



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Delivering the 2016 Assessment Update

City of Hamilton
General Issues Committee
June 15, 2016

Nancy Huether
Regional Manager

PROPERTY ASSESSMENT & PROPERTY TAXES

The Ontario
Property
Taxpayer



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 to pay for your municipal services.



Police and
fire protection



Roads, sidewalks,
public transit



Waste
management



Parks & leisure
facilities

ONTARIO'S ASSESSMENT CYCLE

2008

2009-2012

Tax Years

*January 1, 2008
(valuation date)*

2012

2013-2016

Tax Years

*January 1, 2012
(valuation date)*

2016

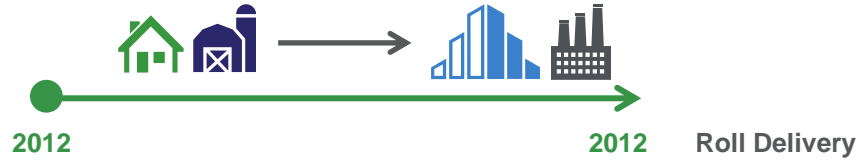
2017-2020

Tax Years

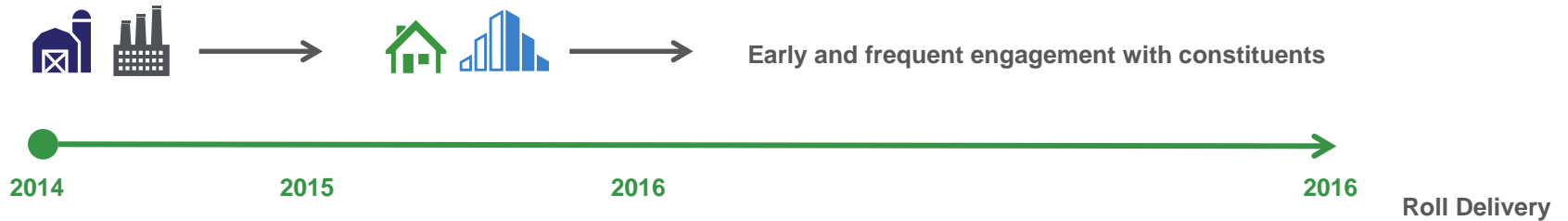
*January 1, 2016
(valuation date)*

2016 ASSESSMENT UPDATE

2012 ASSESSMENT UPDATE



2016 ASSESSMENT UPDATE



DATA COLLECTION & PREPARATION

Building permits

Sales reviews

Site variable update project

Farm forestry exemptions reviews

Requests for Reconsideration

Severances and Consolidations

Data integrity checks

MPAC initiated reviews

Process controls

Tax and Vacancy Applications

Municipal Requests

Appeals

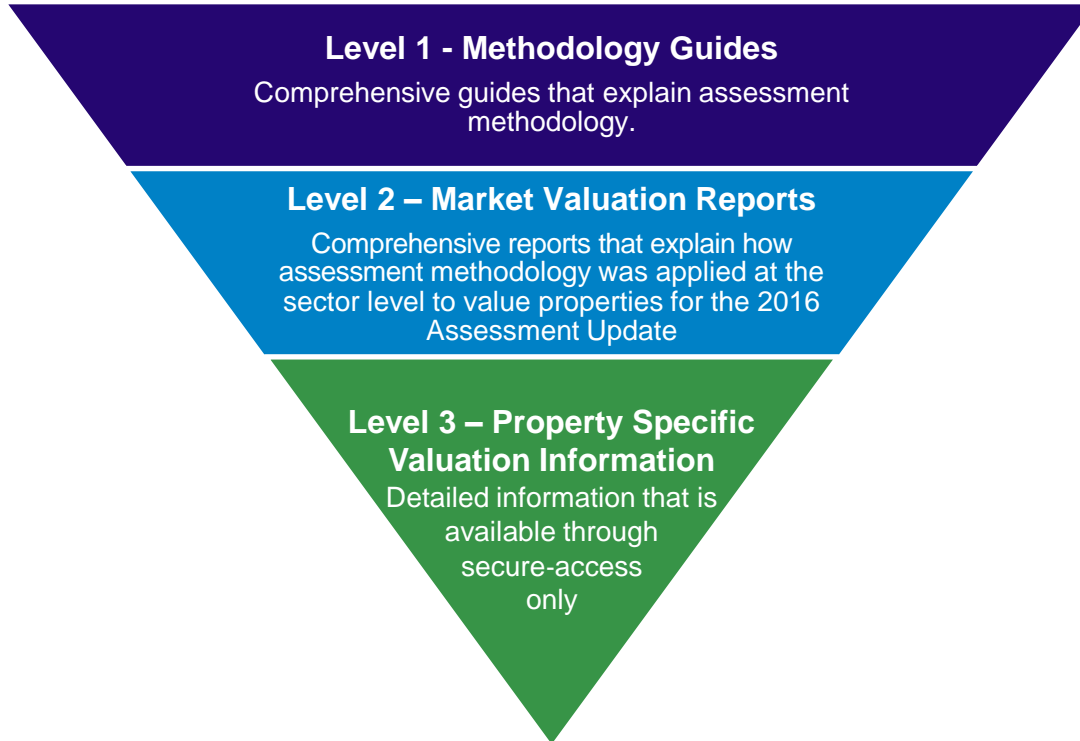
Property Owner Enquiries

City of Hamilton:

97,372 data elements updated



TRANSPARENCY AND SHARED UNDERSTANDING



BENEFITS OF ADVANCED DISCLOSURE

Benefits for municipalities:

✓ Improved roll predictability and stability

✓ Improved risk analysis

✓ No surprises

✓ Opportunity to provide feedback

Benefits for property taxpayers:

✓ Increased satisfaction and confidence

✓ Easy access to property information

✓ No surprises

✓ Opportunity to provide feedback

2016 PROPERTY ASSESSMENT NOTICES



Residential property owners will receive their Property Assessment Notices starting **July 4** in **Hamilton**.



Farm Property Assessment Notices will be mailed **October 11**



Multi-Residential and Business Notices will be mailed **October 18**

**THE NEW ASSESSMENTS WILL SERVE AS THE BASIS FOR
CALCULATING PROPERTY TAXES FOR 2017 – 2020**

An aerial, isometric view of a city with various buildings, streets, and green spaces. The central portion of the image is overlaid with a semi-transparent blue filter. The text is centered within this blue area.

2016 ASSESSMENT UPDATE

The Residential Experience



MUNICIPAL
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2016 PROPERTY ASSESSMENT NOTICE



JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
UNIT 500
11 FLOOR
ANYWHERE ON MAX 183

Issue Date:
April 4, 2016

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing 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
AboutMyProperty™ Access Key: ABCD EFG1 HJK2
 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 **January 1, 2016**: \$228,000
 MPAC's assessed value of your property as of **January 1, 2012**: \$162,000
 Between **2012 and 2016**, 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 2017 to 2020 property taxes as illustrated below.

| Tax Year | Assessed Value | Request for Reconsideration Deadline |
|----------|----------------|--------------------------------------|
| 2016 | \$162,000 | |
| 2017 | \$178,500 | August 1, 2016 |
| 2018 | \$195,000 | March 31, 2018 |
| 2019 | \$211,500 | March 31, 2019 |
| 2020 | \$228,000 | March 31, 2020 |

To learn more about how your property was assessed, see the information on page two of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit www.aboutmyproperty.ca.

Property Assessment Notice

For the 2017 to 2020 property taxation years

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
 8 a.m. to 5 p.m.

If you have accessibility needs, please call us for assistance.

www.aboutmyproperty.ca



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 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 one of this Notice.

Log on to www.aboutmyproperty.ca with your Roll Number and Access Key. These are found on page one 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



2016 PROPERTY ASSESSMENT NOTICE



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



1234567890

JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M4K 1B3

Issue Date:
April 4, 2016

Municipal-specific Issue Date

Property Assessment Notice

For the 2017 to 2020
property taxation years

2016 PROPERTY ASSESSMENT NOTICE

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→ **2016 Assessed Value**

→ **Assessment Overview**

- Assessed Value as of January 1, 2016
- Assessed Value as of January 1, 2012
- Change between 2012 and 2016

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Please review it and file it away for your records.

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2016 PROPERTY ASSESSMENT NOTICE

| | | |
|---------------------------------|-----------------------|---|
| Property Classification: | Residential | |
| Tax Year | Assessed Value | Request for Reconsideration Deadline |
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www.aboutmyproperty.ca

About My
Property.ca

Contact information

Key information

- **Property Classification**
- **Phase in Assessed Values**
(2017-2020 tax years)
- **RfR Deadline** (by tax year)

2016 PROPERTY ASSESSMENT NOTICE

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Year of construction: 1974

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Location



Age of the property, adjusted for any major renovations or additions



Lot dimensions



Quality of construction



Living area

Property Details

How does MPAC assess my property?

- ✓ Five major factors affecting residential values

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.

2016 PROPERTY ASSESSMENT NOTICE

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Ontario's property assessment system



The Municipal Property Assessment Corporation

determines Current Value Assessments and classifications for all properties in Ontario.



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passes legislation, sets assessment policies and determines education tax rates. The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).



The Ontario Property Taxpayer



Municipalities

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

These services may include:



Police and fire protection



Roads, sidewalks and public transit



Waste management



Parks and leisure facilities

Description of Ontario's property assessment system

An aerial, isometric view of a town with a blue overlay. The scene includes a red barn, a house with a red roof, a blue car, a white bus, a police car, a tent, and a lake. The text 'HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?' is centered in white on a blue background.

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?




MUNICIPAL
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CORPORATION

About My Property.ca | YOUR PROPERTY OUR ASSESSMENT. KNOW MORE ABOUT IT.

Home | Market Trends | Tutorials | How Assessment Works | Contact Us

QUESTIONS ABOUT PROPERTY ASSESSMENT?


[LEARN MORE](#)



MARKET TRENDS

Learn more about the market trends in your neighbourhood through MarketSnapshot. This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.


[READ MORE](#)



HOW ASSESSMENT WORKS

Interested in learning how your property was assessed? Want to compare your assessment to others in your community? Register and log on to learn more...

[READ MORE](#)



Login to AboutMyProperty™

You can find your Roll Number and Access Key on your Property Assessment Notice.

User ID [Forgot User ID](#)

Password [Forgot Your Password](#)

[Need Help?](#)

Through **AboutMyProperty™** property owners can:

- ✓ Access information on how their property was assessed
- ✓ Compare their assessment to others in their community
- ✓ Learn more about property values through Market Trends (available before login)

Login information is included on every Notice mailed.

RESOLVING ASSESSMENT CONCERNS

STEP 1: Ask yourself: “could I have sold my property for the assessed value on January 1, 2016?”



STEP 2: Visit aboutmyproperty.ca to review the information MPAC has on file for your property.

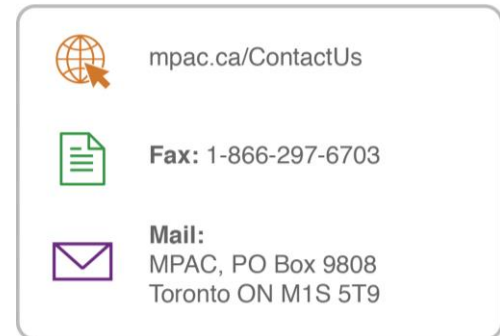


STEP 3: Contact MPAC

OR

STEP 4: File a Request for Reconsideration

STEP 5: File an **appeal with the Assessment Review Board**





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

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



MUNICIPAL AND STAKEHOLDER OUTREACH AND ENGAGEMENT



MUNICIPAL
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CORPORATION

- **Redesigned Municipal Connect™** launching April 4
 - Increased transparency
 - Improved stability and predictability in the municipal tax base
 - Modern and flexible way to access assessment information
- **Access to 2016 base year values** (2017-2020 tax years)
 - Support municipal understanding of assessed values
 - Early consultation/discussion for greater roll stability
 - Insight into assessment at risk



Condominiums

Your Condo.
Our Assessment.
Know More About It.



MUNICIPAL
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CORPORATION

Farmland Properties

Your Farm.
Our Assessment.
Know More About It.



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CORPORATION

Waterfront Properties

Your Waterfront Home.
Our Assessment.
Know More About It.



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Residential Properties

Your Home.
Our Assessment.
Know More About It.



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CORPORATION

Newly Built Homes

Your Newly Built Home.
Our Assessment.
Know More About It.



MUNICIPAL
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MUNICIPAL TOOLKIT

To support municipalities in their communication efforts regarding the 2016 province-wide Assessment Update, MPAC has prepared a fully customizable toolkit that includes:

- Contact information for Municipal and Stakeholder Relations representatives
- Key Messages and Frequently Asked Questions
- Information regarding changes to Property Assessment Notices and Notice Mailing Dates
- Changes regarding Requests for Reconsideration
- Written Material for Print or Web
- Social Media Materials
- Highlights on AboutMyProperty and Municipal Connect
- Links/references to other resources including:
 - MPAC's full suite of brochures (links to mpac.ca)
 - Videos (will be housed on MPAC's YouTube Channel)
 - Buckslip for insertion in municipal tax bills (editable)



PRELIMINARY MARKET TRENDS



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NEW FOR 2016 – MARKET TRENDS

- Maps showing residential assessment change and typical residential values across Ontario municipalities
- Located in the Market Trends area on aboutmyproperty.ca
 - aboutmyproperty.ca and proactive media relations

Market Trends™

PLACE

GO

Learn more about the market trends in your neighbourhood through MarketSnapshot.

Learn more about the market trends in your neighbourhood through MarketSnapshot.

This report provides information on residential sale prices trends in neighbourhoods and municipalities across Ontario.

ASSESSMENT CHANGES 2016 TO 2017

City of Hamilton

| | City of Hamilton |
|---------------------------|------------------|
| Single Family Residential | 6.9% |
| Condominium | 5.6% |

Preliminary median percentage change in assessed value from 2016 to 2017

TYPICAL ASSESSED VALUES

CITY OF HAMILTON

| | Change in value since 2012 | 2016 CVA |
|---------------------------|----------------------------|-----------|
| Single Family Residential | +\$81,000 | \$376,000 |
| Condominium | +\$44,000 | \$231,000 |

The change in assessed value between base valuation years (2012 to 2016)



QUESTIONS?



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