

C 16.  
COMMUNICATION

CW (WORKING SESSION)

June 1/16  
ITEM - 3



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# Delivering the 2016 Assessment Update

City of Vaughan  
Committee of the Whole  
June 1<sup>st</sup>, 2016

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

C16  
29

# 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**

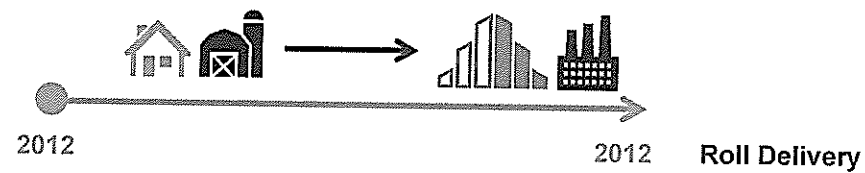
**2013-2016**  
**Tax Years**  
*January 1, 2012*  
*(valuation date)*

**2016**

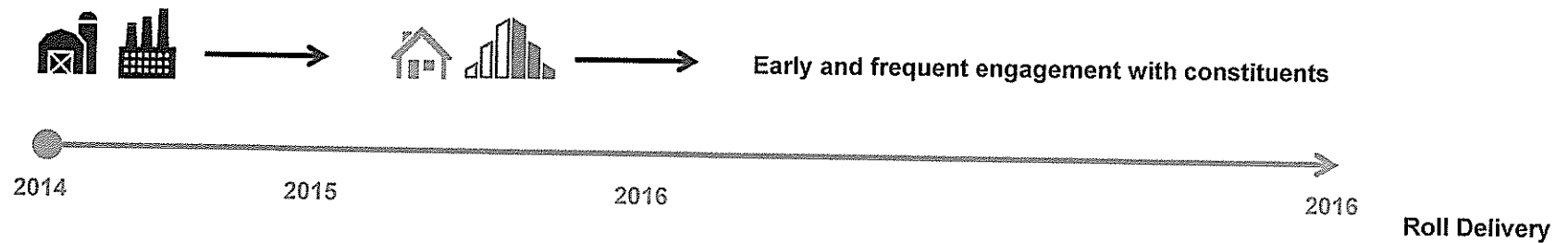
**2017-2020**  
**Tax Years**  
*January 1, 2016*  
*(valuation date)*

# 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

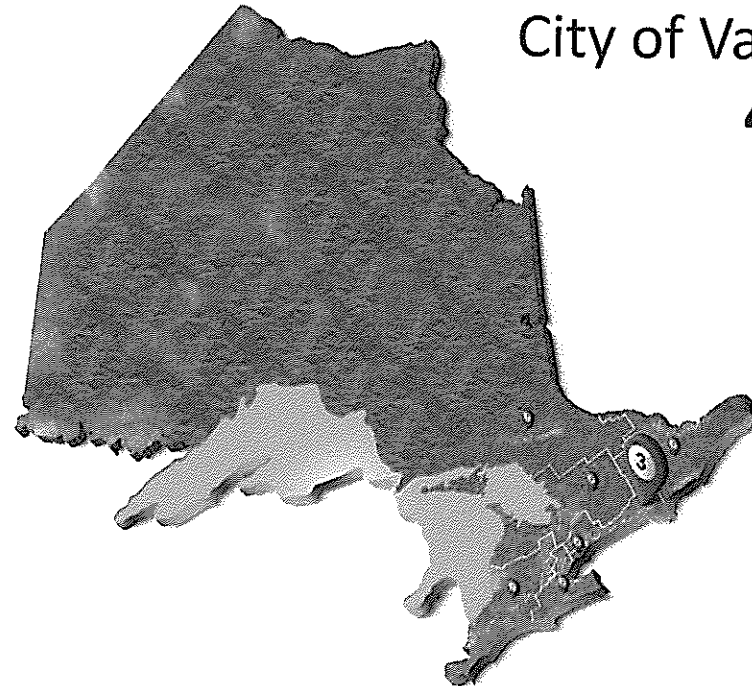
Tax and Vacancy Applications

Municipal Requests

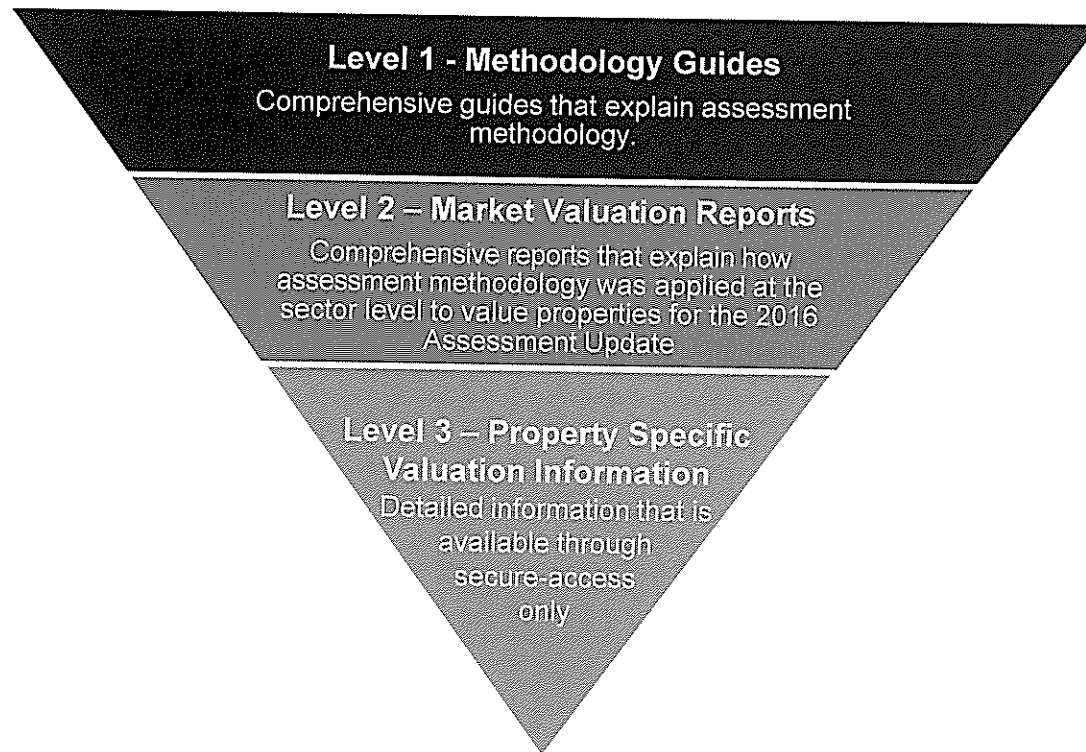
Appeals

Property Owner Enquiries

Data Touch Points  
City of Vaughan  
**48,081**



# 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 13



Farm Property Assessment Notices will be mailed October 11



Multi-Residential and Business Notices will be mailed October 18

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



An isometric, black and white illustration of a city street scene from an aerial perspective. The scene features a variety of buildings, including tall skyscrapers and smaller, multi-story residential or commercial structures. A winding road with a dashed center line runs through the left side of the image. On the right, a street intersection shows a car and an ambulance. Trees and greenery are scattered throughout the urban landscape. The overall style is detailed and architectural.

# 2016 ASSESSMENT UPDATE

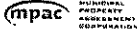
## The Residential Experience

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MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# 2016 PROPERTY ASSESSMENT NOTICE



**1234567890**

SECTION 3301  
ABC WORKS LIMITED  
100 MAIN STREET  
UNIT 200  
11 FLOOR  
ANYWHERE ON MAIN 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 EFGH IJMN
Your property's location and description	900 Dunes Rd. PLAINFIELD 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, 2017	\$162,000
Between 2017 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	
<b>Year</b>	<b>Assessed Value</b>	<b>Request for Reconsideration Deadline</b>
2016	\$142,000	
2017	\$178,000	August 1, 2016
2018	\$185,000	March 31, 2018
2019	\$211,000	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](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**

1 866 396-MPAC (6722)  
TTY 1 877 883-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)

**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: 54.33 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](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



**The Municipal Property Assessment Corporation**  
determines Current Value Assessments and Classifications for all properties in Ontario




**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



**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).

# 2016 PROPERTY ASSESSMENT NOTICE

<div data-bbox="310 654 504 743"></div> <div data-bbox="522 656 707 747"><p>MUNICIPAL PROPERTY ASSESSMENT CORPORATION</p></div> <div data-bbox="447 888 831 951"> 1234567890</div> <div data-bbox="445 956 722 1133"><p>JACKSON JASON ABC IMPORTS LIMITED 200 MAIN STREET UNIT 5000 11 FLOOR ANYWHERE ON M4K 1B3</p></div>	<div data-bbox="1312 511 1787 553"><p>Municipal-specific Issue Date</p></div> <div data-bbox="1201 899 1390 974"><p>Issue Date: April 4, 2016</p></div> <div data-bbox="1474 773 1829 953"><h2>Property Assessment Notice</h2></div> <div data-bbox="1520 993 1824 1065"><p>For the 2017 to 2020 property taxation years</p></div>
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# 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

## 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.

→ 2016 Assessed Value

## Assessment Overview

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

**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.

# 2016 PROPERTY ASSESSMENT NOTICE

<b>Property Classification:</b>	Residential	
<b>Tax Year</b>	<b>Assessed Value</b>	<b>Request for Reconsideration Deadline</b>
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](http://www.aboutmyproperty.ca).

## 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)

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

## 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

## Property Details

### How does MPAC assess my property?

- ✓ Five major factors affecting residential values

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.

# 2016 PROPERTY ASSESSMENT NOTICE

**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.

**Have questions about your assessment?**

✓ Login to AboutMyProperty™



# 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)

**mpac** Municipal Property Assessment Corporation

**Property Assessment Notice**  
For the 2017-2018 property taxation year

Issue Date:  
Apr 14, 2016

**THIS IS NOT A TAX BILL**

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing property in the City of Vaughan in compliance with the Rate Relief Act and regulations set by the Government of Ontario.

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

**Account Information:**  
Not a taxpayer  
About My Property™ Access Key: 12 345 6789 12345 6789  
Your property location and description: AGED (761) MRL2  
Municipality: Vaughan  
School Region: Vaughan City  
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, 2017: \$192,000  
Between 2016 and 2017, your property's assessed value changed by: \$36,000

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 provisions of the Assessment Act, an owner of a property is entitled to a fair and equitable assessment of their property. The January 1, 2016 assessed value of your property will be used as the basis for calculating your 2017 to 2018 property taxes, as shown below.

Property Classification	Assessed value	Request for Reconsideration Deadline
2016	\$192,000	
2017	\$176,000	August 1, 2016
2018	\$192,000	March 31, 2018
2019	\$218,000	March 31, 2019
2020	\$228,000	March 31, 2020

To learn more about how your property was assessed, see the info pages on page 2 of this notice. For more information on the Request for Reconsideration process, please visit our website: [www.municipalproperty.ca](http://www.municipalproperty.ca)

**CONTACT US**  
1-800-268-6666 (MPAC) (Toll-free)  
1-773-277-6666 (MPAC) (Local)  
Monday to Friday  
8 a.m. to 5 p.m.  
If you have previously  
contacted, please call us  
for assistance.

**ABOUT MY PROPERTY**  
[www.aboutmyproperty.ca](http://www.aboutmyproperty.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 City of Vaughan is October 11
- 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?

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MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

# ABOUTMYPROPERTY.CA

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](#)



## 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](#)

[Register](#)

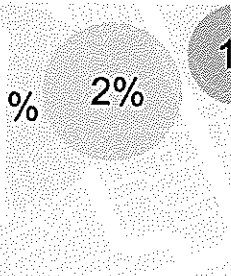
[Login](#)

[Need Help?](#)

## 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.

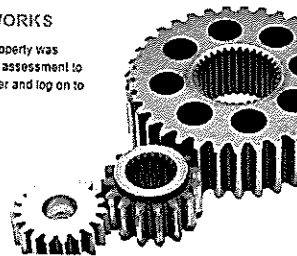
[READ MORE](#)



## 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](#)



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](http://aboutmyproperty.ca)** to review the information MPAC has on file for your property.



Online: [aboutmyproperty.ca](http://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](http://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](http://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

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MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION



## MUNICIPAL CONNECT™

- **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



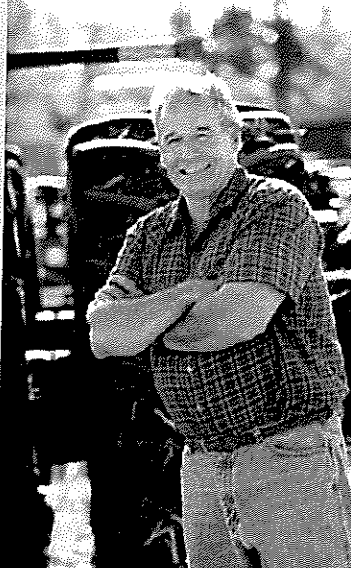
Condominiums

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.



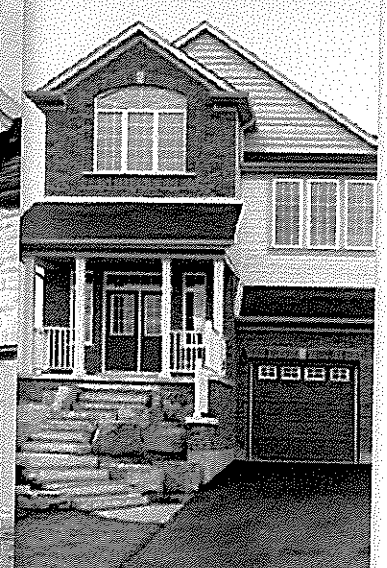
Residential Properties

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](http://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	City of Vaughan		
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 Maurizio Bevilacqua, MPP Steven Del Duca		Media Outlets – Vaughan Citizen, snapd Vaughan, Vaughan Living, 105.9 The Region, etc.

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



An aerial, isometric illustration of a suburban neighborhood. The left side shows a residential street with various houses, including a large two-story house and a smaller bungalow. A car is parked on the street. The right side shows a lake with two sailboats, a small beach area with an umbrella, and a rocky shoreline. The background is filled with trees and more houses.

# PRELIMINARY MARKET TRENDS



MUNICIPAL  
PROPERTY  
ASSESSMENT  
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](http://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](http://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.**

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

## ASSESSMENT CHANGES 2016 TO 2017

### CITY OF VAUGHAN

	REGION OF YORK	CITY OF VAUGHAN
Overall Residential	10.1%	8.6%
Single Family Residential	10.5%	9.0%
Condominium	3.9%	3.6%

*Preliminary median percentage change in assessed value from 2016 to 2017*

## TYPICAL ASSESSED VALUES

### CITY OF VAUGHAN

	Change in value since 2012	2016 CVA
Single Family Residential	+ \$234,000	\$891,000
Condominium	+ \$51,000	\$405,000

*The change in assessed value between base valuation years (2012 to 2016)*



# QUESTIONS?

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