



IMPORTANT INFORMATION REGARDING PROPERTY ASSESSMENT DEADLINES

The Government of Ontario made a number of changes to the property assessment system, which took effect for the 2009 property tax year. These changes included the introduction of a four-year assessment update cycle and a phase-in of assessment increases. **We are currently in year 2 of the four-year cycle.**

In order to determine the assessed value of your property, please refer to the assessment notice received in the fall of 2008. This notice contains assessment information for each of the four years (2009, 2010, 2011 and 2012.) It is important to note that the information contained in the assessment notice received in 2008 is current unless there has been a change in ownership of the property or change in value of the property.

Review your Property Assessment Notice to make sure that it contains the most up-to-date information about your property. Ask yourself this question – could you have sold your property for its assessed value on the valuation date listed on your Property Assessment Notice? If you have more questions about your property's assessed value, there are steps you can take to have your concerns addressed.

Step 1

Contact the Municipal Property Assessment Corporation Customer Contact Centre at 1 866 296-MPAC (6722.)

Step 2 - Review the value of properties similar to yours.

Comparing your assessment to similar sold and unsold properties in your area will help you determine its accuracy. You can obtain information about your property, and information on up to 24 additional properties of your choice, and up to six properties selected by MPAC, **free of charge.**

To utilize this option, please visit About My Property at:

http://www.mpac.ca/pages_english/products_services/aboutmyproperty.asp

Enter your personalized User ID and Password for About My Property included on your Notice and follow the instructions to register and obtain the information.

Alternatively, you may send a written request to:

MPAC

Attention: GRAD

P.O. Box 9808

Toronto ON M1S 5T9

Fax (toll-free): 1 866 297-6703

Step 3

If you have received a statement from the Municipal Property Assessment Corporation (MPAC) in 2010 and feel your property assessment is not accurate, you have an option to file a Request for Reconsideration (RfR). MPAC will review the RfR free of charge. Please note the deadline to file your RfR for the current tax year is **March 31, 2010**.

The preferred method of filing an RfR is through the Request for Reconsideration Form available by visiting http://www.mpac.ca/pages_english/property_owners/forms.asp#rfr.

Alternatively, you may write a letter requesting an RfR to MPAC. In your letter, please include the 19-digit roll number on your Property Assessment Notice; your full name, address and phone number; and all the reasons why you feel your assessment is incorrect. MPAC's mailing address is:

MPAC
P.O. Box 9808
Toronto ON M1S 5T9

MPAC makes every attempt to review each request within 60 days. However, properties with unique or complex circumstances could take longer. Once the RfR is completed, MPAC will notify you of the results of the review in writing. If an adjustment needs to be made, the municipality will also be informed of the change so that your property taxes can be adjusted accordingly.