

Property Assessment and Tax System

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Municipal and Stakeholder Relations

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MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Municipality of Arran - Elderslie

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.

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)

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.**



The **Three** Approaches to Value



**Direct
Comparison**



Income



Cost

The five major factors when assessing residential properties



Age of buildings



Location of property



Quality of construction



Exterior square footage



Lot dimensions

Based on sales information, there are five major factors that generally account for your property's assessed value.



Let's Talk Property Tax.

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.



A property's assessed value, provided by MPAC.



Municipal and education tax rates* for your property type.

*Education tax rates are set by the provincial government.



Property taxes paid by a homeowner.

How property tax is calculated.



Educational
videos

Watch the video to **learn more.**



Resolving Assessment Concerns

1



Reflect on the
Current Value
Assessment

2



Visit MPAC's
AboutMyProperty.ca
to confirm details

3



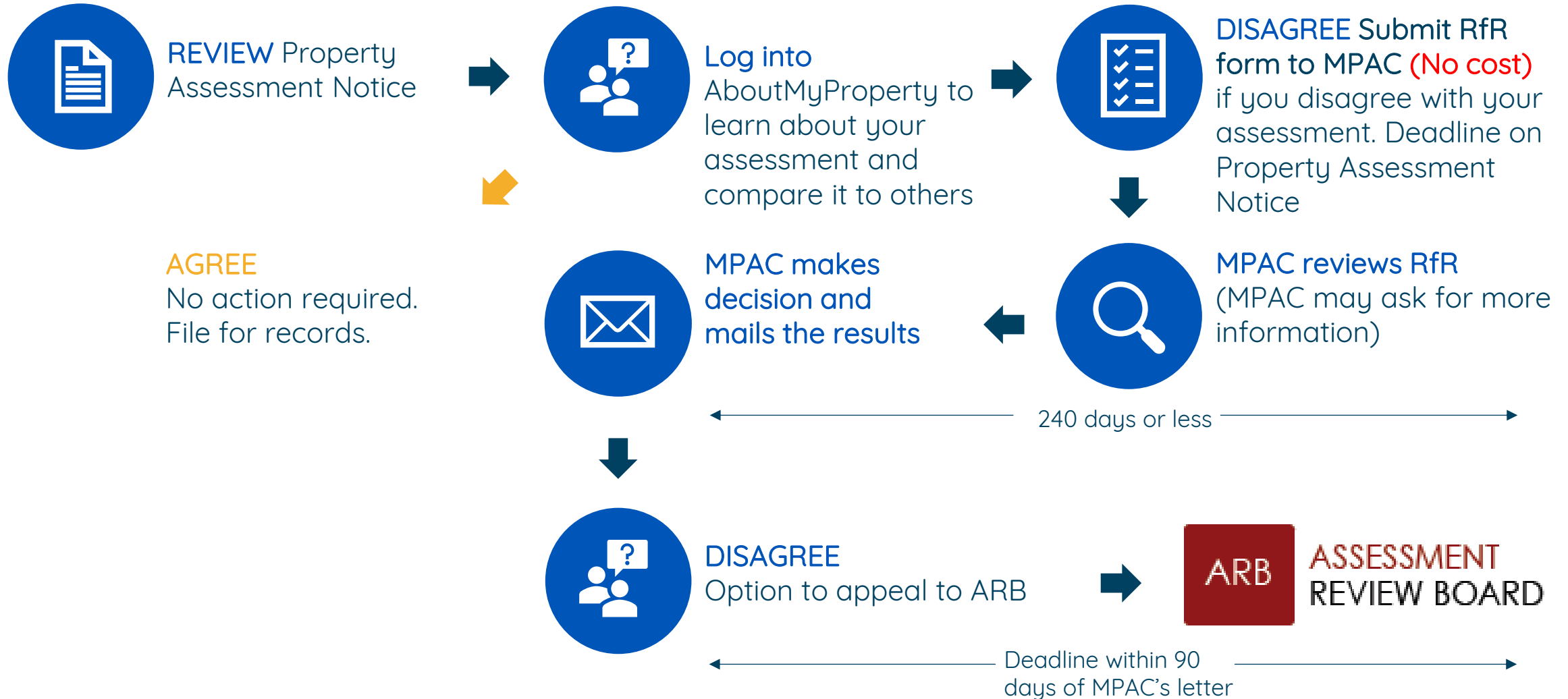
View similar
properties and
their assessed
values

4



Submit a Request
for Reconsideration
if you disagree

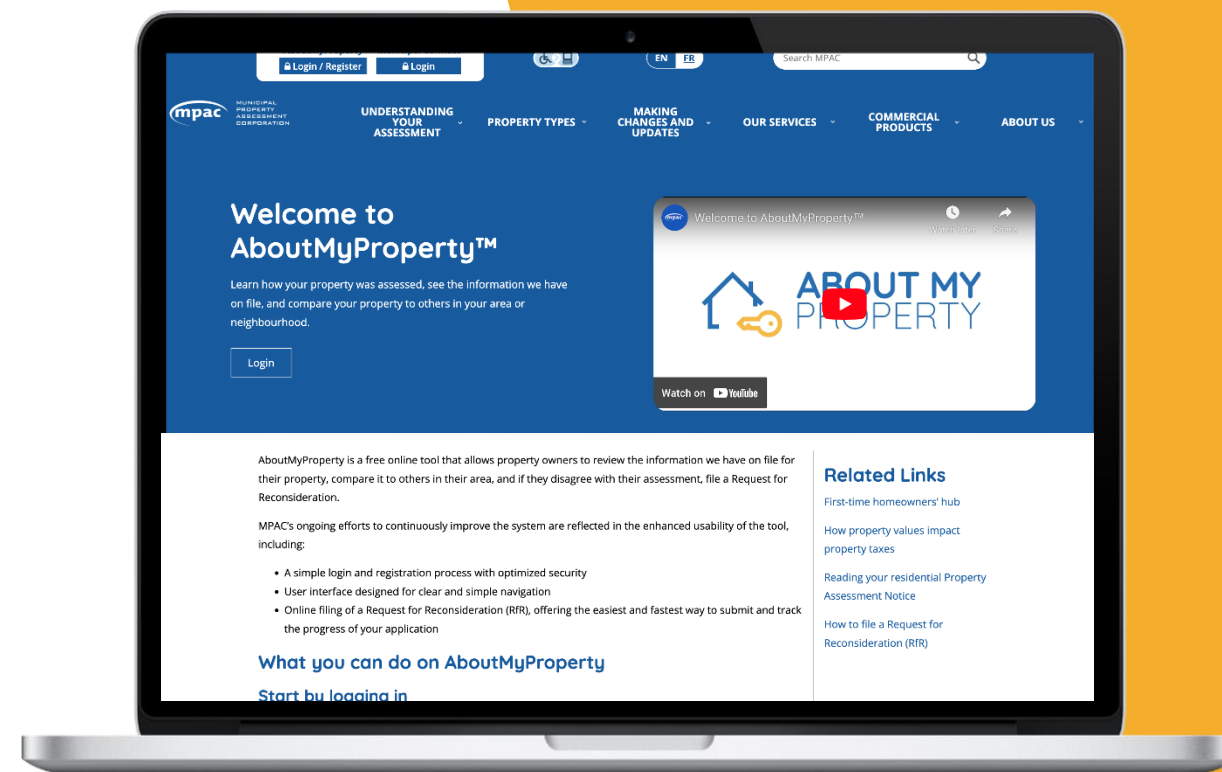
Requests for Reconsideration (RfRs)



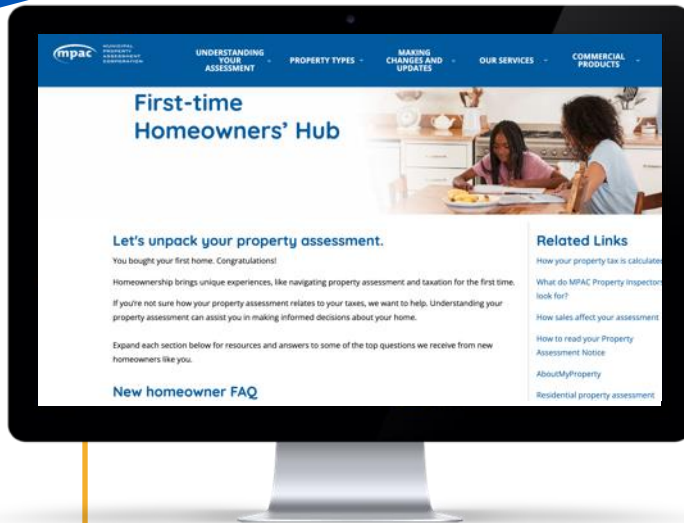
AboutMyProperty™

A free online tool to learn more about how your property was assessed:

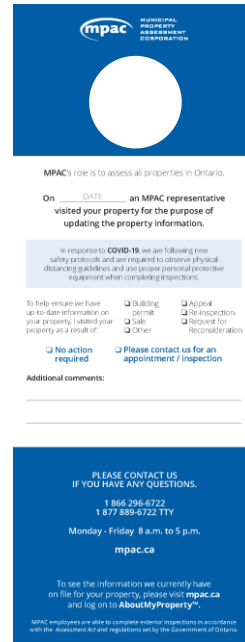
- View your property information to ensure it is accurate.
- Compare your assessment to up to 100 properties in your neighbourhood.
- File a Request for Reconsideration if you have concerns with your assessed value.
- View and update your school support designation.



Supporting property owners.



Homeowners' Hub



Door hangers + letters



Social media campaigns



Educational videos



Supporting property owners.



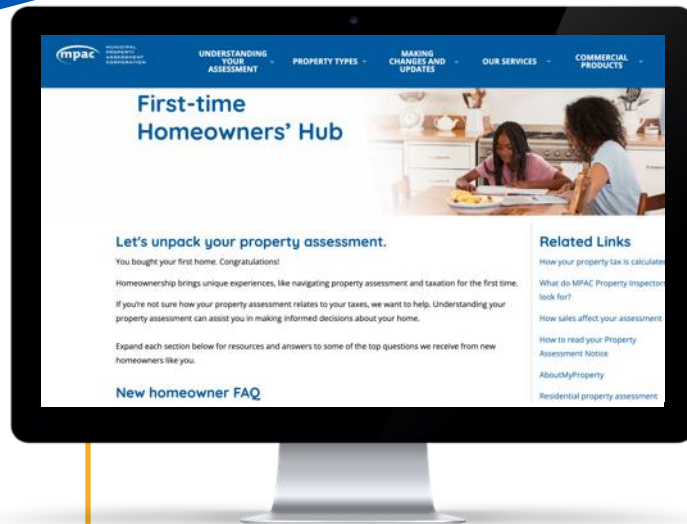
First-time homeowner?
If you have questions about how your tax bill relates to your property assessment, visit MPAC's **First-time Homeowners' Hub** for answers!

You can also check out MPAC's **AboutMyProperty™** portal to review your property details and learn how MPAC valued your home.

For concerns specific to your tax bill, please reach out to your municipality.



Start unpacking your property assessment on mpac.ca



First-time Homeowners' Hub



Supporting property owners.



Social media campaigns

MYTH ❌ My property value has doubled. My property taxes will double.	FACT ✅ There is no 1:1 relationship between the change in your assessed value and change in taxation.
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MYTH ❌ I pay more taxes than my neighbours because I live in a house that was built this year.	FACT ✅ Even if your home was built this year, MPAC sets the value as if it was sold on January 1, 2016.
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Supporting property owners.



School Support Designation

Now available online at mpac.ca/schoolsupport

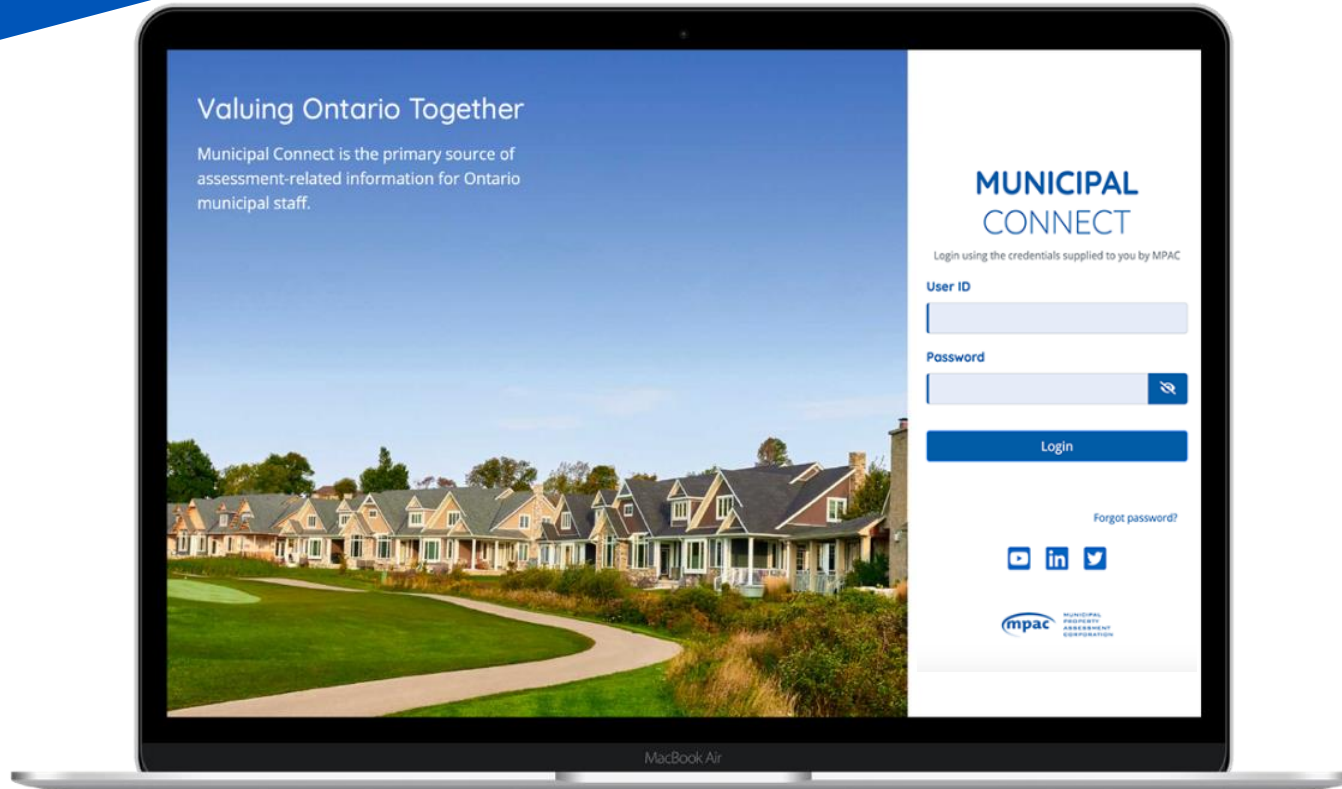


The screenshot shows a complex form titled "Application for Direction of School Support under Section 18 of the Assessment Act". It includes a table for designating school support with columns for "Year", "Month", "City", "Assessment Class", "Assessment Rate", "Assessment Class", "Assessment Rate", "Assessment Class", "Assessment Rate", "Assessment Class", "Assessment Rate". Below the table, there are sections for "Municipality", "Municipal Address", "Municipal Assessment Rate", and "Municipal Assessment Class".

MPAC's School Support Portal



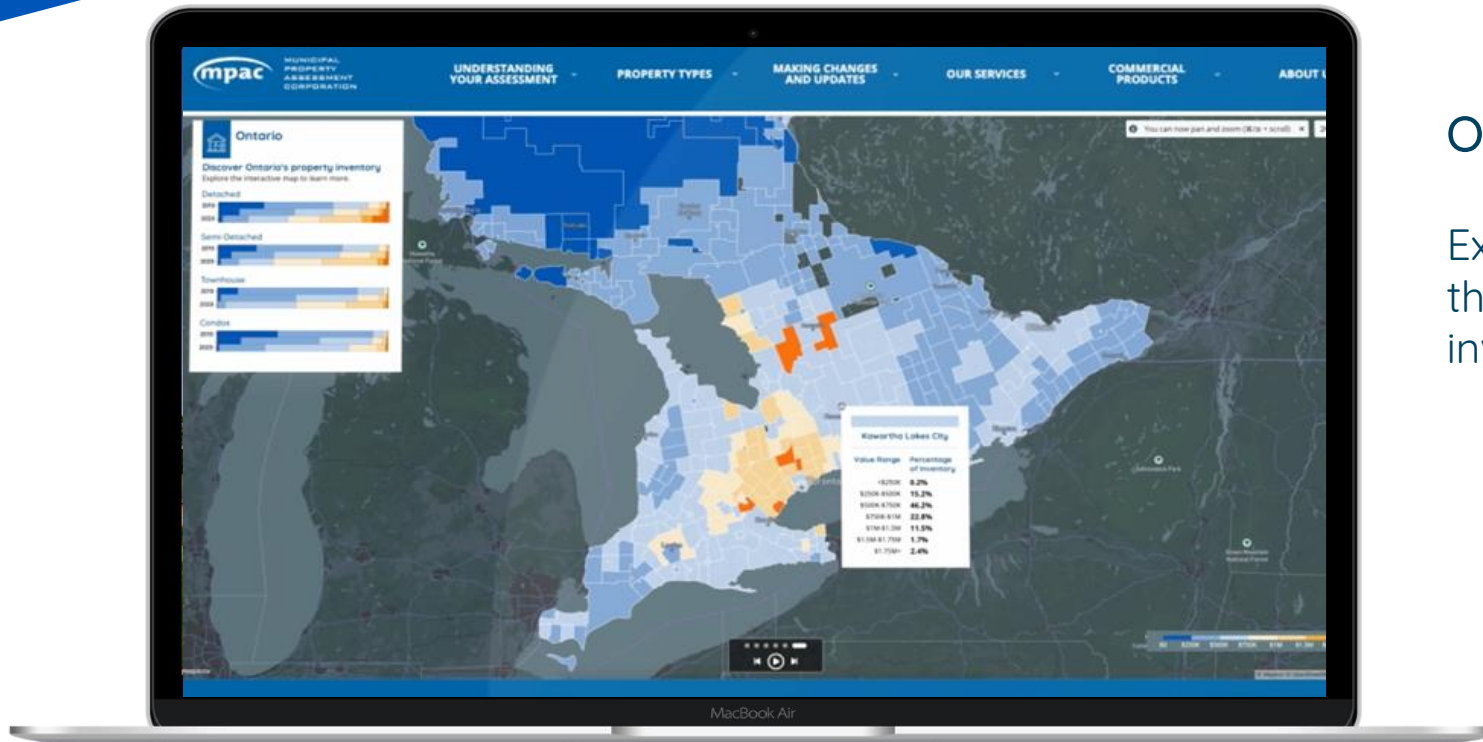
Strengthening municipal relationships.



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



NEW – Insights that are important to your communities.



Ontario's residential property landscape

Explore our interactive map and uncover the change in Ontario's residential property inventory over the last ten years.

mpac.ca



Stronger together:

The power of collaboration

Municipal Partnerships Report 2024

READ OUR REPORT



Now Available!
2024 Municipal Partnerships Report.

Belleville, Ontario

news.mpac.ca/2024-municipal-partnerships-report

2024 Property Assessment Highlights.

Municipality of Arran-Elderslie



4,065
properties



\$9,131,200
in new assessment



\$1,211,453,300
total property value

Your Local Assessment Base



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Assessment Change Summary

Municipality of Arran-Elderslie

The following chart provides a snapshot comparing the assessed value at the beginning of one taxation year (2024), to the assessed value at the beginning of the next taxation year (2025).

Property Tax Class (RTC) Description	RTC	Based on 2016 Current Value Assessment (CVA)			
		Destination CVA at time of roll return for 2024 Tax Year	Destination CVA at time of roll return for 2025 Tax Year	Percent Change 2024 - 2025 Tax Year	Percent of Total CVA Distribution of CVA between classes for 2025 Tax Year
Residential	R	555,568,241	562,662,785	1.28%	46.45%
Multi-Residential	M	11,653,345	11,653,345	0.00%	0.96%
New Multi-Residential	N	3,221,000	3,221,000	0.00%	0.27%
Commercial	C	34,587,768	35,406,070	2.37%	2.92%
Parking Lot	G	148,300	148,300	0.00%	0.01%
Industrial	I	5,513,400	4,332,306	-21.42%	0.36%
Pipeline	P	6,250,000	6,454,000	3.26%	0.53%
Farm	F	519,176,146	520,844,434	0.32%	42.99%
Managed Forests	T	2,534,500	2,668,000	5.27%	0.22%
Aggregate Extraction	V	-	1,113,400	0.00%	0.09%
PIL - Residential	R	393,600	393,600	0.00%	0.03%
PIL - Commercial	C	3,231,000	3,231,000	0.00%	0.27%
PIL - Landfill	H	181,200	181,200	0.00%	0.01%
Exempt	E	59,364,800	59,143,860	-0.37%	4.88%
TOTAL		1,201,823,300	1,211,453,300	0.80%	100.00%

We invite you to reach out!

Contact your local Municipal and Stakeholder Relations team with questions or to learn more.

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Questions?
