

A light blue map of the province of Ontario is centered on a dark blue background. The map is enclosed within a white dashed rectangular border. 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.





## 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><b>X</b></p>	<p>There is <b>no 1:1 relationship</b> between the change in your assessed value and change in taxation.</p> <p><b>✓</b></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:

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

Additional features include a 'Watch Later' button, a 'Share' button, and a 'Watch on YouTube' button at the bottom.

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

**Anthony Fleming**  
Account Manager  
[Anthony.Fleming@mpac.ca](mailto:Anthony.Fleming@mpac.ca)  
519-701-5777

**Lynne Cunningham**  
Regional Manager  
[Lynne.Cunningham@mpac.ca](mailto:Lynne.Cunningham@mpac.ca)  
289-213-3842