



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION



JACKSON JASON  
ABC IMPORTS LIMITED  
200 MAIN STREET  
UNIT 5000  
11 FLOOR  
ANYWHERE ON A1B 2C3

Issue Date:  
November 14, 2018

# Property Assessment Notice

For the 2019 to 2020 property taxation years

**THIS IS NOT A TAX BILL.**

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying 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
<b>AboutMyProperty™ Access Key</b>	<b>ABCD EFG1 HJK2</b>
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 <b>January 1, 2016</b>	\$228,000
MPAC's assessed value of your property as of <b>January 1, 2012</b>	\$162,000
Between <b>2012</b> and <b>2016</b> , 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 2019 to 2020 property taxes, as illustrated below.

## Property

**Classification:** Residential

**Tax Year**      **Assessed Value**      **Request for Reconsideration Deadline**

**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  
9am to 5pm

## 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

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 1 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 1 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.



**Municipalities**

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

These services may include:



**The Provincial Government** passes legislation,



**The Ontario**



Police and fire protection



Roads, sidewalks and public transit