

Accurate MPAC assessments help ensure property owners **like you** pay their **fair share** of property taxes — and **nothing more**.

We're here to help

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario. Every four years, we conduct a province-wide Assessment Update and mail Property Assessment Notices to every property owner in Ontario.



Your Property.
Our Assessment.
Know More About It.

- ◆ Learn how your property was assessed and see the information we have on file
- ◆ Learn more about market trends in your area
- ◆ Compare your property to similar properties in your area
- ◆ If you do not agree with your property's assessment you can request a review
- ◆ Look for your login information on your Property Assessment Notice

Still have questions?

Visit mpac.ca or aboutmyproperty.ca

Call 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)

If you have accessibility needs, please let our representatives know how we can assist you.

Questions about your residential property assessment?

If you disagree with your property's assessed value or classification, MPAC will review your assessment free of charge through a Request for Reconsideration.



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How do I know if my assessment is accurate?

Every four years, MPAC assesses your property's value. Our assessors are trained experts in the field of valuation and apply appraisal industry standards and best practices. We look at sales and compare your property to similar properties that have sold in your area. This approach is called Current Value Assessment.

We look at these five factors, which account for 85% of your home's value:



Ask yourself

Could I have sold my property for its assessed value as of the valuation date listed on my Property Assessment Notice?

If the answer is yes, no further action is required. File your Notice for future reference.

If the answer is no, visit aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, and compare it to other properties in your area.

If you still disagree with your property's assessed value or classification, you have the option to request a review. This review is called a Request for Reconsideration (RfR) and is free of charge.

How to file a Request for Reconsideration (RfR)

STEP 1: File an RfR

If you disagree with your assessment and/or classification on your residential/farm or managed forest property, your first step is to file an RfR with MPAC. There are two ways you can do this:

- ◆ File an RfR online at aboutmyproperty.ca. You will be able to attach documents, pictures and reports to accompany your RfR, as well as check the status of your request. You may also mail or fax your form to MPAC. Forms are available at aboutmyproperty.ca.

OR

- ◆ Send us a letter requesting a review of your assessment, include the 19-digit Roll Number on your Property Assessment Notice, your full name, address and phone number, and the reasons why you believe your assessment is not accurate. Include any information you have to support your request.

Your deadline to file an RfR with MPAC is included on your Notice.

STEP 2: We'll notify you

Once we have received your RfR, we will send you a confirmation. Once our review is complete, we will notify you of the result of your review in writing usually within 180 days — up to 60 additional days if we need more time.

OPTIONAL

Not satisfied with the result of your RfR?

You have 90 days after MPAC has notified you of its decision on your RfR to file an appeal with the Assessment Review Board (ARB). The ARB is an independent tribunal of the Ontario Ministry of the Attorney General and has its own appeal process. For more information, visit elto.gov.on.ca/arb.

MPAC's province-wide Assessment Updates of property values have exceeded international standards of accuracy. Did you know MPAC's assessments and data are also used by banks, insurance companies and the real estate industry?

