

ABOUT MPAC

Valuing Ontario Together



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



Our Ontario property
database is one of the
most complex in the world
and has data on over

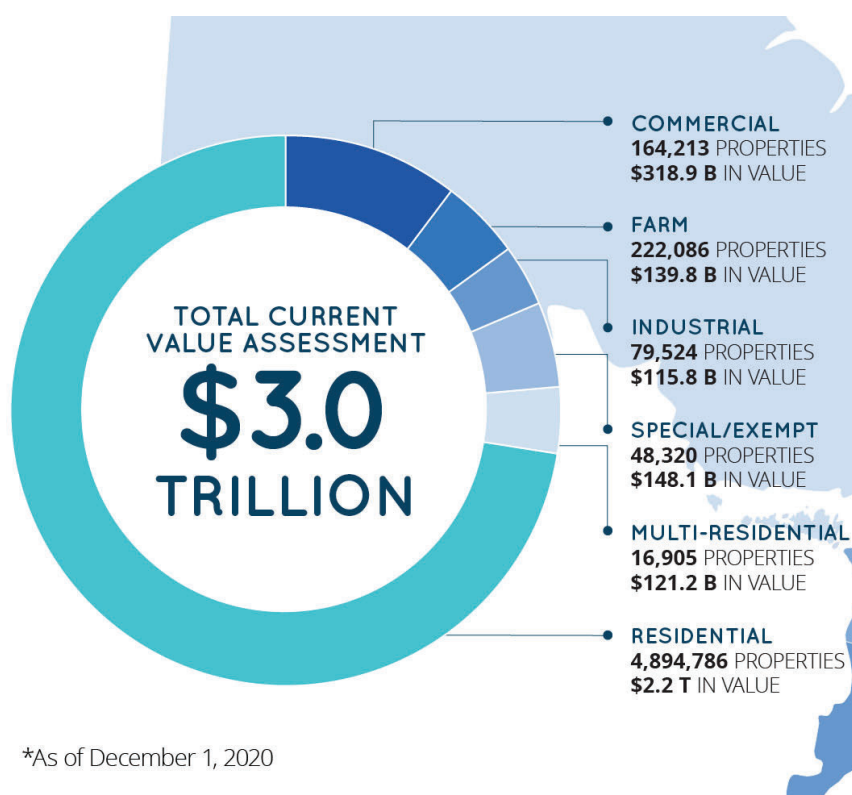
5 MILLION
PROPERTIES



The property assessments we provide are the foundation of Ontario's property tax system, which generates nearly

\$30 BILLION ANNUALLY

©MPAC



90%

of Ontario's more than **5.4 million** properties are classified as residential.

©MPAC

ONTARIO'S PROPERTY ASSESSMENT AND TAXATION SYSTEM



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.



We work closely with municipalities and property owners to capture changes by reviewing building permits and plans, conducting property inspections and responding to inquiries from property owners.



We are constantly monitoring real estate market activity, analyzing sales, financial statements and other market data to ensure our records are up to date.



PROPERTY ASSESSMENT UPDATE

Property values continue to be based on the market at:

JANUARY 1, 2016

which is our current **valuation date.**

HOW WE ASSESS PROPERTY

Direct Comparison Approach



Residential Properties



Condos



Vacant Land

We analyze **recent sales** of **comparable properties** that were sold for a similar or identical use as the **property to be valued**.

HOW WE ASSESS PROPERTY

Income Approach



Industrial Malls



Multi-Residential Properties



Office Buildings



Hospitality Properties



Shopping Centres

To value these properties we need to determine how much **revenue** it could generate, and the **sale price**.



Those two factors create a '**capitalization rate**' that helps us determine the property's **assessed value**.

HOW WE ASSESS PROPERTY

Cost Approach



Industrial Properties



Grain Elevators



Gravel Pits



Large & Special Purpose Properties



Warehousing

It's used for property types that are **unique and rarely sold** on the market.

HOW WE ASSESS PROPERTY

Cost Approach

Applying the cost approach



1 We calculate the **cost** of replacing buildings, structures or other assessable changes on the land.



2 We apply a **deduction for depreciation** on buildings/ structures.



3 We determine the **value** of the land and add it to the calculations to produce an **overall valuation**.

SAFEGUARDING DATA



One of the first Canadian public sector organizations to move to the cloud in 2013



One of the few organizations in North America to receive an ISO 27001 certification in 2019

ONTARIO'S PROPERTY LANDSCAPE IS CHANGING

DID YOU KNOW?

The number of properties in Ontario has grown by over

600,000

in the last 10 years?

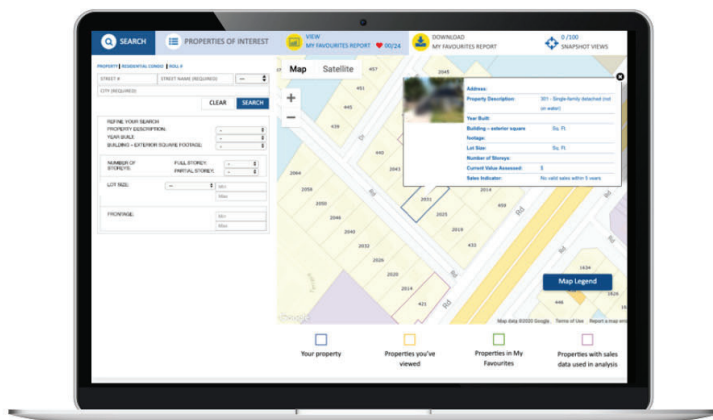
ONTARIO'S PROPERTY LANDSCAPE IS CHANGING

DID YOU KNOW?

The average value of all property types has increased exponentially, by approximately

70%

About MyProperty



View **property info** and **compare** to other assessments in your neighbourhood



View details that explain **how we assessed** the property



Review steps to file a **Request for Reconsideration** online



HOW WE SUPPORT OUR MUNICIPAL PARTNERS

We're **committed** to understanding and shaping our priorities based on **FEEDBACK AND INPUT FROM MUNICIPALITIES.**



OUR DATA IS USED ACROSS INDUSTRY

INSURANCE
COMPANIES

ELECTRIC & NATURAL
GAS UTILITIES

Telecom
Companies

Banks

GOVERNMENT
AGENCIES

OTHER PRIVATE & PUBLIC
SECTOR ORGANIZATIONS

REALTORS®

20

OUR CORE VALUES

Customer-focused

Cost-effective

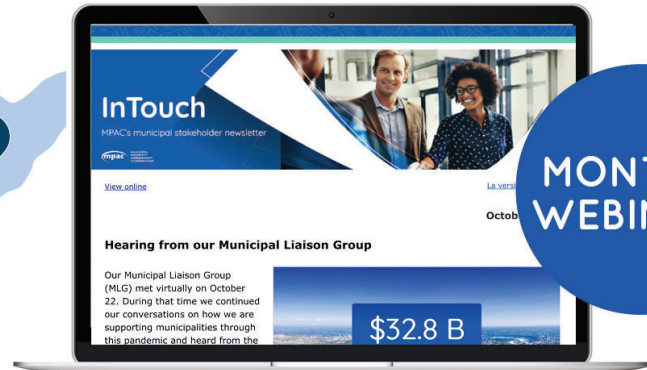
Technology-driven

IT'S HOW WE VALUE
ONTARIO TOGETHER

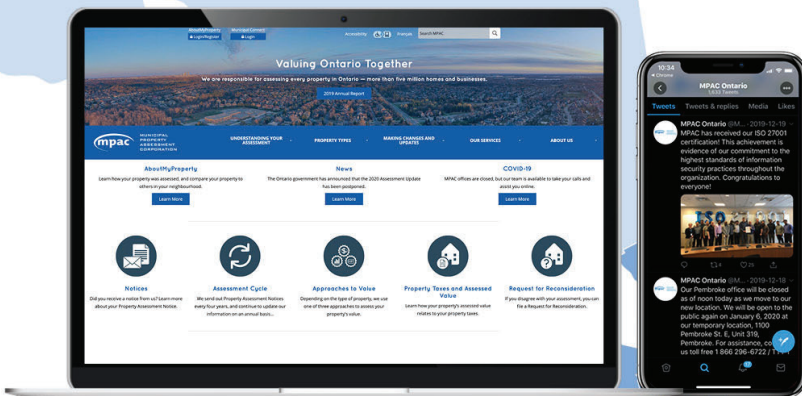


Our municipal and stakeholder relations teams live and work in your communities and **we're here to help.**

Go to **mpac.ca/municipalities** to find your local Account Manager



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New Assessment

New Assessment as of Nov. 9: \$24,876,300

