



Your 2020 Property Assessment Update

This year, as part of a province-wide Assessment Update, the Municipal Property Assessment Corporation (MPAC) will update the assessed value of every property in Ontario.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



WHAT'S HAPPENING?

If you are a property owner, you will receive a Property Assessment Notice with your property's updated value. Your municipality will use the property's updated assessed value to calculate your 2021-2024 property taxes.

Municipalities are responsible for determining the tax rate and calculating your property taxes. They will issue you a property tax bill which is separate from your Property Assessment Notice.

MPAC assesses every property using the same valuation date, which is set by the provincial government. The current valuation date is **January 1, 2019**, which means that all properties will be assessed based on their value and classification as of this date.

WHO IS MPAC?



Property assessments provided by MPAC are the foundation of Ontario's property tax system.

We maintain a comprehensive database of property information for each of the more than five million properties in Ontario. This information is used to determine property assessments, inform revenue and taxation decisions and help us understand how your community is changing.

We are always updating our assessment data by monitoring property sales transactions, rental information and construction costs, and providing Property Assessment Notices when changes occur.

Our team lives and works in your community, and we take pride in delivering accurate property assessments and insights to the people of Ontario.

WHEN WILL I RECEIVE MY PROPERTY ASSESSMENT NOTICE?

If you own a residential property, you will receive your new Property Assessment Notice from MPAC **between May and September 2020**. Notices for other types of properties, such as businesses and farms, will be mailed in the fall.

WHAT WILL I FIND ON MY PROPERTY ASSESSMENT NOTICE?

Property owners will receive a Property Assessment Notice from MPAC which shows the updated assessed value of their property.



If the property's assessed value increases, the Notice will show how the value will be phased in gradually over the next four years to help ease the burden for property owners.

Your property's assessed value as of January 1, 2019 is: **\$507,000**

PROPERTY OVERVIEW:
Roll number: 12 34 567 899 12345 1234
Location and description: 200 MAIN ST
CON N LOT 3PT RP 1 R5811 PART 2

What happens if my assessed value has changed?
Any increase in assessed value will be phased in gradually over four years.



Once you receive your Notice, go to mpac.ca to learn more about how we assessed your property and take a look at other comparable properties in your neighbourhood.





WE'RE HERE TO HELP

If you are a property owner and disagree with your property's assessed value or classification, MPAC will review your concerns free of charge. Visit mpac.ca to find out how you can submit a Request for Reconsideration. The deadline to submit one is indicated on your Property Assessment Notice.

If you have questions about the 2020 Assessment Update and how it affects you, visit us at mpac.ca or call our Customer Contact Centre at 1-866-296-MPAC (6722).

CONTACT US

 www.mpac.ca

 [linkedin.com/company/MPAC](https://www.linkedin.com/company/MPAC)

 [@MPAC_Ontario](https://twitter.com/MPAC_Ontario)

 [youtube.com/MPAC](https://www.youtube.com/MPAC)

 1-866-296-MPAC (6722) | TTY: 1-877-889-MPAC (6722)