

Property Assessment and Tax System

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MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

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.

Maintaining Ontario's property database.

- Provincial, Municipal and Property Owner Support and Guidance.
- Municipal Financial Planning and Insights.
- Processing Severances and Consolidations.
- New Assessment Forecasting and Market Analysis/Trends.
- Vacancy and Tax Applications for Commercial, Business and Residential.
- Requests for Reconsideration and Appeal Processing.



Keeping our property
inventory up-to-date.



A photograph of a street scene. In the foreground, a green lamppost stands on a brick-paved sidewalk. To the left, a person in a blue cap and dark clothing walks a dog. In the background, there is a storefront with large glass windows and a hanging flower basket with red and pink flowers. A semi-transparent blue rectangle is overlaid on the image, containing the text "What is Current Value Assessment (CVA)?".

What is Current Value Assessment (CVA)?

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



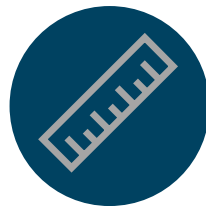
Location of property



Quality of construction



Exterior square footage



Lot dimensions

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



Resolving assessment concerns.



MPAC's role in the building permit process.



Municipalities rely on MPAC to take their building permits and plans and turn them into assessment.



Municipalities tax property owners **based on those assessments.**



The sooner MPAC delivers assessments, the faster municipalities realize **new revenue.**

How property tax is calculated.



Your property's assessed value is provided by MPAC

x



Municipal and education tax rates* for your property type.

*Education tax rates are set by the provincial government.

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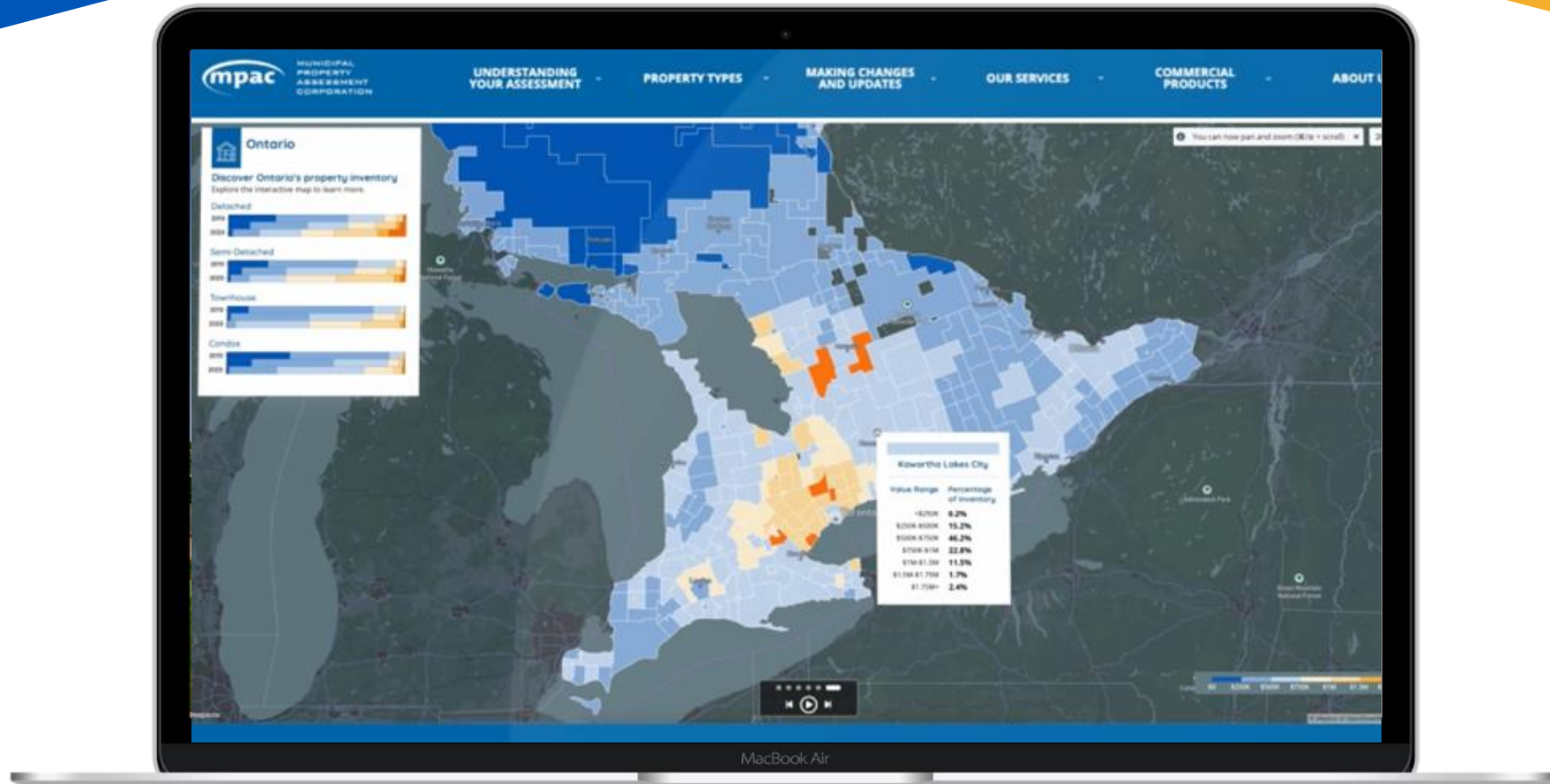
Property taxes paid by a homeowner.

How property tax is calculated.

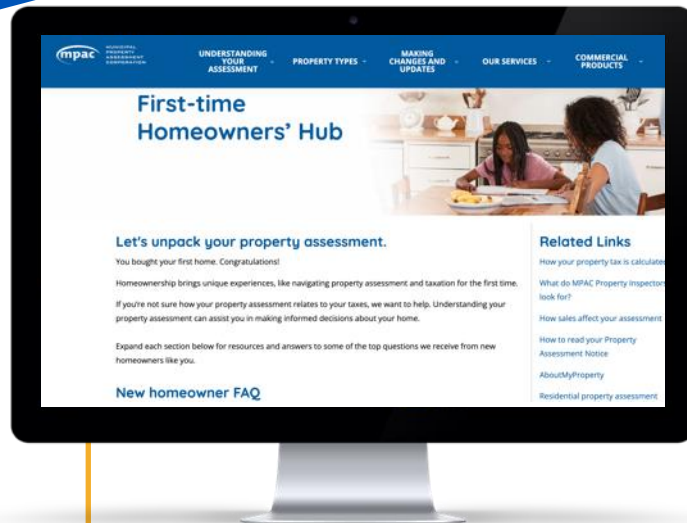


Watch the video to **learn more.**

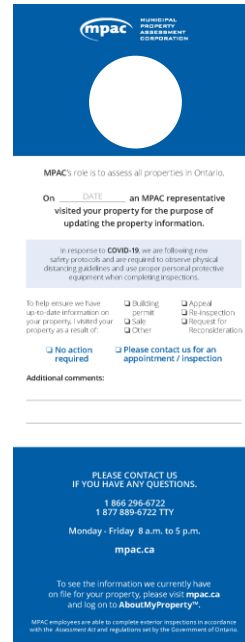
NEW – Insights that are important to your communities.



Supporting property owners.



NEW! First-time Homeowners' Hub



Door hangers + letters



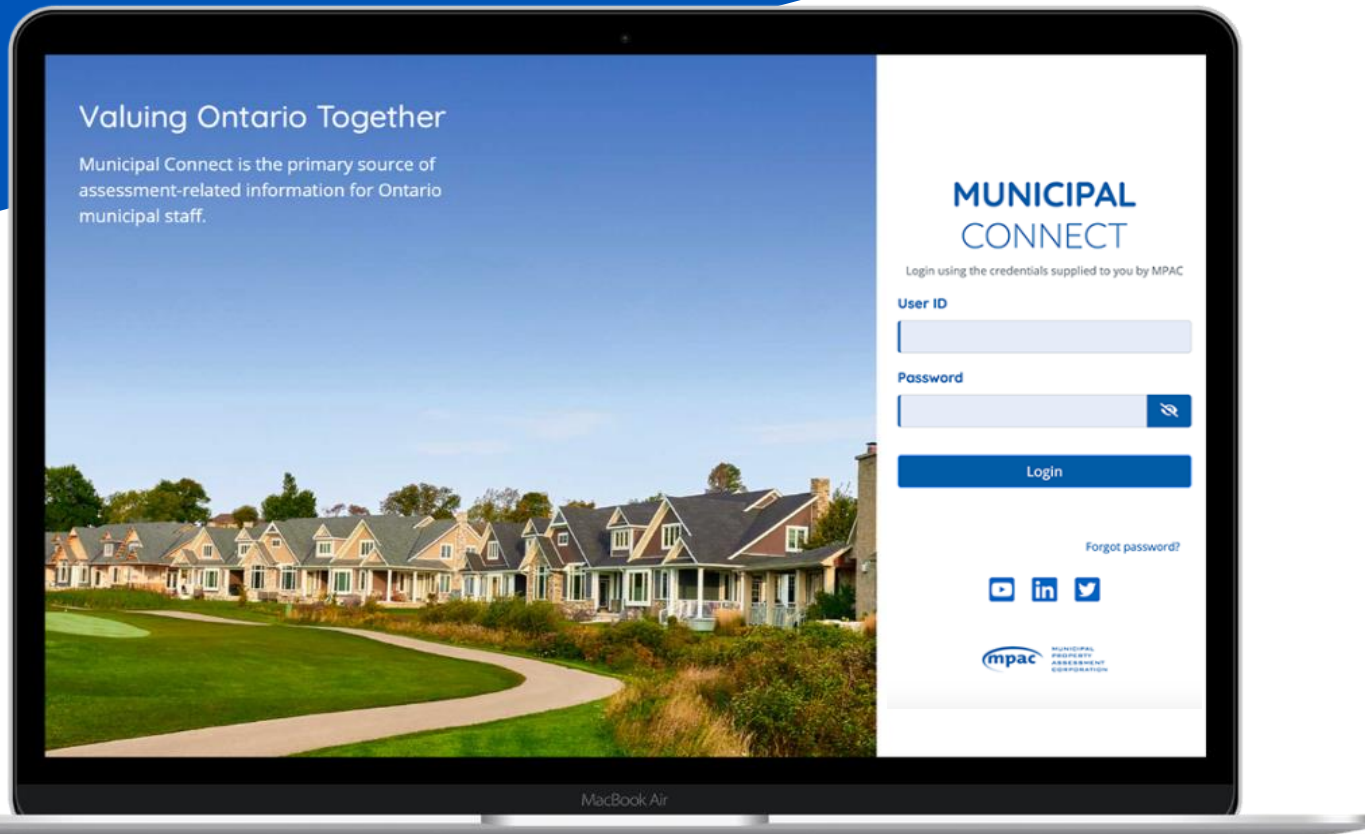
Social media campaigns



Educational videos



Strengthening municipal relationships.



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

Please reach out with any questions or for more information



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Questions?
