

This document can be made available in other accessible formats as soon as practicable and upon request

STAFF REPORT: Finance and IT Services



REPORT TO: Committee of the Whole
MEETING DATE: May 16, 2016
REPORT NO.: FAF.16.39
SUBJECT: 2017-2020 Reassessment Update
PREPARED BY: Kris Couture, Tax Collector

A. Recommendations

THAT Council receive Staff Report FAF.16.39, entitled “2017-2020 Reassessment update” for information purposes.

B. Background

In 2016, the Municipal Property Assessment Corporation (MPAC) will update the assessed values of more than five million properties in Ontario based on a legislated valuation date of January 1, 2016.

As part of the province’s four-year assessment cycle, increases in assessed values will be introduced gradually over the 2017-2020 property tax years.

MPAC has made changes to improve the Property Assessment Update. Notices will now be delivered early over a 21-week period which started on April 4, 2016. Early mailing of the 2016 Property Assessment Notices allows MPAC and property owners the opportunity to resolve concerns before final Assessment Rolls are returned to municipalities.

For The Blue Mountains, the Property Assessment Notices for properties in the *Residential* assessment/tax class will be mailed **Tuesday May 24, 2016**.

A sample of the redesigned Property Assessment Notice is attached.

When owners receive their Property Assessment Notice, they should review it. No further action is required unless an owner has questions or disagrees with their assessed value or classification. MPAC encourages property owners to visit www.aboutmyproperty.ca to learn more about how their property was assessed, see the information MPAC has on file, as well as compare it to others in their neighbourhood. Their Notice will include their Roll Number and Access Key to log on to AboutMyProperty™

If property owners disagree with the assessment value, they have 120 days from the Issue Date on their Notice to file a Request for Reconsideration. The Issue Date and the Request for Reconsideration deadline will be included on every Property Assessment Notice.

For The Blue Mountains *Residential* property owners, the deadline to file a Request for Reconsideration is **September 21, 2016**.

Request for Reconsideration forms are available from the MPAC website www.mpac.ca. A link will be added to The Blue Mountains website.

The Property Assessment Notices for *Non-Residential* assessment/tax classes will be mailed starting on October 11, 2016, with 120 days from the date of the notice to file a Request for Reconsideration. If a property has *Residential* and *Non-Residential* assessment, the notices will be mailed October 11, 2016.

MPAC Account Managers are available to address Council in further detail in June 2016 if desired.

Town revenue staff in the Finance department will respond to assessment inquiries and refer property owners to MPAC as appropriate.

C. The Blue Mountains' Strategic Plan

Goal #4: Promote a Culture of Organizational and Operational Excellence
Objective #4: To Be a Financially Responsible Organization

D. Environmental Impacts

N/A

E. Financial Impact

Update to assessment values for 2017 – 2020 taxation.

F. In Consultation With

Anthony Fleming, MPAC Account Manager
Kelan Jylha, MPAC Account Manager

G. Attached

1. Sample MPAC Property Assessment Notice

Respectfully submitted,

Kris Couture
Tax Collector

Ruth Prince
Director of Finance and IT Services

For more information, please contact:
Kris Couture
kcouture@thebluemountains.ca
519-599-3131 extension 225

Property Assessment Notice

For the 2017 to 2020
property taxation years



JACKSON JASON
ABC IMPORTS LIMITED
200 MAIN STREET
UNIT 5000
11 FLOOR
ANYWHERE ON M4K 1B3

Issue Date:
April 4, 2016

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

MPAC's updated value of your property is \$228,000

Account Information:

Roll Number	12 34 567 899 12345 1234
AboutMyProperty™ Access Key	ABCD EFG1 HJK2
Your property's location and description	900 Dynes Rd. PLAN169 BLK 1 PT LOT4
Municipality	Ottawa City
School support	English-Public

Assessment overview:

MPAC's assessed value of your property as of January 1, 2016	\$228,000
MPAC's assessed value of your property as of January 1, 2012	\$162,000
Between 2012 and 2016 , your property's assessed value changed by	\$66,000

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

How will my municipality use MPAC's property assessment?

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2017 to 2020 property taxes as illustrated below.

Property Classification:	Residential	
Tax Year	Assessed Value	Request for Reconsideration Deadline
2016	\$162,000	
2017	\$178,500	August 1, 2016
2018	\$195,000	March 31, 2018
2019	\$211,500	March 31, 2019
2020	\$228,000	March 31, 2020

To learn more about how your property was assessed, see the information on page two of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit www.aboutmyproperty.ca.

This Property Assessment Notice has important information for you as a property owner.

Please review it and file it away for your records.

No action is required unless you disagree with your assessment.

CONTACT US

1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
Monday to Friday
8 a.m. to 5 p.m.

If you have accessibility needs, please call us for assistance.

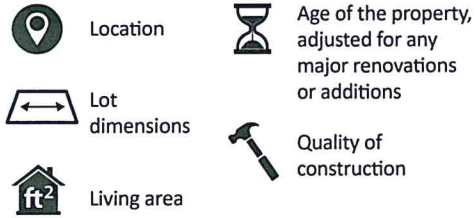
www.aboutmyproperty.ca



How does MPAC assess my property?

Roll Number:	12 34 567 899 12345 1234
Property summary:	
Property type	Single Family Dwelling
Property information	Frontage: 54.23 feet Depth: 150.00 feet Lot area: 8,100.00 square feet
Building – exterior square footage	1,053 square feet
Year of construction	1974

For residential properties, there are **five major factors** that generally account for 85% of your property value.



To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

Have questions about your assessment?

Log on to AboutMyProperty™ to learn more...



Visit www.aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page one of this Notice.

Log on to www.aboutmyproperty.ca with your Roll Number and Access Key. These are found on page one of this Notice.

Still have questions?

We're here to help. Contact us and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

Ontario's property assessment system

