



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Property Assessment in Ontario

Municipality of Killarney – Public Meeting
August 24 & 25, 2016

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PROPERTY ASSESSMENT & PROPERTY TAXES

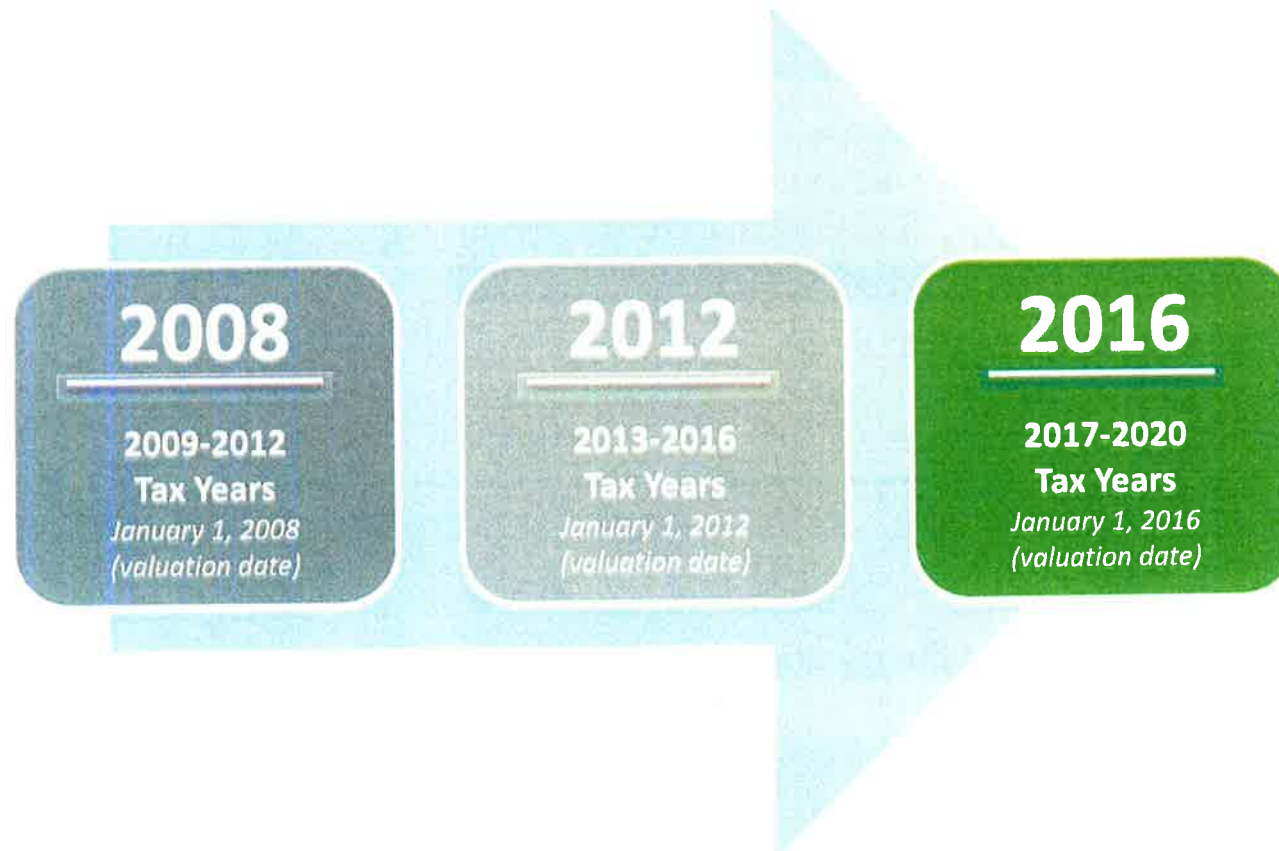


The Municipal Property Assessment Corporation determines Current Value Assessments and classifications for all properties in Ontario.

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.

ONTARIO'S ASSESSMENT CYCLE



ASSESSMENT UPDATE AND PHASE-IN

An **ASSESSMENT UPDATE** captures the market value change between valuation dates



Under the *Assessment Act*, assessment **increases** are phased-in over four years.

A **decrease** in assessment is applied immediately.

ASSESSMENT OVERVIEW

| | |
|--|-----------|
| Your property's value on January 1, 2016 | \$300,000 |
| Your property's value on January 1, 2012 | \$260,000 |
| Over this four-year period, your property value changed by | \$40,000 |

Assuming property characteristics stay the same, the property assessment will increase by \$10,000 each year.

| | | | |
|-------------------|-------------------|-------------------|-------------------|
| 2017 \$270,000 | 2018 \$280,000 | 2019 \$290,000 | 2020 \$300,000 |
|-------------------|-------------------|-------------------|-------------------|

ASSESSMENT & TAXATION



ASSESSMENT

-MPAC-

x



TAX RATE

-MUNICIPALITY-

=




PROPERTY TAXES

-PROPERTY OWNER-



HOW WE ASSESS PROPERTIES



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CURRENT VALUE ASSESSMENT

MPAC value all properties at its **CURRENT VALUE** as of the **VALUATION DATE** (January 1, 2016)

Current Value

Most **probable price** a property should sell for in a competitive and open market.

MPAC derives a **median sale price** which will incorporate the **range** of market sales

Sale Price

Price a buyer and seller agree to in a particular transaction.

Indication of market value.

Range of sale prices possible for a particular property

ESTABLISHING RESIDENTIAL VALUES



Other factors:

- Secondary Structures
- Basement Area
- Air Conditioning
- Number of Bathrooms
- Fireplaces
- Site Characteristics

ADJUSTMENTS

MPAC collects both structure and site information
Key site variables that affect value:

| VARIABLE | ADJUSTMENT |
|-----------------|-------------------|
| Seasonal | -5% |
| No Access | -30% |
| Water Access | -10% |
| No Hydro | -\$5000 |

HIGHLIGHTS

- MPAC applies and adheres to the *Assessment Act*
- Property assessments are based on **market value** (current valuation date is January 1, 2016)
- Assessment increases are **phased-in** over a 4-year period (currently 2017-2020)
- **Both** the assessed value and tax rate affect a property owner's property taxes
- If property owners disagree with their assessment, they can file a **Request for Reconsideration - DEADLINE AUGUST 23, 2016 (120 days)**

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

VISIT a local field office - 1730 Regent Street, Suite 1

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



QUESTIONS?



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