

Property Assessment and Tax System

Sarah Groves, Account Manager
Municipal and Stakeholder Relations

November 21, 2024



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Township of Cavan Monaghan

Roles and Responsibilities.



Ontario Government

Establishes the province's assessment and taxation laws, sets the valuation date and determines education tax rates.



MPAC

Calculates, captures and distributes assessments for all properties and buildings across Ontario.



Municipalities

Determine revenue requirements, set tax rates and collect property taxes to pay for municipal services.



Property Owners

Pay property taxes for community services and education taxes to help fund elementary and secondary schools in Ontario.



MPAC conducts property valuation updates, referred to as **reassessments**.

A photograph of a street scene. In the foreground, a green lamppost stands on a paved sidewalk. To the left, a person in a blue cap and dark clothing is walking a dog. The background shows a storefront with large glass windows and a white door. A large, colorful flower basket hangs from the door. A semi-transparent blue box with white text is overlaid in the center of the image.

What is Current Value Assessment (CVA)?

Keeping our property
inventory up-to-date.



Three approaches when valuing properties.



Direct Comparison Approach

Analyze sales of comparable properties sold for similar or identical use as the property to be valued.



Income Approach

Determine how much revenue the property generates and the sale price.



Cost Approach

Properties that are unique and rarely sold on the market.

Five major factors when assessing residential properties.



Age of buildings



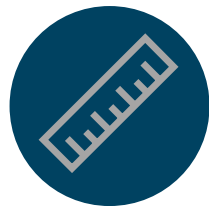
Location of property



Quality of construction



Exterior square footage



Lot dimensions

These five factors account for approximately 85% of a property's assessed value.



Resolving Assessment Concerns

1



Reflect on the
Current Value
Assessment

2



Visit MPAC's
AboutMyProperty.ca
to confirm details

3



View similar
properties and
their assessed
values

4



Submit a Request
for Reconsideration
if you disagree

Let's Talk Property Tax.

Each year, municipalities decide how much money they need to raise from property taxes to pay for services and determine tax rates based on that amount.



A property's assessed value, provided by MPAC.



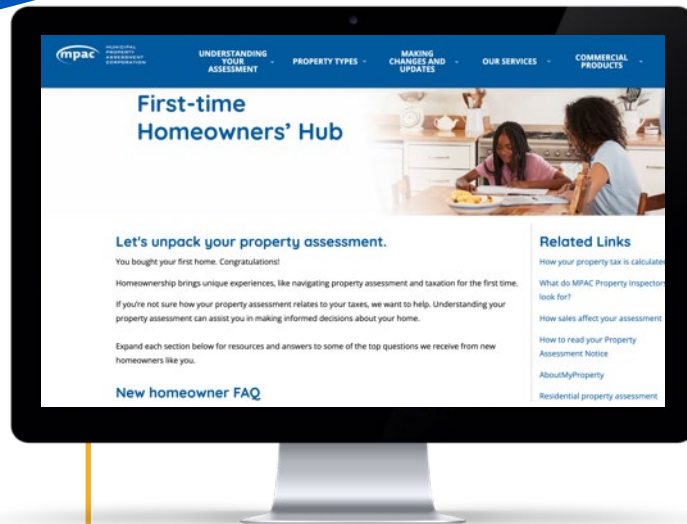
Municipal and education tax rates* for your property type.

*Education tax rates are set by the provincial government.

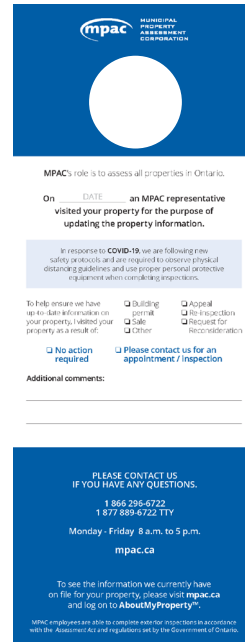


Property taxes paid by a homeowner.

Supporting property owners.



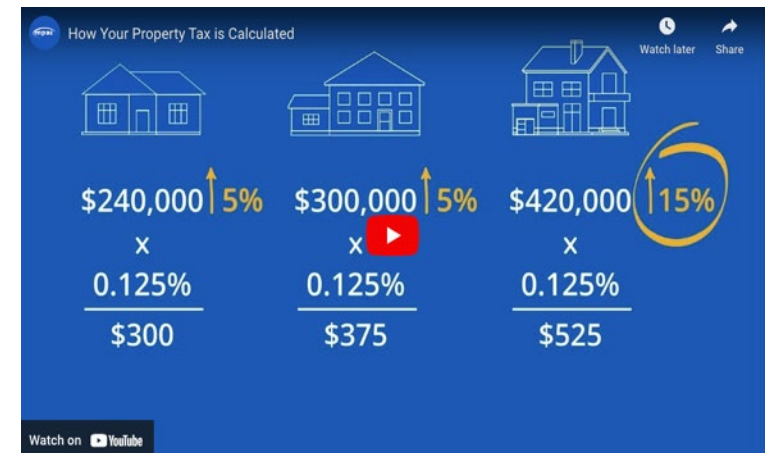
NEW! First-time Homeowners' Hub



Door hangers + letters



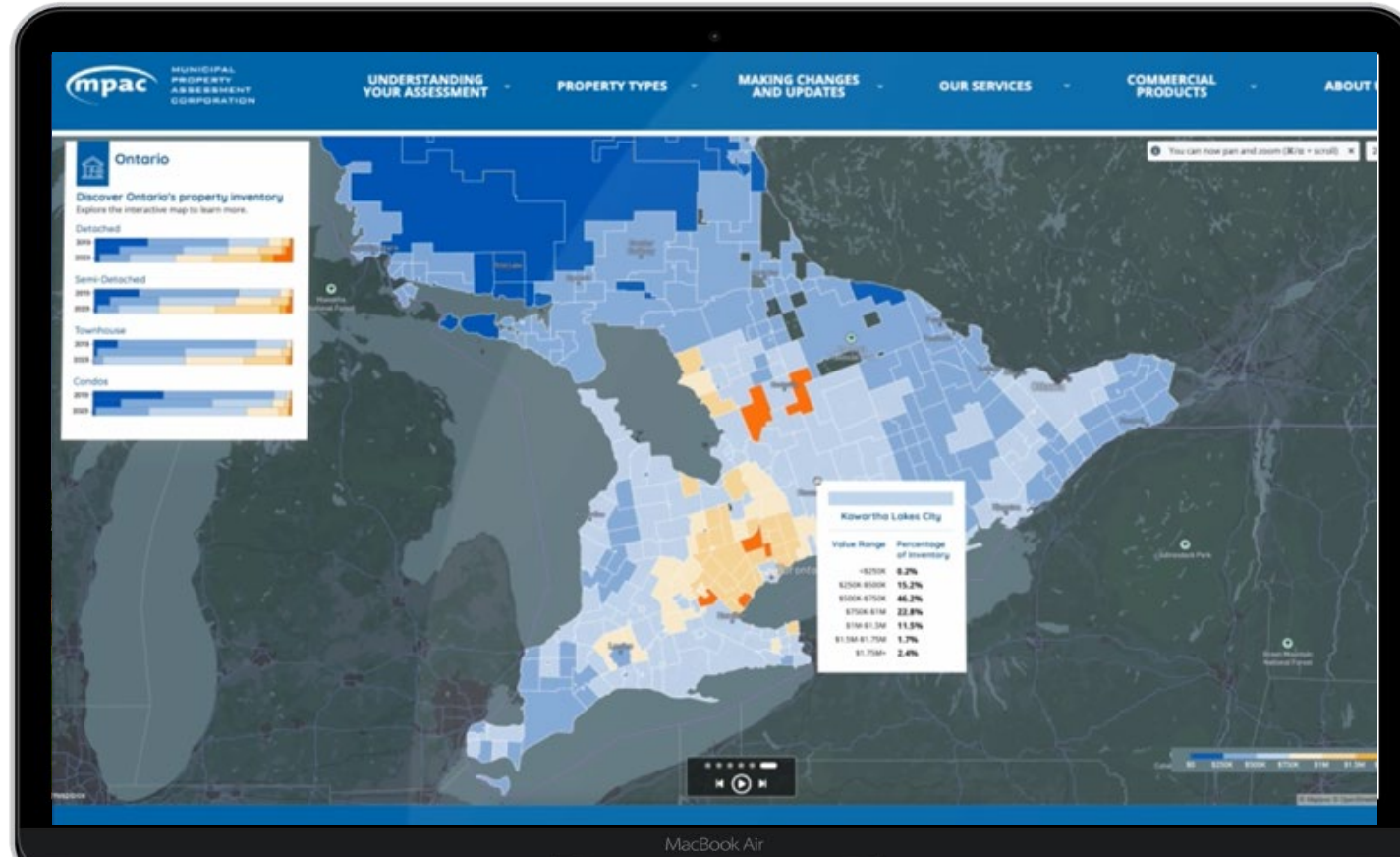
Social media campaigns



Educational videos



NEW – Insights that are important to your communities.



Supporting property owners.



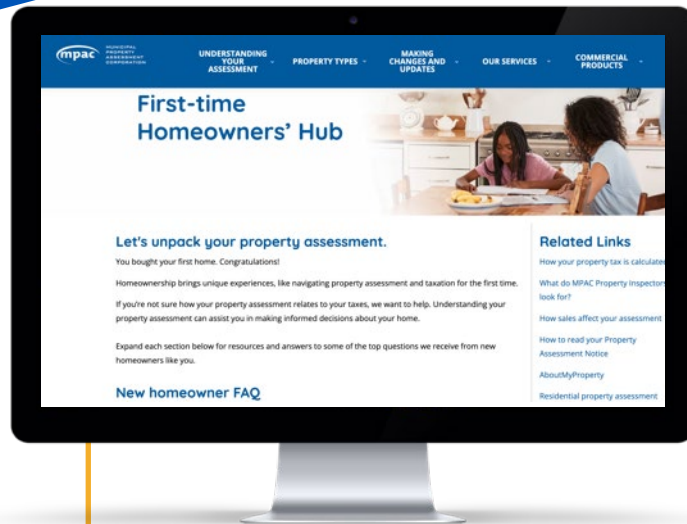
First-time homeowner?
If you have questions about how your tax bill relates to your property assessment, visit MPAC's **First-time Homeowners' Hub** for answers!

You can also check out MPAC's **AboutMyProperty™** portal to review your property details and learn how MPAC valued your home.

For concerns specific to your tax bill, please reach out to your municipality.



Start unpacking your property assessment on mpac.ca



NEW! First-time Homeowners' Hub



Supporting property owners.



Social media campaigns

MYTH ❌ My property value has doubled. My property taxes will double.	FACT ✅ There is no 1:1 relationship between the change in your assessed value and change in taxation.
---	---

MYTH ❌ I pay more taxes than my neighbours because I live in a house that was built this year.	FACT ✅ Even if your home was built this year, MPAC sets the value as if it was sold on January 1, 2016.
--	---



How property tax is calculated.

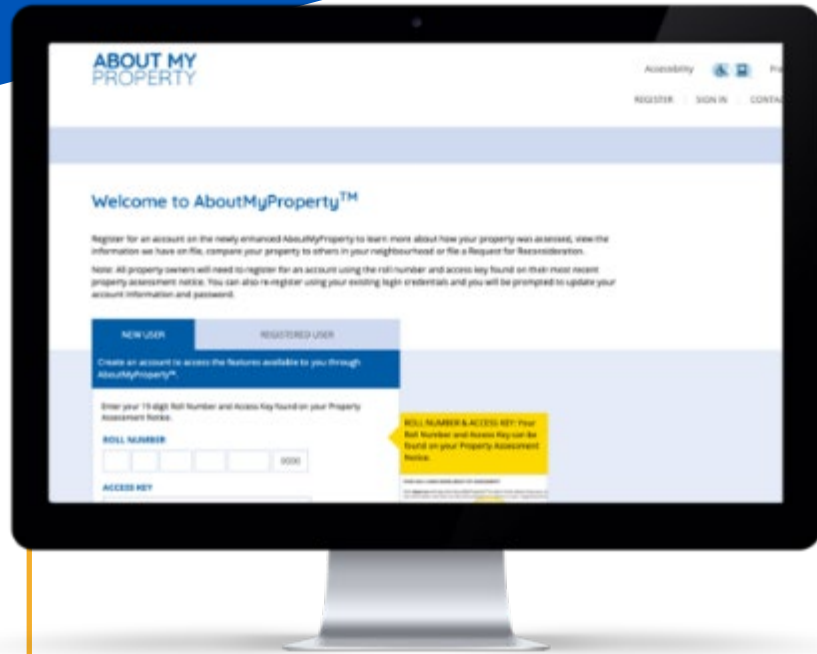


Educational videos

Watch the video to **learn more.**



Supporting property owners.



AboutMyProperty™



Supporting property owners.



School Support Designation

Now available online at mpac.ca/schoolsupport

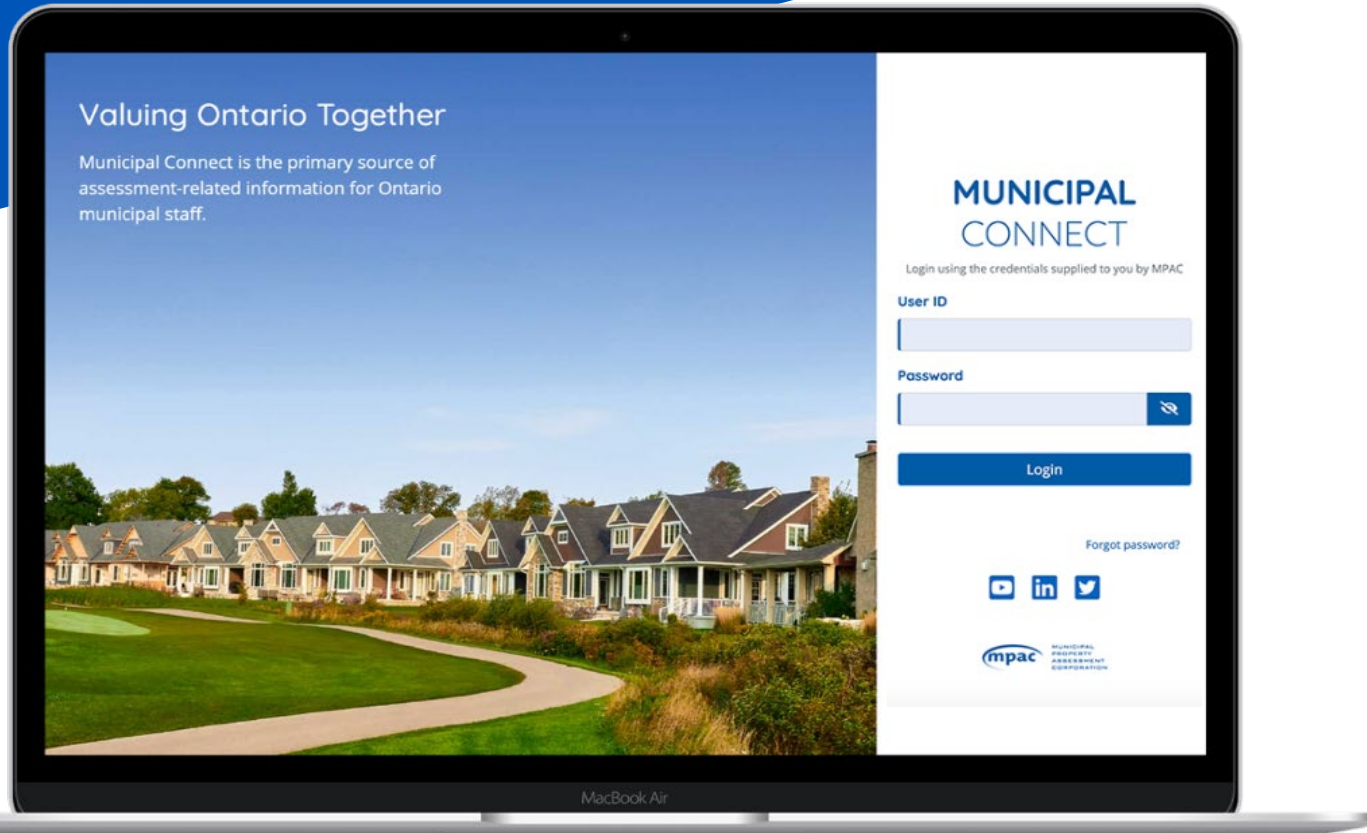


The form is titled "Application for Direction of School Support under Section 16 of the Assessment Act". It includes sections for:
- Property Information: Address, City, Province, County, Postal Code.
- Assessment Details: Assessment Year, Month, Day, and Assessment Class.
- Signatures: Signature of Owner or Tenant, Date, and Signature of Assessor or Appraiser.
- Assessment Class Table: A table with columns for Assessment Class, Year, Month, Day, and Assessment Class, with radio buttons for selection.
- Assessment Value Table: A table with columns for Assessment Value, Year, Month, Day, and Assessment Class, with radio buttons for selection.
- Assessment Class Legend: A table defining assessment classes (e.g., 1.00, 2.00, 3.00, 4.00, 5.00) and their corresponding assessment values.

MPAC's School Support Portal



Strengthening municipal relationships.



- Orientation Sessions
- Conferences
- Municipal Resources + Property Assessment Toolkit
- Municipal Connect
- InTouch Newsletter

Learn more about what we do at mpac.ca.



2023 Municipal Partnerships Report

2023 Performance Report

2023 Annual Report



We invite you to reach out!

Contact your local Municipal and Stakeholder Relations team with questions or to learn more.

Sarah Groves

Account Manager

Sarah.Groves@mpac.ca

Lynne Cunningham

Regional Manager

Lynne.Cunningham@mpac.ca

Victoria Anderlich

Account Support Coordinator

Victoria.Anderlich@mpac.ca



Questions?
