

Issue Date:  
June 01, 2016

# Property Assessment Notice

For the 2017 to 2020  
property taxation years

Assessed Name  
Address  
City/Town, Postal Code

**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 \$**

**Account information:**

Roll Number 00 00 000 000 000 00 0000  
**AboutMyProperty™ Access Key** AD000 0000 00000  
 Your property's location and description Municipality/Building Type

Municipality English-Public  
 School support

**Assessment overview:**

MPAC's assessed value of your property as of **January 1, 2016**  
 MPAC's assessed value of your property as of **January 1, 2012**  
 Between **2012 and 2016**, your property's assessed value changed by

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**

2017	<b>September 29, 2016</b>
2018	<b>March 31, 2018</b>
2019	<b>March 31, 2019</b>
2020	<b>March 31, 2020</b>

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](http://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](http://www.aboutmyproperty.ca)



## How does MPAC assess my property?

**Roll Number:** 00 00 000 000 000 00 0000

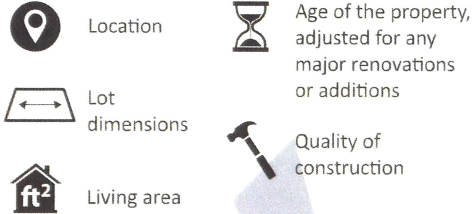
**Property summary:**

Property type Building Type (i.e. condominium)

Building - exterior square footage xx sq. ft.

Year of construction 19xx

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



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](http://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.

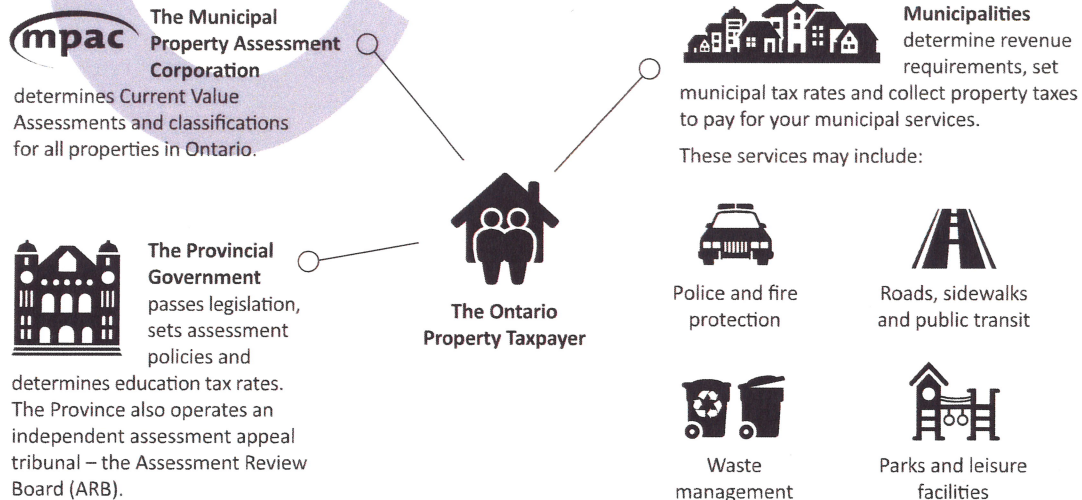
Log on to [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) with your Roll Number and Access Key. These are found on page one of this Notice.



### 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





## Attachment (1)

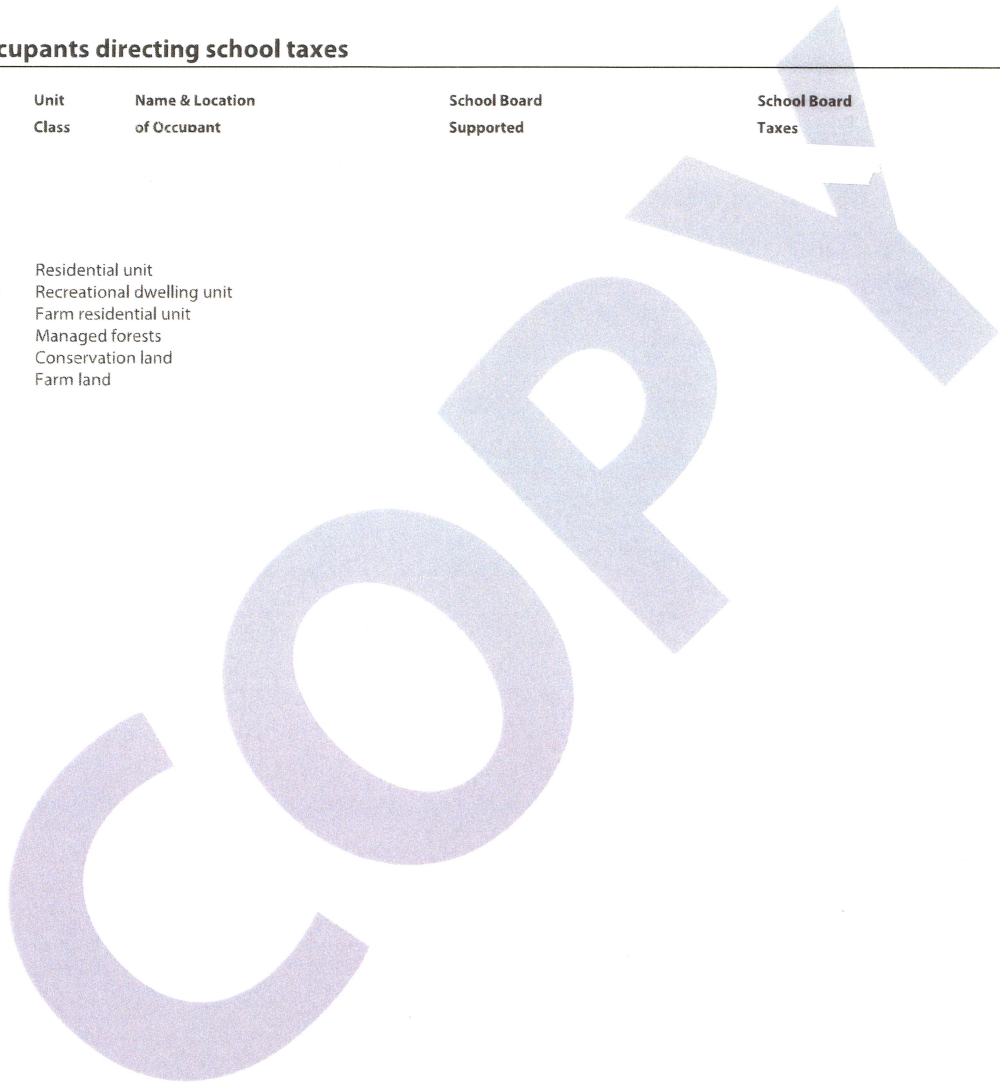
Roll Number: 00 00 000 000 000 00 0000

### Occupants directing school taxes

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Sub. No.	Unit Class	Name & Location of Occupant	School Board Supported	School Board Taxes
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RU: Residential unit  
RDU: Recreational dwelling unit  
FRU: Farm residential unit  
MF: Managed forests  
CL: Conservation land  
FL: Farm land





MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

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