



MPAC

Our Role in the Property Tax
and Assessment System

Calvin - March 11, 2025

Who we are

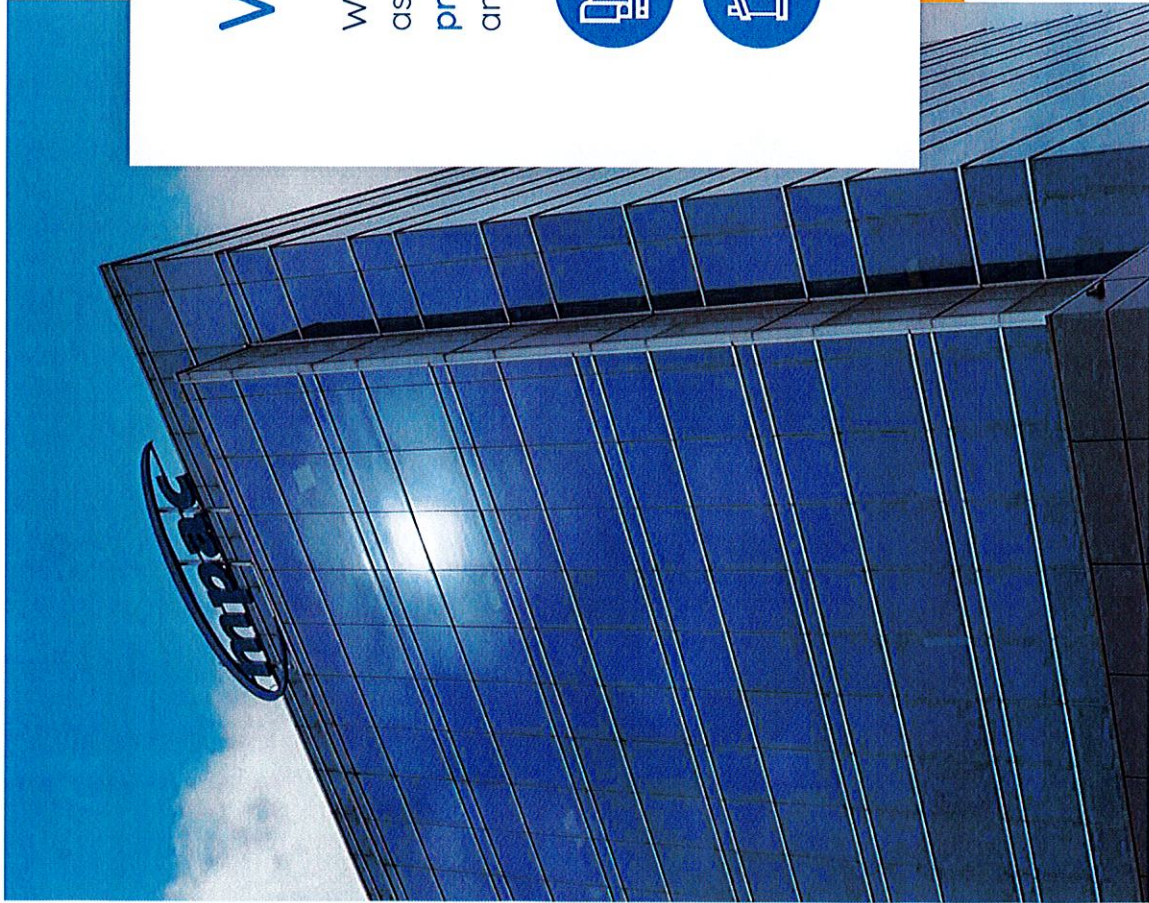
We are Ontario's property market experts! Our job is to assess and classify the value of **over 5.7 million** properties across the province and provide an accurate and impartial property inventory.



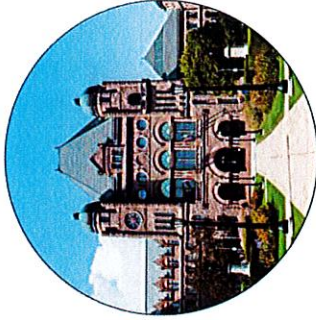
More than **\$42 billion** of new assessment captured in 2024.



Ontario's total property value exceeds **\$3.2 trillion**.

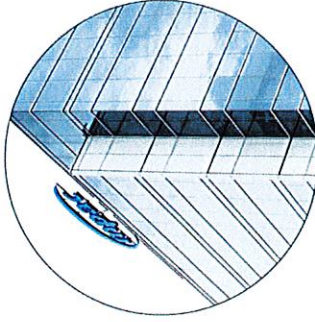


A Look at Ontario's Property Assessment and Taxation System



Government of Ontario

Establishes the province's assessment and taxation laws and determines the education tax rates.



MPAC

Determines property classifications and assessments for all properties in Ontario, in accordance with legislation set by the Ontario Government.



Municipalities

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



Property owners

Pay property taxes that fund community services and education taxes that fund public schools.

*Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.



Property values continue to be based on the market at **January 1, 2016**, which is our current valuation date.



Maintaining Ontario's

Property Database



Provincial, Municipal and
Property Owner Support
& Guidance



New Assessment
Forecasting & Market
Analysis/Trends



Municipal Financial
Planning & Insights



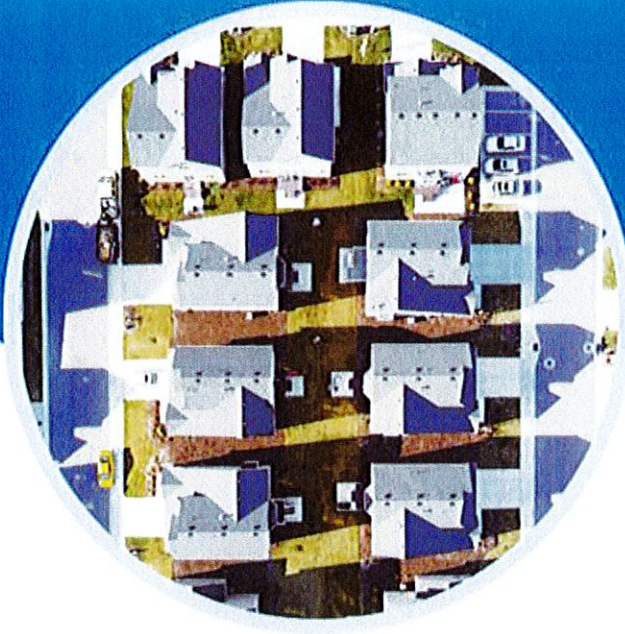
Vacancy and Tax
Applications for
Commercial, Business
& Residential



Requests for
Reconsideration &
Appeal Processing



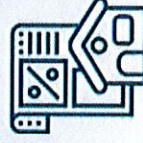
Processing Severances
and Consolidations



MPAC's Role in The Building Permit Process



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



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



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

From permit to assessment.



Municipalities provide MPAC with a building permit report which includes:

- Permit issue date and other details
- Final Inspection / Occupancy date

MPAC will inspect property to collect data

- Send Property Inspection Notice or a Contact US Notice

Property Assessment Change Notice may be issued

- Value of the improvement
- Effective date
- Deadline for filing a Request for Reconsideration (90 days)

If PACN threshold is not met a year-end Property Assessment Notice will be issued



2024 Property Assessments Highlights

Calvin



522
properties



\$1,262,000 million
in new assessment



\$100+ million
total property value

Province of Ontario



5.7 million
properties



\$42.7 billion
in new assessment



\$3+ trillion
total property value

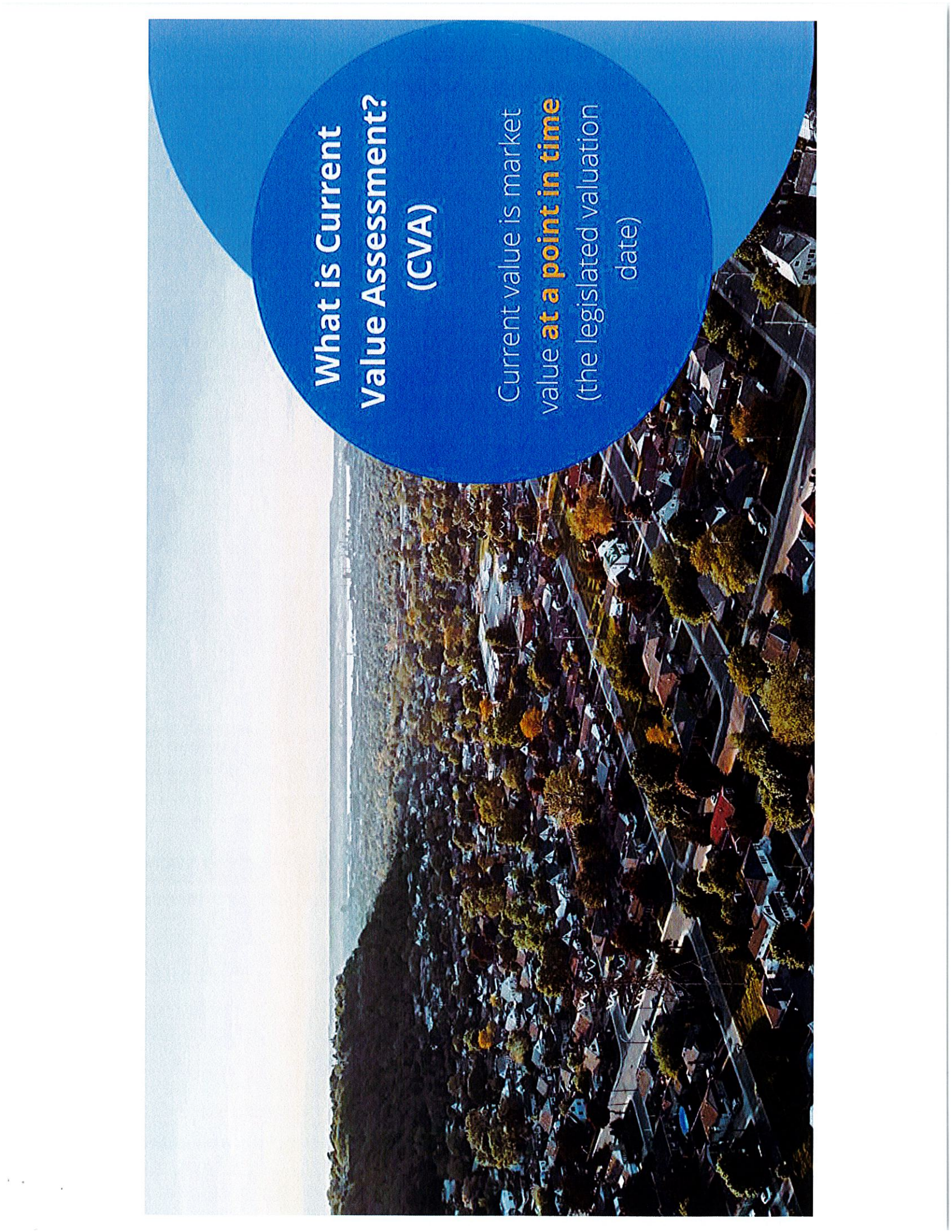


Your Local Assessment Base

Property Type	Count	Total Assessed Value	Percentage of Total Portfolio
Residential	396	\$47,527,400	47.48%
Commercial	102	\$15,889,700	15.88%
Exempt	10	\$31,584,500	31.56%
Industrial	10	\$4,416,100	4.41%
Managed Forest	4	\$673,700	0.67%
TOTAL	522	\$100,091,400	100%

Your Local Assessment Base

Broad Tax Class	Frequency	Total Assessed Value	Percentage of Total Portfolio
Residential	476	\$60,119,100	60.06%
Commercial	13	\$2,709,200	2.71%
Exempt	95	\$4,204,500	4.2%
Industrial	8	\$3,020,600	3.02%
Managed Forest	9	\$350,100	0.35%
Pipeline	2	\$25,903,000	25.88%
Farm	43	\$3,784,900	3.78%
TOTAL	646	\$100,091,400	100%

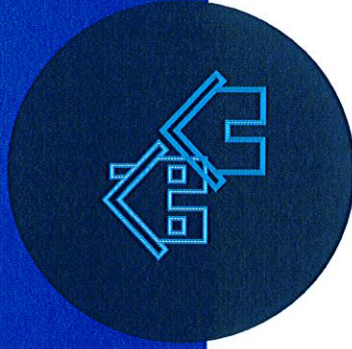
An aerial photograph of a residential neighborhood with many houses and trees. A large blue circle is overlaid on the top right of the image, containing white and yellow text.

What is Current Value Assessment? (CVA)

Current value is market value **at a point in time** (the legislated valuation date)

How We Assess Property

Three approaches to valuing properties



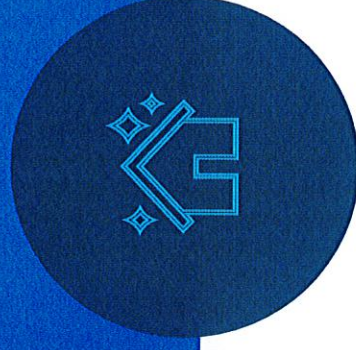
Direct Comparison Approach

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.



The 5 Major Factors



Location



Lot Size



Quality of Construction



Square Footage

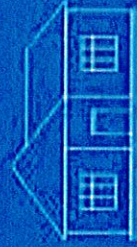


Age of Property

Did you know?

Five major factors account for approximately **85%** of a property's assessed value.



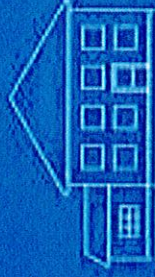


\$240,000 ↑ 5%

x

0.125%

\$300



\$300,000 ↑ 5%

x

0.125%

\$375



\$420,000

x

0.125%

\$525



The relationship between property value and taxes

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.



Your property's assessed value, provided by MPAC.

X

Municipal and education tax rates* for your property type.

*Education tax rates are set by the provincial government.



=



Property taxes you pay.



Resolving Assessment Concerns



STEP 1

Ask yourself:

"Could I have sold my property for the assessed value?"

STEP 2

Visit **AboutMyProperty™**

to review the information MPAC has on file for your property and verify it is correct

STEP 3

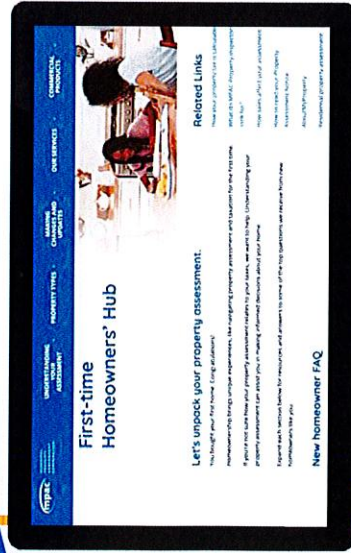
Review assessed value of **similar properties** in your neighbourhood or area

STEP 4

If you still disagree with our assessment, file a **Request for Reconsideration**



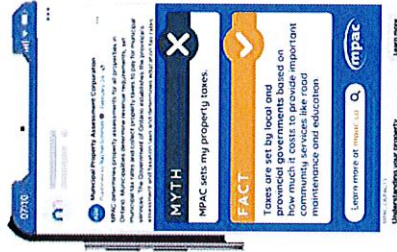
Supporting Property Owners



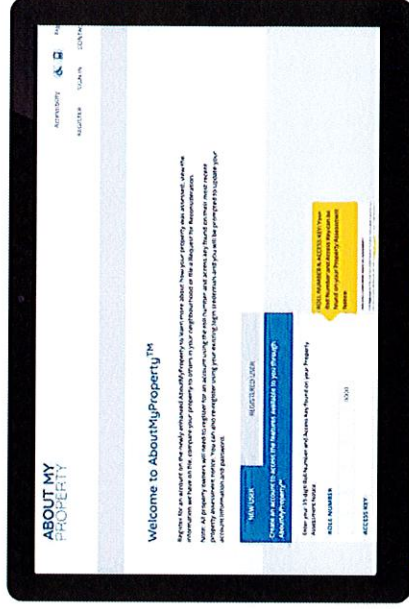
NEW! First-time Homeowners' Hub



Door hangers + letters



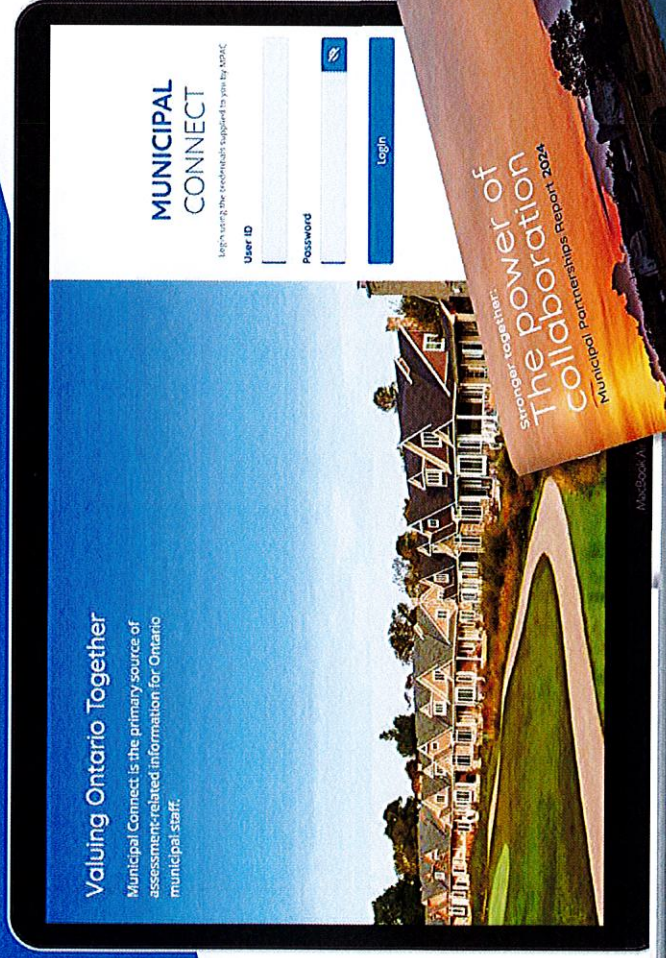
Social media campaigns



AboutMyProperty™ shows people how their properties are assessed and taxes are impacted



Supporting Municipalities



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

