

Sample MPAC Property Assessment Notice
(mailed to all property owners)



Property Assessment Notice
Avis d'évaluation foncière
for the 2013-2016 property tax years

Questions?

Please include your roll number with your enquiry.

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

Extended Hours

September 13 to November 16, 2012
Monday to Friday - 8 a.m. to 6 p.m.

Web www.mpac.ca
Fax 1 866 297-6703

Write P.O. Box 9808, Toronto, ON M1S 5T9

Extended local office hours

Visit 945 3rd Ave E, Suite 212, Owen Sound
October 1 to October 26, 2012
Monday to Friday - 8 a.m. to 6:00 p.m.

If you have any accessibility needs, please contact MPAC for assistance.

See your MPAC Assessment notice to review information specific to your property

This Property Assessment Notice is not a property tax bill.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. **An assessment increase does not necessarily mean your property taxes will increase.** For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. The deadline to file a Request for Reconsideration with MPAC for the 2013 tax year is **April 1, 2013**. For the tax years 2014-2016, the deadline for filing is **March 31** of the tax year. Please keep a copy of this Notice for your records.

Roll number _____
Property location and description _____
Municipality/Local taxing authority MEAFORD MUNICIPALITY

Assessed value of your property	
Property classification	Residential
Your property's value as of January 1, 2012	\$268,000
Your property's value as of January 1, 2008	\$232,000
Over this 4-year period, your property's value changed by	\$36,000

Under the *Assessment Act*, an increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years, from 2013 to 2016. Assuming your property characteristics stay the same, your property assessment will change by **\$9,000** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2013	\$241,000
2014	\$250,000
2015	\$259,000
2016	\$268,000

2013 ASSESSMENT	SCHOOL SUPPORT
\$241,000	English-Public

Property summary	
Property type	Single Family Detached
Property information	Frontage: 57.00 feet Depth: 139.00 feet Lot area: 7,923.00 square feet
Building - exterior square footage	1,363 square feet
Year of construction	1988

2013 Property tax year
Your phased-in assessment has changed by **3.88%** since the 2012 property tax year.

The average phased-in assessment of residential properties in your municipality/local taxing authority changed by **4.48%** (at time of printing) since the 2012 property tax year.

To see a profile for your property and compare your property with similar properties in your area free-of-charge, visit **AboutMyProperty™** at www.aboutmyproperty.ca

To register for your account, please enter:

Roll number:
Access key:

Or call MPAC at
1 866 296-MPAC (6722)

0-9592261

The *Assessment Act* and related legislation prevail over differences in words or expressions in this Notice. This assessment is made under Section 36 of the *Assessment Act*.

Information as of September 14, 2012