

The image features a dark blue background with a lighter blue, semi-transparent map of Ontario. A white dashed-line border frames the map. Centered on the map is the text 'MPAC' in a large, white, sans-serif font.

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.







## What is Current Value Assessment? (CVA)

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



# Assessment Update

Property values for the **2022 and 2023 Tax Years** continue to be based on a **January 1, 2016 valuation date.**





# The **Three** Approaches to Value



**Direct  
Comparison**



**Income**




**Cost**

# 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](http://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>✘</p>	<p>There is <b>no 1:1 relationship</b> between the change in your assessed value and change in taxation.</p> <p>✔</p>



# How will my Property Assessment Impact my Taxes?



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**.



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