

A light blue silhouette of the province of Ontario is centered on a dark blue background. A white dashed rectangular border frames the map. The text 'MPAC' is prominently displayed in the center of the map.

MPAC

Property Assessment
in Ontario

Ontario's Property Experts



5.5

MILLION

MPAC's database hosts information for over 5.5 million properties across Ontario.

37

BILLION

There was more than \$37 billion of new assessment captured in 2022.

3

TRILLION

Ontario's total property value exceeds \$3 trillion.



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 municipal 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
& 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 conducts property valuation updates, referred to as **reassessments**.

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



How We Assess Property

Direct Comparison Approach



Residential



Condos



Vacant Land

We analyze recent sales of **comparable properties** that were sold for a similar or identical use as the **property to be valued**.

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.

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.**



Resolving Assessment Concerns

1



Reflect on the
Current Value
Assessment

2



Visit MPAC's
AboutMyProperty.ca
to confirm details

3



View similar
properties and
their assessed
values

4



Submit a Request
for Reconsideration
if you disagree

Let's Talk **Property 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.



Municipal and education tax rates* for your property type.



Property taxes you pay.

*Education tax rates are set by the provincial government

Ready with Resources for You



MYTH	FACT
<p>My property value has doubled.</p> <p>My property taxes will double.</p> <p>X</p>	<p>There is no 1:1 relationship between the change in your assessed value and change in taxation.</p> <p>✓</p>



How will my Property Assessment Impact my Taxes?

The video thumbnail features the 'mpac' logo and the title 'How Your Property Tax is Calculated'. It displays three scenarios of property value increases and their corresponding tax calculations. A red play button is centered over the middle scenario, and a yellow circle highlights the 15% increase in the third scenario. The video player interface includes 'Watch Later' and 'Share' buttons.

Scenario	Initial Value	Assessment Increase	Rate	Tax Amount
1	\$240,000	5%	0.125%	\$300
2	\$300,000	5%	0.125%	\$375
3	\$420,000	15%	0.125%	\$525

Watch on YouTube

Watch the video to **learn more.**



Stay Connected, Stay Informed

Subscribe to **InTouch**, our municipal newsletter, follow us on **social media**, and visit our Municipal Resource Library on **mpac.ca**.



Your Municipal Contacts

Kailie Pyott

Account Manager

Kailie.Pyott@mpac.ca

289.335.0876

Jon Hebden

Regional Manager

Jon.Hebden@mpac.ca

226.317.0274