your Property Assessment Notice.

Roll number:

Access key:

[Cancel](#)

[Next](#)

Questions?

If you have any accessibility needs, please contact us:
Call 1 866 296-MPAC (6722)
Monday - Friday 8:00am - 6:00pm



[Need Help?](#)

[Forgot User ID](#)

[Forgot Your Password](#)

[Login](#)

[Terms and Conditions of Use](#)

Questions?

If you have any accessibility needs, please contact us:
Call 1 866 296-MPAC (6722)
Monday - Friday 8:00am - 6:00pm

LIVE SUPPORT
Chat Online



My Notice: Most Recent

Property Assessment Notice
avis d'évaluation foncière
For the 2013-2014 property tax years

Questions?
Please include your roll number with your enquiry.
Call: 1 866 296-MPAC (6722) / 1 877 889-MPAC (6722) TTY: Monday to Friday: 9 a.m. to 5 p.m.
Extended hours
September 4 to November 9, 2012
Monday to Friday: 9 a.m. to 5 p.m.

Extended local office hours
Visit: Suite 170, Office Galleria
Château Centre, Ottawa
September 17 to October 12, 2012
Monday to Friday: 9 a.m. to 5 p.m.
If you have any accessibility needs, please contact MPAC for assistance.

This Property Assessment Notice is not a property tax bill.
The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipal local taxing authority is responsible for setting property tax rates. An assessment increase does not necessarily mean your property taxes will increase. For questions about your property taxes, contact your municipal local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal process, visit the website. The deadline to file a Request for Reconsideration with MPAC for the 2013 tax year is **April 1, 2013**. For the tax years 2014-2016, the deadline for filing is **March 31** of the tax year. Please keep a copy of this notice for your records.

Assessed value of your property

Year	Assessed value
2013	\$198,000
2014	\$208,000
2015	\$216,000
2016	\$228,000

School support
\$190,000
English Public

Property summary
Property type: Single Family Detached
Frontage: 60.00 feet
Depth: 150.00 feet
Lot area: 7,500.00 square feet
Building - exterior square footage: 2,000 square feet
Year of construction: 1989

2013 Property tax year
Your amount of assessment has changed by **10.0%** since 2012. The average annual percentage of residential properties in your municipality local taxing authority changed by **10.0%** (at time of printing) since 2012.

To see a profile for your property and compare your property with similar properties in your area, visit **AboutMyProperty™** at www.mpac.ca

Please print: **Order ID:** 0000000000000000
Passcode: 0000-0000-0000
Or call MPAC at 1 866 296-MPAC (6722)

Address: 22 MIRANDA Court
Property Code: 301 - Single-family detached (not on water)
Year Built: 1989
Square Feet: 3033
Lot Size: 4822 F
Number of Storeys: 2
Current Value Assessed: \$608,000
Sales Indicator: No valid sales within last 5 years

My Neighbourhood

Search for properties in your neighbourhood and create your customized report.

[View](#)

What if I disagree with my property assessment?



My MPAC

My Notice

1 Item

My Property

\$737,000

My Neighbourhood

My Profile

General Account Settings

[Change](#)

Name:	Patricia Woods
User ID:	woodspa
Security Question:	In what city or town was your first job?
Email:	

Add multiple properties

Your Property List

 (enter at least 4 characters to search)

[Add New Property](#)

Roll Number	Address	City	Select/Remove	Property Profile	Report Last Generated
58 01 030 006 06300	180 FARM Road	NEEBING MUNICIPALITY	View Remove	Report	2012-10-07
21 24 010 002 06501	15674 MOUNT HOPE Road	CALEDON TOWN	View Remove	Report	2012-10-07
21 10 020 010 04200	26 BENTON Street	BRAMPTON CITY	View Remove	Report	2012-10-07
21 05 010 066 19900	197 DAPHNE Avenue	MISSISSAUGA CITY	View Remove	Report	2012-10-07
23 26 000 001 50020	81 MILLIGAN Street	CENTRE WELLINGTON TOWNSHIP	View Remove	Report	-

Page 1 of 8

View 1 - 5 of 37

[What if I disagree with my property assessment?](#)

My MPAC

My Notice
1 Item

My Property
\$737,000

My Neighbourhood

My Profile

General Account Settings Change

Name:	Patricia Woods
User ID:	woodspa
Security Question:	In what city or town was your first job?
Email:	patricia.woods@mpac.ca

Your Property List

search... (enter at least 4 characters)

Add New Property

Roll Number	Address
58 01 030 006 06300	180 FARM Road
21 24 010 002 06501	15674 MOUNT HOPE Road
21 10 020 010 04200	26 BENTON Street
21 05 010 066 19900	197 DAPHNE Avenue
23 26 000 001 50020	81 MILLIGAN Street

Roll number:

Access key:

Remove	Property Profile	Report Last Generated
Remove	Report	2012-10-07
Remove	Report	2012-10-07
Remove	Report	2012-10-07
Remove	Report	2012-10-07
Remove	Report	-

[What if I disagree with my property assessment?](#)

My MPAC

My Notice
1 Item

My Property
\$737,000

My Neighbourhood

My Profile

General Account Settings

[Change](#)

Name:	Patricia Woods
User ID:	woodspa
Security Question:	In what city or town was your first job?
Email:	

Print/preview property profiles

Your Property List

search... (enter at least 4 characters to search)

[Add New Property](#)

Roll Number	Address	City	Select/Remove	Property Profile	Report Last Generated
58 01 030 006 06300	180 FARM Road	NEEBING MUNICIPALITY	View Remove	Report	2012-10-07
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Page 1 of 8

View 1 - 5 of 37

[What if I disagree with my property assessment?](#)

22 MIRANDA Court

My MPAC

My Notice

1 Item(s)

My Property

\$608,000

My Neighbourhood

My Home. My Community.



- 2012 Province-wide Assessment Update
- How does MPAC assess my property
- Ontario's Property Assessment System**
- What if I disagree with my property assessment?
- Who is MPAC?

Ontario's Property Assessment System

Four Year Cycle & Phase-In Program

In Ontario's four-year assessment cycle, the next province-wide Assessment Update will take place in fall 2012, effective for the 2013-2016 property tax years, and will be based on a legislated valuation date of January 1, 2012.

The last province-wide Assessment Update took place in 2008. In each non-assessment update year, we prepare approximately one million Property Assessment Notices for owners of new properties or properties where a change has taken place.

To provide an additional level of property tax stability and predictability, the Ontario Government introduced a phase-in program where the market increases in assessed value between legislated valuation dates are phased in over four years (2009-2012). The full benefit of any decrease is applied immediately.

Who does what?

Ontario's property assessment system has four main parts:

Provincial Government
Passes legislation, sets property tax policies and sets education tax rates

MPAC
Establishes current value assessments and classifications for all properties in Ontario

Municipalities
Determine their revenue requirements, set municipal tax rates and collect property taxes

Assessment Review Board
Independent tribunal that is part of the Environment and Land Tribunals Ontario cluster which reports to the Ontario Ministry of the Attorney General and hears assessment appeals from property taxpayers

Learn more about assessment and MPAC through AboutMyProperty™ or www.mpac.ca

Tax Year: All (1)

July 16, 2012

Property Assessment Notice

July 16, 2012

Property Assessment Notice



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Dear Sir/Madam,

Thank you for your enquiry to the Municipal Property Assessment Corporation (MPAC).

Enclosed is a copy of the original *Property Assessment Notice* you requested. Any changes made to the property after July 16, 2012 will not be reflected on this Notice. The appeal deadline remains as set out on this copy.

If you have any questions or any accessibility needs, please call us toll free at 1 866-296-MPAC (6722) or 1 877-889-MPAC (6722) TTY. You may also visit www.mpac.ca to learn more about MPAC.

22 MIRANDA Court

My MPAC

My Notice
1 Item(s)

My Property
\$608,000

My Neighbourhood

Show Explanation

My Property Profile Report

Open/Print

Expand All | Collapse All

[-] Property Information	
Roll Number	19 28 000 191 47806
Street Number	22
Street Name	MIRANDA
Legal Description	PLAN 65M2721 LOT 16
Property Code Description	301 - Single-family detached (not on water)
Homogeneous Neighbourhood	A30
[-] Valuation	
Current Value Assessment	\$608,000
Realty Tax Classes	RT \$608,000
Returned Base Year	2008
[+] Sale Information	
[+] Site Information	
[+] Primary Structures	
[+] Secondary Structures	
[+] Data Elements	

What if I disagree with my property assessment?

Is this information correct? Yes No

You can correct information that you believe are wrong.

Address:	22 MIRANDA Court
Property Code:	301 - Single-family detached (not on water)
Year Built:	1989
Square Feet:	3033
Lot Size:	4822 F
Number of Storeys:	2
Current Value Assessed:	\$608,000
Sales Indicator:	No valid sales within last 5 years

Show Explanation

(15)

Map View

Report View

Properties of Interest (0/24)

Map View

Report View

22 MIRANDA Court



CVA: \$608,000

8 WOODCHESTE...



CVA: \$643,000

39 NEWPORT Sq...



CVA: \$833,000

47 MULHOLLAND...

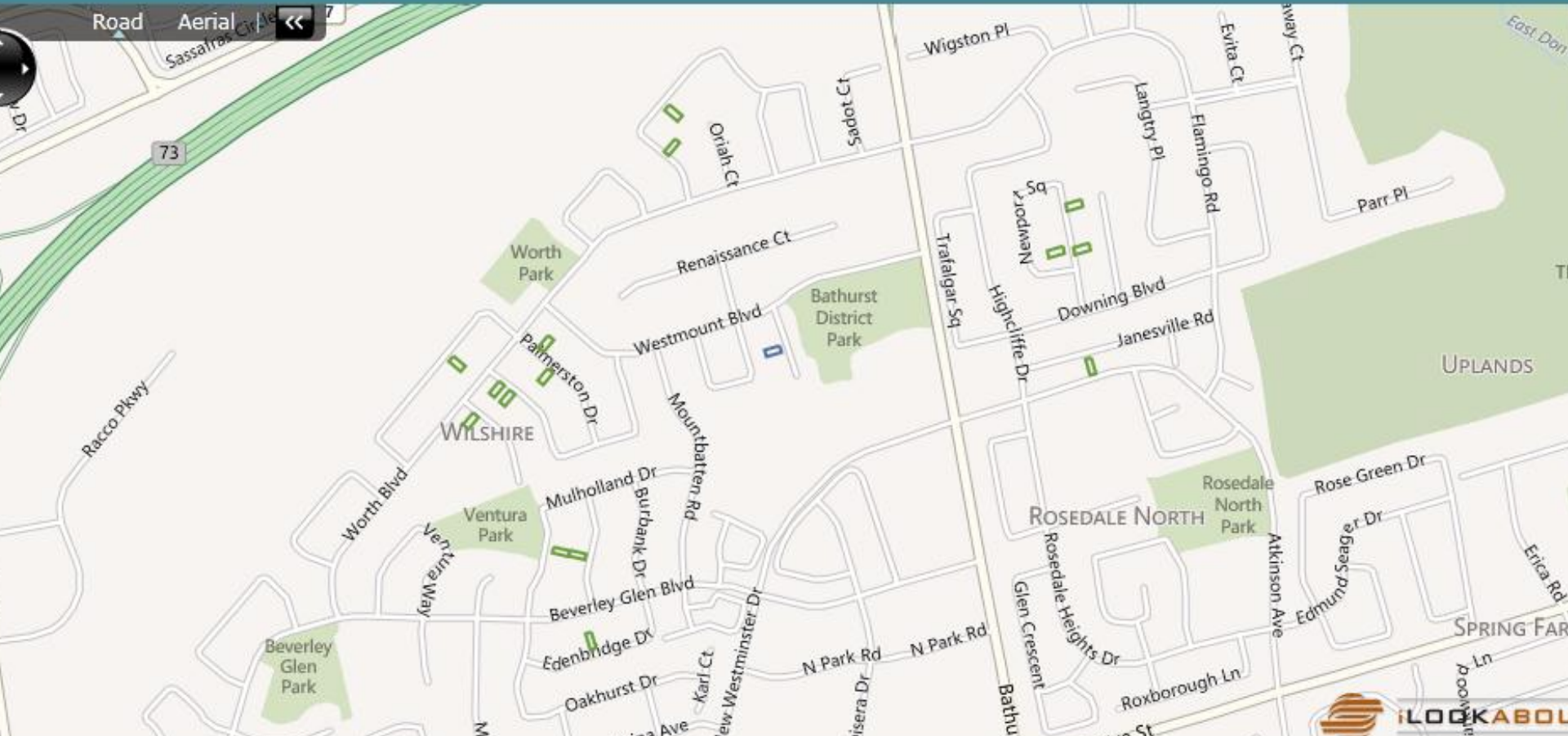


CVA: \$574,000

93 ROCKWOOD...



CVA: \$504,000



22 MIRANDA Court

My MPAC

My Notice

1 Item(s)

My Property

\$608,000

My Neighbourhood

Show Explanation



Sales (15)



Map View

Report View

My Properties of Interest (0/24)



Map View

Report View

22 MIRANDA Court



CVA: \$608,000

8 WOODCHESTE...



CVA: \$643,000

39 NEWPORT Sq...



CVA: \$633,000

47 MULHOLLAND...



CVA: \$574,000

93 ROCKWOOD...



CVA: \$504,000

Road

Aerial



Rockwood Crescen

Woodchester Ct



Address: 8 WOODCHESTER Court

Property Code: 301 - Single-family detached (not on water)

Year Built: 1989

Square Feet: 3571

Lot Size: 5029 F

Number of Storeys: 2

Current Value Assessed: \$643,000

Sales Indicator: 2011 Sep



iLOOKABOUT

22 MIRANDA Court

My MPAC

My Notice

1 Item(s)

My Property

\$608,000

My Neighbourhood

Show Explanation



Sales (15)

Map View

Report View

My Properties of Interest (0/24)

Map View

Report View

22 MIRANDA Court



CVA: \$608,000

8 WOODCHESTE...



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39 NEWPORT Sq...



CVA: \$633,000

47 MULHOLLAND...



CVA: \$574,000

93 ROCKWOOD.



CVA: \$504,000

Sales Report

Open/Print

Roll Number	19 28 000 191 47806	19 28 000 191 49484	19 28 000 050 57014	19 28 000 191 49928	19 28 000 191 48580
Street Number	22	8	39	47	93
Street Name	MIRANDA	WOODCHESTER	NEWPORT	MULHOLLAND	ROCKWOOD
Legal Description	PLAN 65M2721 LOT 16	PLAN 65M2722 LOT 50	PLAN 65M2550 LOT 105	PLAN 65M2899 LOT 44	PLAN 65M2722 LOT 27
Homogeneous Neighbourhood	A30	A30	A30	A30	A30
Property Code & Desc.	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)
Valuation					
Current Assessment Value	\$608,000	\$643,000	\$633,000	\$574,000	\$504,000
Returned Base Year	2008	2008	2008	2008	2008
Sale					
Sale Date	No valid sales within last 5 years	2011 Sep	2010 May	No valid sales within last 5 years	2011 Nov
Sale Amount	\$469,900	\$840,000	\$722,500	\$385,000	\$683,500
Site					
Effective Frontage	45.93 F	47.9 F	49.53 F	40.03 F	47.9 F
Effective Depth	104.99 F	104.99 F	110.62 F	111.55 F	104.99 F
Effective Site Area	4822.19 F	5029.02 F	5479 F	4465.34 F	5029.02 F
Site Area	4822 F	5029 F	5445 F	4465 F	5029 F
Structure					
Year Built	1989	1989	1987	1991	1989
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air
Bedrooms	4	5	4	4	4

Sales (15)

Map View

Report View

My Properties of Interest (2/24)

Map View

Report View

22 MIRANDA Court



CVA: \$608,000

17 SAVOY Crescent



CVA: \$627,000

8 SAVOY Crescent



CVA: \$636,000

Search

[Property](#) | Residential Condo



Address: 90 SAVOY Crescent
Property Code: 301 - Single-family detached (not on water)
Year Built: 1993
Square Feet: 3398
Lot Size: 6153 F
Number of Storeys: 2
Current Value Assessed: \$671,000
Sales Indicator: No valid sales within last 5 years

Add to MY PROPERTIES OF INTEREST?

Map Legend



22 MIRANDA Court

Show Explanation



Sales (15)

Map View

Report View

My Properties of Interest (3/24)

Map View

Report View

22 MIRANDA Court



CVA: \$608,000

17 SAVOY Crescent



CVA: \$627,000

8 SAVOY Crescent



CVA: \$636,000

90 SAVOY Crescent



CVA: \$671,000

My Properties of Interest Report

Roll Number	19 28 000 191 47806	19 28 000 191 47766	19 28 000 191 47776	19 28 000 191 47796
Street Number	22	17	8	90
Street Name	MIRANDA	SAVOY	SAVOY	SAVOY
Legal Description	PLAN 65M2721 LOT 16	PLAN 65M2721 LOT 24	PLAN 65M2721 LOT 55	PLAN 65M2721 LOT 45
Homogeneous Neighbourhood	A30	A30	A30	A30
Property Code & Desc.	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)
Valuation				
Current Assessment Value	\$608,000	\$627,000	\$636,000	\$671,000
Returned Base Year	2008	2008	2008	2008
Sale				
Sale Date	No valid sales within last 5 years	No valid sales within last 5 years	No valid sales within last 5 years	No valid sales within last 5 years
Sale Amount	\$469,900	\$535,000	\$525,000	\$423,533
Site				
Effective Frontage	45.93 F	45.93 F	49.34 F	41.39 A
Effective Depth	104.99 F	104.99 F	106.63 F	0 A
Effective Site Area	4822.19 F	4822.19 F	5261.12 F	0 A
Site Area	4822 F	4822 F	5261 F	6153 F
Structure				
Year Built	1989	1989	1989	1993
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Bedrooms	4	4	4	5

22 MIRANDA Court

My MPAC

My Notice
1 Item(s)

My Property
\$608,000

My Neighbourhood

Important Information

You will have the opportunity to include any Properties of Interest you selected through the "My Neighbourhood" tab with your RfR. If you have not already selected your Properties of Interest, we encourage you to do so now by clicking on the My Neighbourhood tab. Please note, if you leave the RfR form page before completing and submitting your request to MPAC, all keyed information will be lost.

[What if I disagree with my property assessment?](#)

Hide Explanation

Request For Reconsideration (RfR)

Notices		Date Issued	RfR Deadline	Status
2012 Property Assessment Notice	View	July 26, 2012	April 01, 2013	Submit RfR

*Not for distribution

22 MIRANDA Court ▾

My MPAC

My Notice
1 Item(s)

My Property
\$608,000


My Neighbourhood

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Please note, if you leave the RfR form page before completing and submitting your request to MPAC, all keyed information will be lost.

[What if I disagree with my property assessment?](#)

Hide Explanation 

Request For Reconsideration (RfR)

Notices

Date Issued

RfR Deadline

Status

2012 Property Asses

mit RfR

Up-to-date data is an important part of calculating accurate assessments.

Would you like to take a few moments to validate the information we have on file for your property?
This information will help us in our review of your Request for Reconsideration.

Yes

No



Request for Property Information

PROPERTY IDENTIFIER: 19 28 000 191 47806
 ADDRESS: 22 MIRANDA Court
 LEGAL DESCRIPTION: PLAN 65M2721 LOT 16

Main Structure

The most current MPAC data on file for your property is displayed in the left column below. Please mark any items that are incorrect by choosing "Incorrect" from the corresponding select menu and provide the updated information in the field provided on the right side of the page.

If data is incorrect, please update information below.

Year Built:	1989	Correct	▼
Floor Details			
Full Storeys:	2	Correct	▼
Part Storeys:	No part storey	Correct	▼
Split Level:		Correct	▼
Total Area (sq. ft.):	3033	Correct	▼
1st Floor (sq. ft.):	1496	Correct	▼
2nd Floor (sq. ft.):	1537	Correct	▼
Upper Floor (sq. ft.):		Correct	▼
Basement Details			
Basement Area (sq. ft.):	1545	Correct	▼
Basement Finished Area sq. ft. (interior):	0	Correct	▼
Basement Finished Type:		Correct	▼
Bathroom Details			
Full Bathrooms:	3	Correct	▼
Half Bathrooms(no tub or shower):	1	Correct	▼
Bedroom Details			
Bedrooms:	4	Correct	▼
Heating System Details			
Primary Heating System:	Forced Air	Correct	▼
Central Air Conditioning:	Y	Correct	▼
Fireplaces:	1	Correct	▼
Permanent Amenities			
Sauna:		Correct	▼
Hot Tub/Whirlpool Bath:		Correct	▼
Site Services			
Water:	Unspecified Service	Correct	▼

Submit Your Request for Reconsideration

Click [here](#) for a printable version of this form. [Pour la version française, cliquez ici.](#)

The Municipal Property Assessment Corporation (MPAC) is responsible for accurately classifying and valuing all properties in Ontario. If you feel that your property assessment is not a reasonable reflection of your property's value and/or classification as if January 1, 2008, you can ask us to review them by completing this on-line form. You do not have to pay for this review. Your privacy is protected under the Municipal Freedom of Information and Protection of Privacy Act.

Our review of your property's value will be completed within 10 to 12 weeks. If we need more information from you or more time to complete the review, we will contact you. When the review is complete, we will send you a letter to give you the results of the review. The deadline to submit a Request for Reconsideration is indicated on your Notice. This is 90 days from the submission date.

You can review the value of properties in your area by visiting the 'My Neighbourhood' tab in this website. You can select up to 24 properties of interest (POIs) and view detailed property information. These may assist you in determining if your assessment is reasonable for your neighbourhood.

If you need any help in completing this form, please call our Customer Contact Centre at 1 866 296-6722 or for the hearing impaired, call 1 877 TTY-MPAC.

2012 Property Assessment Notice

Deadline: April 01, 2013

Section 1: About Your Property

Roll Number: 19 28 000 191 47806

Property Address*: Municipality*: Owner 1 (Last Name, First Name)*: Owner 2 (Last Name, First Name): Home Phone Number: Alternate Phone Number: Email Address*:

If we should send follow-up information somewhere other than the property address, please indicate below:

Mailing Address:

What is your property's value as shown on the Notice you have received? *
(Do not include commas, spaces or decimals. Example: assessed value is 250000 not 250,000.00)

Value*:

Section 2: Reasons For Reconsidering Your Property's Assessed Value

Please provide specific reasons as to why you would like us to review your assessment, as required under Section 39.1 of the Assessment Act.

Reasons*:

Section 3: Supporting documentation

- Sale information for this property and other similar properties
- Assessed value of similar properties
- Photos of this property or other properties
- Other documents, such as the municipal zoning records or health unit reports

- Maximum 5 files
- Maximum 3MB per file
- Allowed file types: [jpeg](#), [jpg](#), [png](#), [txt](#), [doc](#), [docx](#), [pdf](#)

- Include A Properties of Interest report with my submission

Deselect the properties you do not want included in your submission. (this information will help MPAC better understand your concerns):

1. 17 SAVOY Crescent 2. 8 SAVOY Crescent 3. 90 SAVOY Crescent	 <p>22 MIRANDA Court CVA: \$608,000</p>	 <p>Include in Request <input checked="" type="checkbox"/> 17 SAVOY Crescent CVA: \$\$627,000</p>	 <p>Include in Request <input checked="" type="checkbox"/> 8 SAVOY Crescent CVA: \$\$636,000</p>	 <p>Include in Request <input checked="" type="checkbox"/> 90 SAVOY Crescent CVA: \$\$671,000</p>	
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Section 4: Representative Information

If you would like someone else to act for you while we reconsider the value of your property, please complete the Section by indicating their name below and providing a Letter of Authorization. You may also use the Representative Authorization Form available on our website at www.mpac.ca or by calling us at 1 866 296-6722.

Name of representative:

LSUC License Number:

Telephone:

A representative may act on behalf of a property owner. There have been recent changes to the Law Society Act with respect to the requirements of who can act as a representative for a property owner. If you are not the owner of the property, you must also supply a Letter of Authorization endorsed by the property owner stating that you are representing the owner in this matter. Persons approved by the Law Society of Upper Canada to practice law or provide legal services in Ontario do not require Letters of Authorization.

How MPAC Reviews your Assessed Value

When we review your property's assessed value, we look at the information you provide with your request and the information we have in our files including:

Details of your property such as the size of your lot; The size, type, condition and age of any buildings that may be on the property; and Depreciation, nuisances or any other factors that could have an impact on the current value of your property.

We also compare your property's assessed value with sales and values of similar properties in the area. We will contact you for further information if required. When the review is completed, we will notify you of the results in writing.

Value Review Process



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PROPERTY
ASSESSMENT
CORPORATION



Request for Reconsideration (RfR)

- If you feel your assessed value as of the legislated valuation date or property classification is not correct, we will review it free of charge
- Beginning in 2009, RfR is the mandatory first step for properties in the:
 - Residential Property Class
 - Farm Property Class
 - Managed Forest Property Class
- RfR **not mandatory** for business classes, may file RfR or directly file an Appeal with the Assessment Review Board (ARB)
- Deadline to file a RfR is April 1, 2013

RfR Process

- 1) MPAC reviews the RfR and supporting documentation provided by the property taxpayer
- 2) During the review, we may determine that an adjustment is warranted or that the property assessment accurately reflects a January 1, 2012 current value
- 3) Once completed, MPAC mails a results letter to advise the property taxpayer about the outcome of their RfR
- 4) If the property taxpayer is not satisfied with the outcome, they have the option to file an appeal with the Assessment Review Board within 90 days from the date appearing on the results letter from MPAC

Assessment Review Board (ARB)

- At an ARB hearing, the onus is on MPAC to prove the accuracy of the assessed value
- ARB must apply two tests on an appeal:
 - Determine the current value of the property (accuracy)
 - Have reference to similar lands in the vicinity and adjust the assessment to make it equitable only if comparison results in reduction (equity)



Thank You

Questions?



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