

A stylized, light blue map of the province of Ontario is centered in the background. The map is semi-transparent, allowing the dark blue background and the white text to be visible through it. The map shows the outline of the province, including its major geographical features like the Great Lakes and the St. Lawrence River.

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**.

An aerial photograph of a suburban neighborhood with many houses, trees, and a few commercial buildings. In the background, a large body of water and a distant city skyline are visible under a clear sky. A large blue circle is overlaid on the right side of the image, containing white text.

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.**

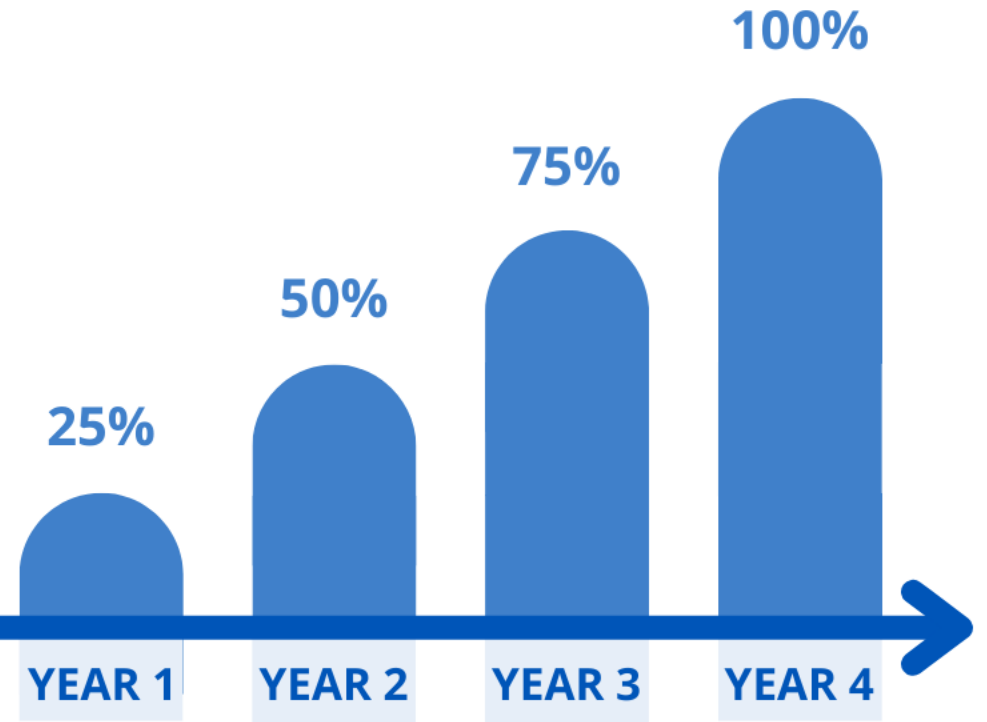


The Assessment Cycle

Valuation Date
January 1, 20XX



Notices mailed



Assessment increases are **phased in equally over four years.**
Decreases are **applied immediately.**

The **Three** Approaches to Value



**Direct
Comparison**

FOR



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
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

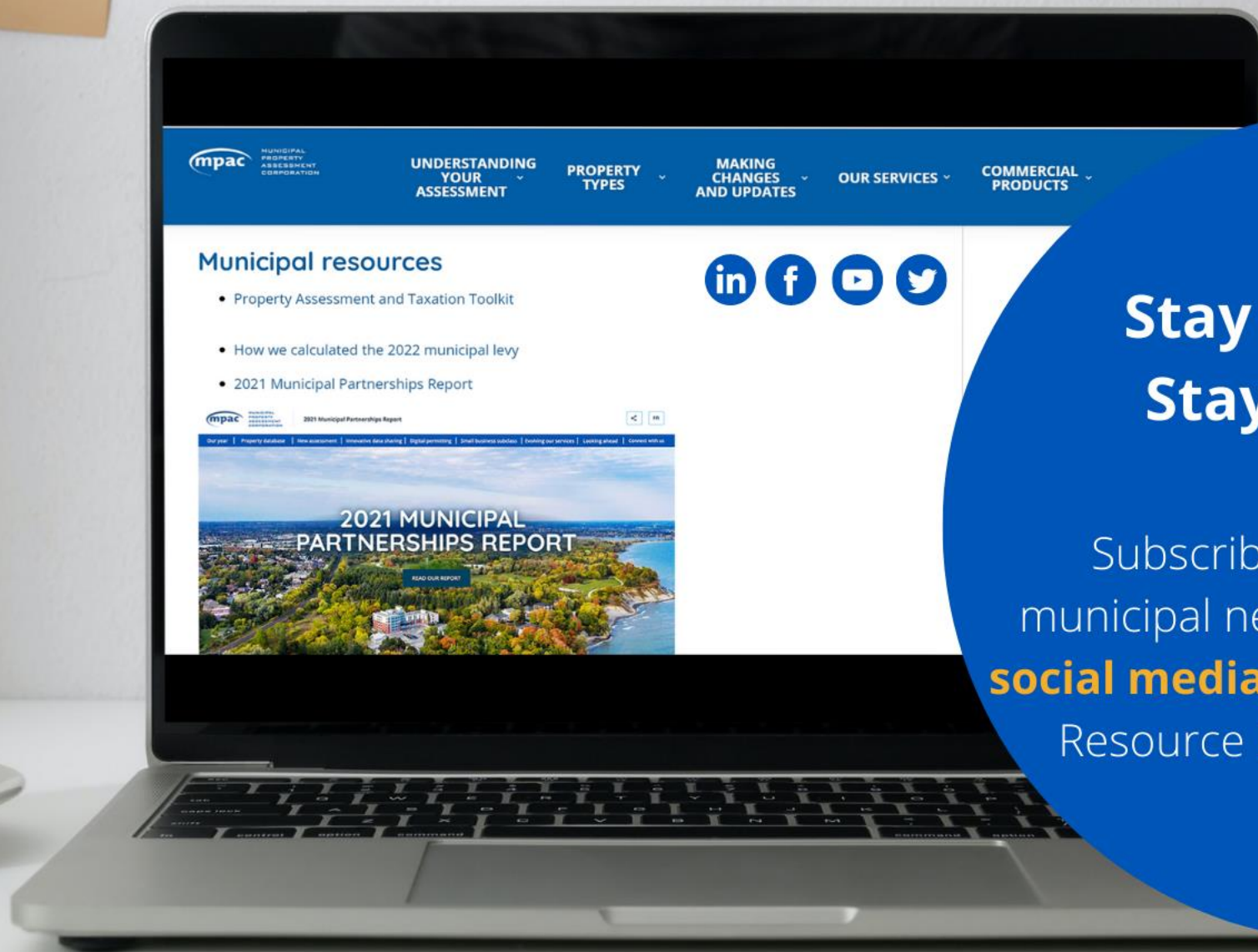
My property value has doubled.

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



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