

Driving Data Delivery for Property Assessments

MUNICIPAL PROPERTY ASSESSMENT CORPORATION



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

OBIAA Conference
The Blue Mountains, Ontario
March 30 – April 2, 2025



Who we are

We are Ontario's property market experts! Our job is to assess and classify the value of **nearly 5.7 million properties** across the province and provide an accurate and impartial property inventory.



More than **\$42.7 billion** of new assessment captured in 2024.



Ontario's total property value exceeds **\$3.2 trillion**.



Property Assessment in Ontario



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



Key facts 2024

MPAC delivers an assessment roll annually to municipalities and the Province of Ontario to support the calculation of property and education taxes. These assessed values are used by municipalities to distribute taxes, not determine them.

MPAC **assessed** almost 87,000 new residential homes with an assessed value of more than

\$35 billion.



In 2024, MPAC added more than

\$42.7 billion

in **new assessment** from new construction and improvements to existing properties.



In November, MPAC mailed more than



627,000

Property Assessment

Notices to property owners

across Ontario, reflecting changes in assessment in support of year-end activities, including the return of the assessment roll on December 10.

Property assessments for the

2025 property tax year

will continue to be based on the January 1, 2016 assessed values.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Provincial System Review

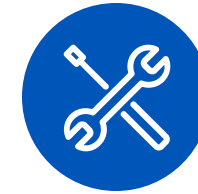
We're focused on affirming the importance of:



Regular
Assessments



Information exchange for
our municipal partners



Building **enhanced services and products** that meet the evolving
needs of all those we serve

Improving the property assessment experience



Three approaches to value



Direct Comparison Approach

Most commonly applied approach. Analyzes sales of comparable properties sold for similar or identical use as the property to be valued.



Income Approach

Applied when a property's ability to earn revenue is directly tied to its current value.



Cost Approach

Applied when a property type is unique and rarely sold on the market, and neither the direct comparison or income approach is appropriate.

Direct comparison approach



Residential Properties



Condos



Vacant Land

Every property in Ontario is assigned a market area. We analyze all sales within a market area to determine the valuation parameters for assessing properties in that area.

Income approach



**Industrial
Malls**



**Multi-Residential
Properties**



**Office
Buildings**

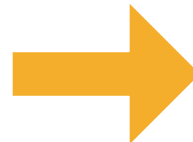


**Hospitality
Properties**



**Shopping
Centres**

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



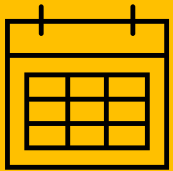
Those two factors create a '**capitalization rate**' that helps us determine the property's **assessed value**.



Assessment Information Request Program

- Having access to up-to-date property information is critical and each year MPAC formally requests information from owners as part of the **Assessment Information Request Program**.
- The information collected supports MPAC's work to maintain accurate property information, deliver quality assessments and better understand ongoing changes in Ontario's property landscape.
- Property owners have an important role to play by providing accurate, timely and fulsome information to MPAC.

2025 Property Income & Expense Return



Submission Deadline:

July 14

(Letters in the mail May 20)



To submit your return visit:

aboutmyproperty.ca



35,000 Properties

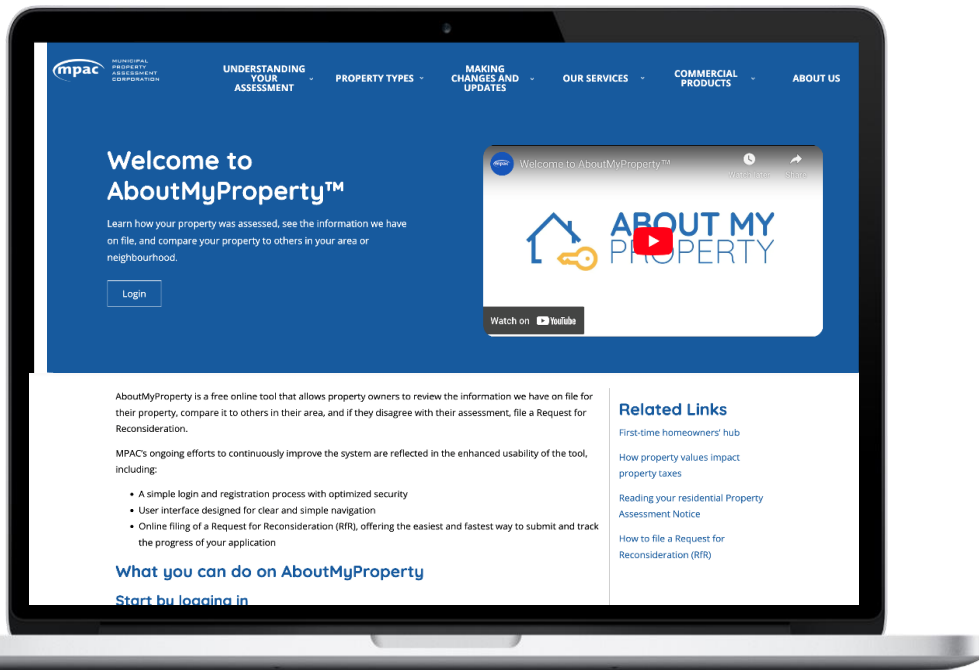
Request for Rental, Income and Expense Information from Income-Generating Properties

*Commercial/Industrial, Golf Courses,
Hotels, Land Lease and Mobile Homes,
Large Resorts, Long-term Care Facilities,
Mixed Use Properties, Motels,
Multi-Residential, Retirement Homes,
Office, Retail*

Assessment Information Request Program

2025 Enhancements of the assessment information request portal through AboutMyProperty™:

- The enhancements improve the user experience and include:
 - ✓ Streamlined navigation
 - ✓ Option to carry-over the 2024 submission, saving time and effort.
 - ✓ Convenient access to view and print previous years' submissions.



Engaging with Industry

To support associations and business property owners in understanding the Assessment Information Request program, MPAC will be engaging with and supporting our partners through:

- ✓ Industry association information toolkits that include website and social media content
- ✓ New video explaining the program
- ✓ Additional communications including a special edition of our Industry Insights newsletter

We hope you will share this curated content with your members. To find out more visit mpac.ca/AIR or email us at industry@mpac.ca.

Cost approach



Industrial Properties



Grain Elevators



Gravel Pits



Large & Special Purpose Properties



Warehousing

This approach is used for property types that are **unique and rarely sold** on the market.

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**.



Determining assessed values

Data Collection and Preparation

+

Market Analysis

+

Property Value Review

=

2016 Property Values

January 1, 2016 Valuation Date

MPAC updates and collects data from **multiple sources**.



The background image shows a street scene with a stone building on the left. A large window in the building reflects a white SUV and has a sign that says "RUSTIC" and "KB". Above the window, the word "HAY" is visible in large letters. To the right of the building is a sidewalk with two wooden Adirondack chairs. A tree with green leaves and pink flowers is in the foreground on the right. The sun is shining brightly from the top right, creating a lens flare effect. A white text box with a yellow border is centered over the image.

What is Current Value Assessment (CVA)?

Defining Current Value

- Under Ontario's *Assessment Act*, all real property in Ontario is liable to assessment and taxation and subject to certain exemptions (such as farmland)
- Current value is defined as **the amount of money the fee simple, if unencumbered, would realize if sold at arm's length by a willing seller to a willing buyer**
- Values are reflective of how properties transact within the open market; should not be subject to government intervention

Current Value = Market Value as of the Valuation Date



Market value

Reflect sales

Values reflect what is occurring in the market

Equitable

Assessments must be equitable with similar properties in the geographic area

Reflect land-use plans

Planning information helps explain why properties are selling/transacting at particular prices

Three levels of valuation information

In Ontario, MPAC is committed to providing property owners access to the information they need to understand their assessment including three levels of valuation information.



What changes during a reassessment

- ↑ Market models run
- ↑ Valuation reviews
- ↑ Calls to call centre

And of course, updated market values.



Our work in a non-reassessment year

A 2024 snapshot



\$42.7 billion

new assessment added to municipal rolls



284,033

property inspections



5.7 million

total properties in Ontario inventory



129,737

interactions with our Customer Contact Centre



423,383

sales transactions processed



1,865

municipal engagements and council meetings



627,000

Property Assessment Notices mailed



12,453

Requests for Reconsideration closed



18,959

severances and consolidations processed



191,310

building permits processed

All stats are as of October 25, 2024



2024 property count

Commercial

Total Properties



Total Assessment Value



Total Properties

2024 - 5.7M



Total Assessment Value

2024 - \$3.17T



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

New assessment by property type



In 2024, MPAC captured more than **\$42.7 billion** in new assessment. New assessment refers to new construction and/or additions to existing property that have been recently completed and assessed during the year.



\$17.97B

Residential



\$12.86B

Residential
Condominiums



\$3.13B

Commercial



\$2.6B

Industrial



\$4.23B

Multi-residential



\$1.42B

Farm



\$486M

Special Exempt



\$59M

Managed Forest/
Conservation



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Property Value and Taxes



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



Ontario's property assessment and taxation system



Government of Ontario

Establishes the province's assessment and taxation laws and determines the education tax rates.



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.

The relationship between property **value** and **taxes**

Each year, municipalities decide how much money they need to raise from property taxes to pay for services and determine tax rates based on that amount.



Your property's assessed value, provided by MPAC.

x



**Municipal and education tax rates*
for your property type.**

*Education tax rates are set by the provincial government.

=



**Property taxes
you pay.**

Assessment vs. taxation



The relationship between property value and taxes



Resolving assessment concerns



STEP 1

Ask yourself:
“Could I have sold
my property for the
assessed value?”



STEP 2

Visit **AboutMyProperty™**
to review the information
MPAC has on file for your
property and verify it is correct



STEP 3

Review assessed
value of **similar
properties** in your
neighbourhood or area



STEP 4

If you still disagree
with our assessment,
file a **Request for
Reconsideration**



Assessment Review Board (ARB)

- Independent adjudicative tribunal (Members appointed by Provincial Government)
- On appeal, the ARB shall:
 - Determine current value of land (2016)
 - Ensure equity with “similar lands” in vicinity
- No jurisdiction to determine tax exemptions

MPAC Data



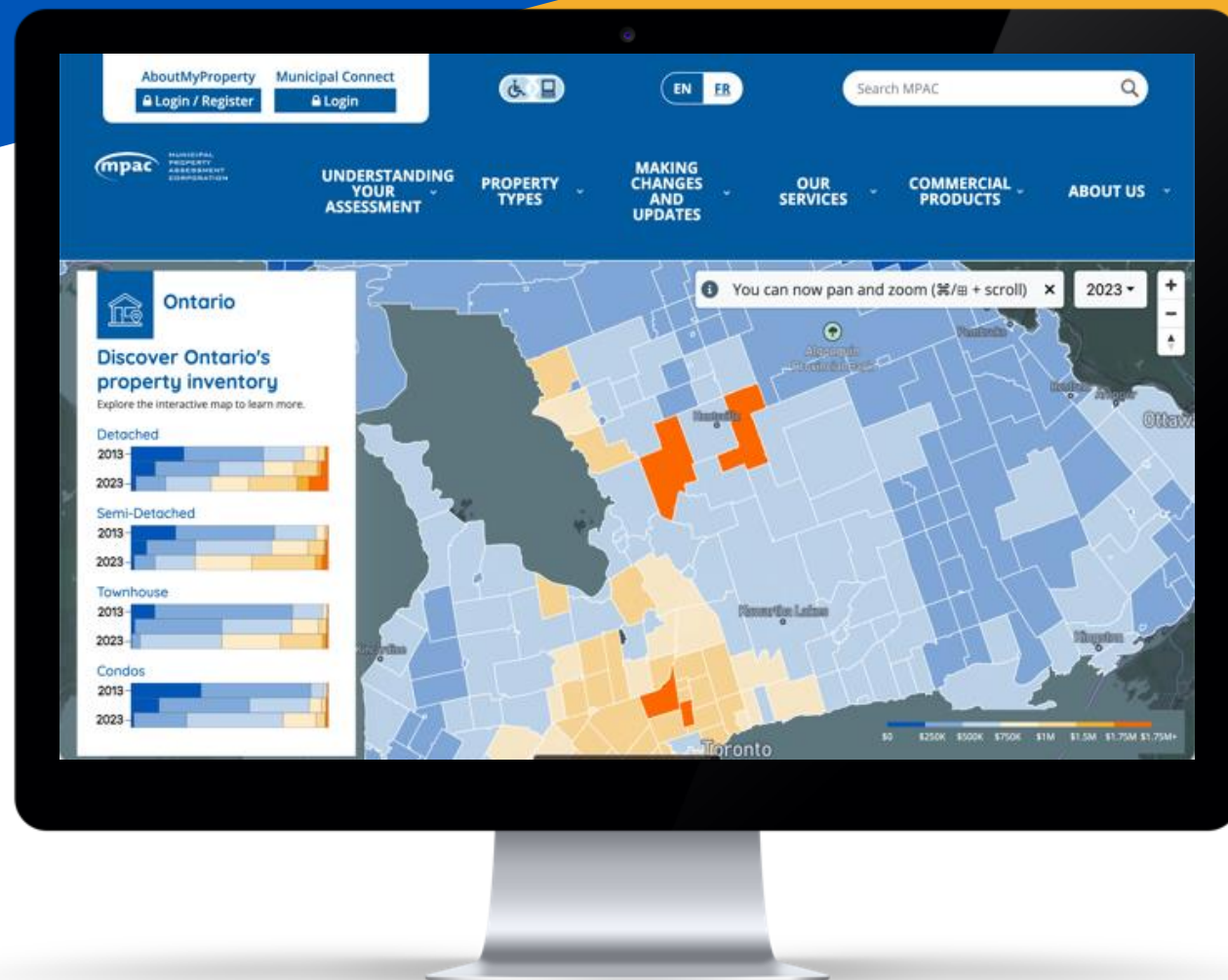
MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



MPAC data

To support individuals, municipalities and businesses throughout Ontario, MPAC utilizes more than **1 billion data points**.

This data paints a picture of Ontario's property landscape, detailing the **value of individual investments, the evolution of communities, and much more!**



MPAC's Data Strategy



Mission

To share data and information in ways that create value, utility, and public good for our clients and partners.

Data Strategy Objectives

- Provide transparency into MPAC's processes, services and property data.
- Support the current and future strategic and operational needs of municipalities and government partners.
- Become the trusted source of property information and market insights for Ontarians.
- Continue to innovate to create opportunities to grow MPAC's revenue and offset municipal levies.



Three primary data types



MPAC Data:

- lot dimensions
- square footage
- bedrooms
- bathrooms
- gross leasable area
- construction
- components, etc



Land Transfer Tax Data:

- sale date
- sale price
- owner name(s)

This data is licensed from Teranet



Personal information:

- name
- address,
- school support of owners and tenants in Ontario



MPAC's work with OBIAA

Long-standing partnership

2023 collaboration

Ongoing commitment



Staying Connected



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



AboutMyProperty™

A free online tool to learn more about how your property was assessed:

- View your property information to ensure it is accurate.
- Compare your assessment to up to 100 properties in your neighbourhood.
- File a Request for Reconsideration if you have concerns with your assessed value.
- View and update your school support designation.



Homeowner's hub

Homeownership brings unique experiences, like navigating property assessment and taxation for the first time.

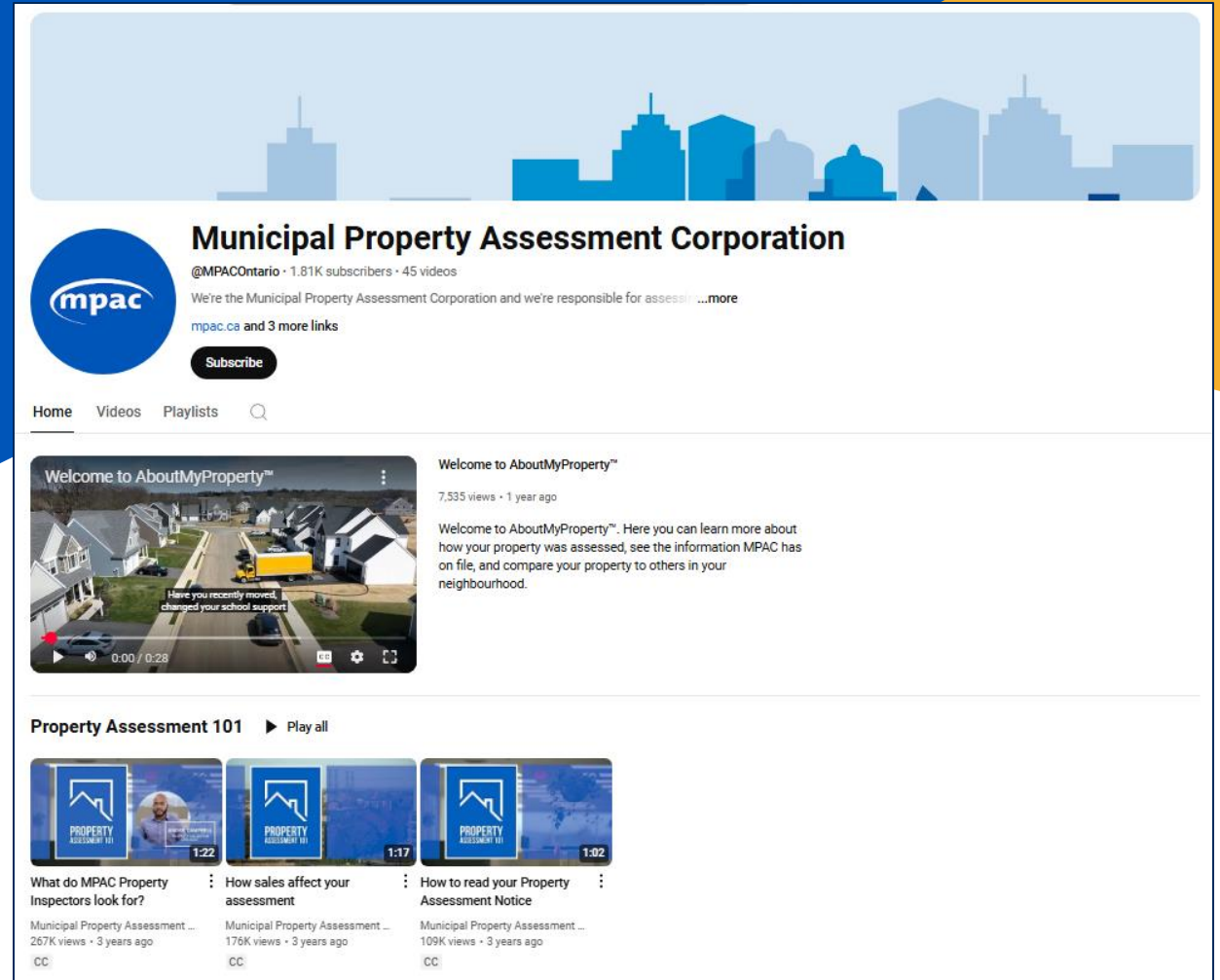
Many new homeowners aren't sure how their property assessment relates to their taxes, and we want to help.

That's why we created the First-time homeowners' hub – an online destination where new homeowners and prospective buyers can find answers to some of their most common questions.



Helpful videos on MPAC's YouTube channel

<https://www.youtube.com/@MPACOntario>



The screenshot shows the YouTube channel page for the Municipal Property Assessment Corporation (MPAC) of Ontario. The channel banner features a stylized city skyline. The profile picture is the MPAC logo, a blue circle with the letters 'mpac' in white. The channel name is 'Municipal Property Assessment Corporation', with the handle '@MPACOntario', 1.81K subscribers, and 45 videos. The bio states: 'We're the Municipal Property Assessment Corporation and we're responsible for assessing...more' and includes links to 'mpac.ca' and '3 more links'. A 'Subscribe' button is visible. The navigation bar shows 'Home', 'Videos', 'Playlists', and a search icon. The main content area displays a video titled 'Welcome to AboutMyProperty™' with 7,535 views, posted 1 year ago. The video description explains that it's a guide to understanding property assessments. Below this, a 'Property Assessment 101' playlist is shown with a 'Play all' button. Three video thumbnails are visible in the playlist: 'What do MPAC Property Inspectors look for?' (267K views, 3 years ago), 'How sales affect your assessment' (176K views, 3 years ago), and 'How to read your Property Assessment Notice' (109K views, 3 years ago). Each video has a Creative Commons (CC) license icon.

Municipal Property Assessment Corporation
@MPACOntario • 1.81K subscribers • 45 videos
We're the Municipal Property Assessment Corporation and we're responsible for assessing...more
[mpac.ca](https://www.mpac.ca) and 3 more links
[Subscribe](#)

Home Videos Playlists

Welcome to AboutMyProperty™
7,535 views • 1 year ago
Welcome to AboutMyProperty™. Here you can learn more about how your property was assessed, see the information MPAC has on file, and compare your property to others in your neighbourhood.

Property Assessment 101 ▶ Play all

What do MPAC Property Inspectors look for?
Municipal Property Assessment ...
267K views • 3 years ago
CC

How sales affect your assessment
Municipal Property Assessment ...
176K views • 3 years ago
CC

How to read your Property Assessment Notice
Municipal Property Assessment ...
109K views • 3 years ago
CC



Municipal Connect

Home

People Portal

My Work

My Products

Analytics

My Properties

RFRs

Appeals

Building Permits

SLA

AAA

Learning Library

Dashboard

Hello Christine,

Welcome to Municipal Connect

The data in Municipal Connect reflects the 2025 tax year.

Year-End Delivery Schedule: Review the various Year-End Activities and their related milestone dates, that contribute to the delivery of the 2024 Roll Return, for the 2025 Taxation Year.

TWO NEW PRODUCT OFFERINGS

New Products now available in My Products:

MFIPPA-Compliant Notification Lists can be used to notify your community about municipal programs and services while remaining compliant with the *Municipal Freedom of Information and Protection of Privacy Act*. For more information click here.

MPAC Data Reports (MDR) provide the most current property-specific information all year round. For more information click here.

Webinar Series:

Welcome to MPAC's 2025 Webinar Series, an effective platform for sharing key information including issues affecting property assessment and useful products that support municipal budget needs, etc.

Click [here](#) to view/listen to our first webinar of the year "Unlocking the Potential of MPAC Data Products", and access our extensive webinar playlist that includes a broad range of topics of local and provincial interest to you.

Municipal Connect video tutorials: Check out these helpful resources to familiarize you with the new Municipal Connect..

March 12, 2025
Data Refresh

Posted October 29, 2024

Posted August 14, 2024

Posted February 13, 2025

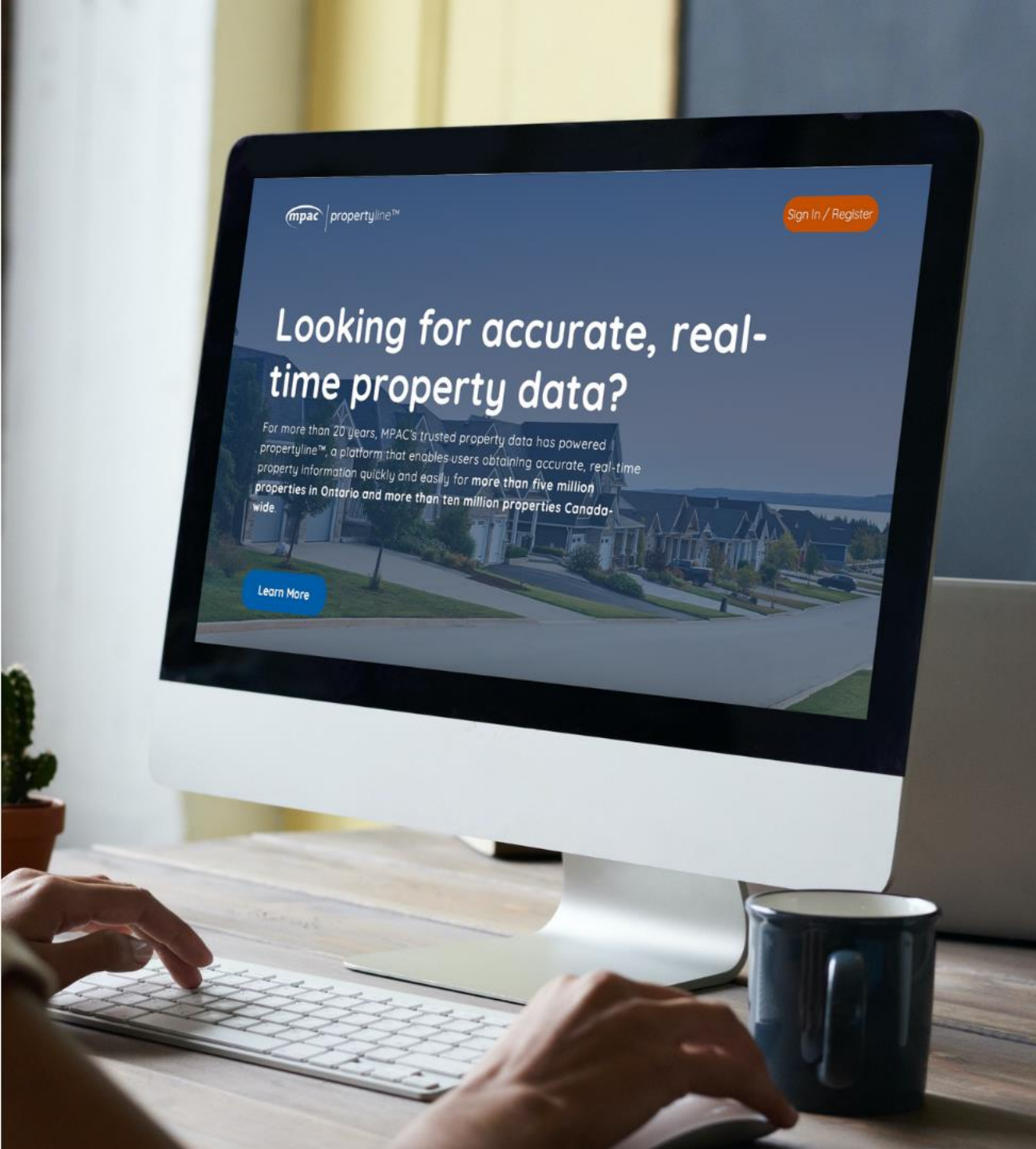
Posted March 26, 2021

Commercial and Client Solutions



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION





Property insights you can trust

For more than **20 years**, MPAC's trusted property data has powered **propertyline™**, a website that enables users to access real-time property information for more than **five million** properties in Ontario and more than **ten million** properties Canada-wide.



Know the market.

UNDERSTANDING ONTARIO'S PROPERTY TYPES



Residential



Farm



Multi-Res



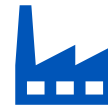
Vacant Land



Commercial



Special/
Exempt



Industrial



Condominium



GET IT FROM OUR SALES TEAM

Custom data.

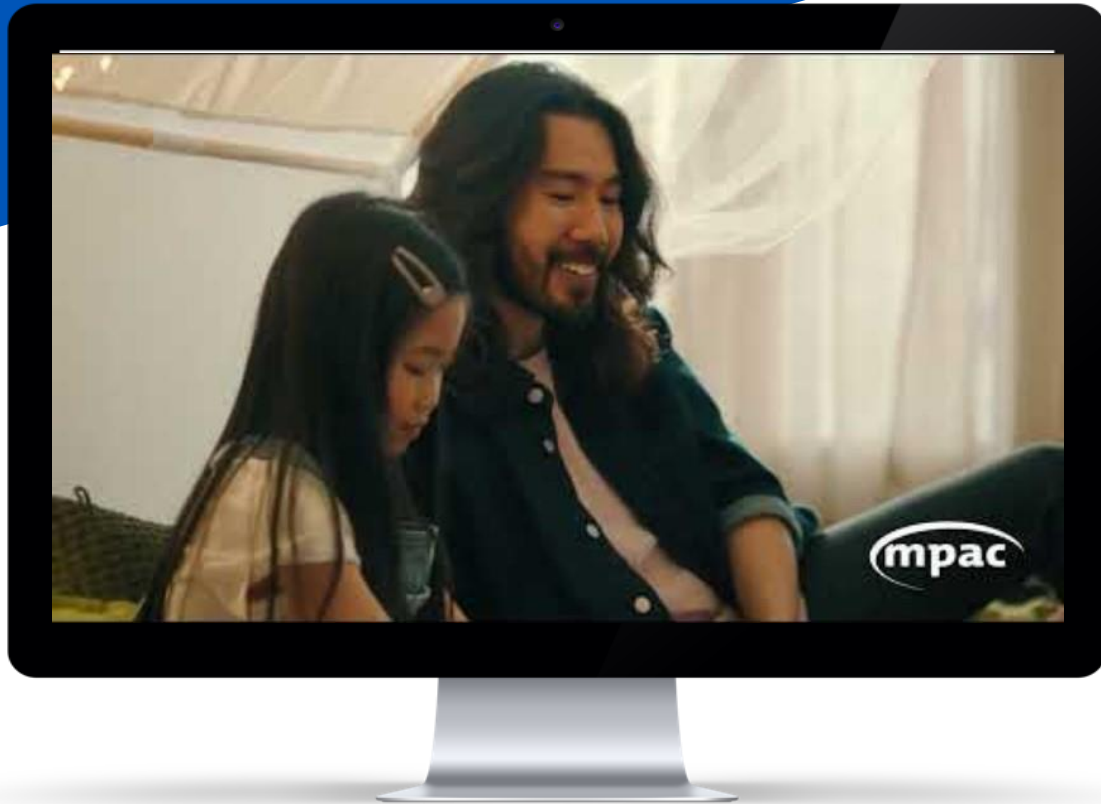
Data products designed for your business needs.

Partner with our sales team to leverage our extensive Ontario database and address your specific business needs head-on.

- Custom bulk data extracts
- API integration
- Aggregated market profiles



Building awareness of MPAC



We launched an integrated campaign, ***Home Values Matter***, aimed at increasing awareness amongst current and prospective homeowners showcasing the important role MPAC plays within Ontario's property market landscape.



Home Values Matter campaign



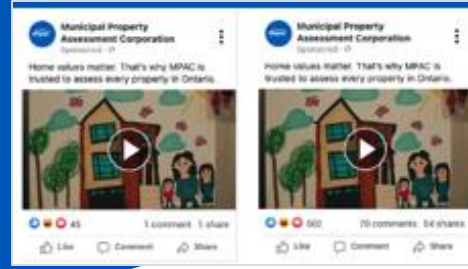
Home values matter



First home



Living



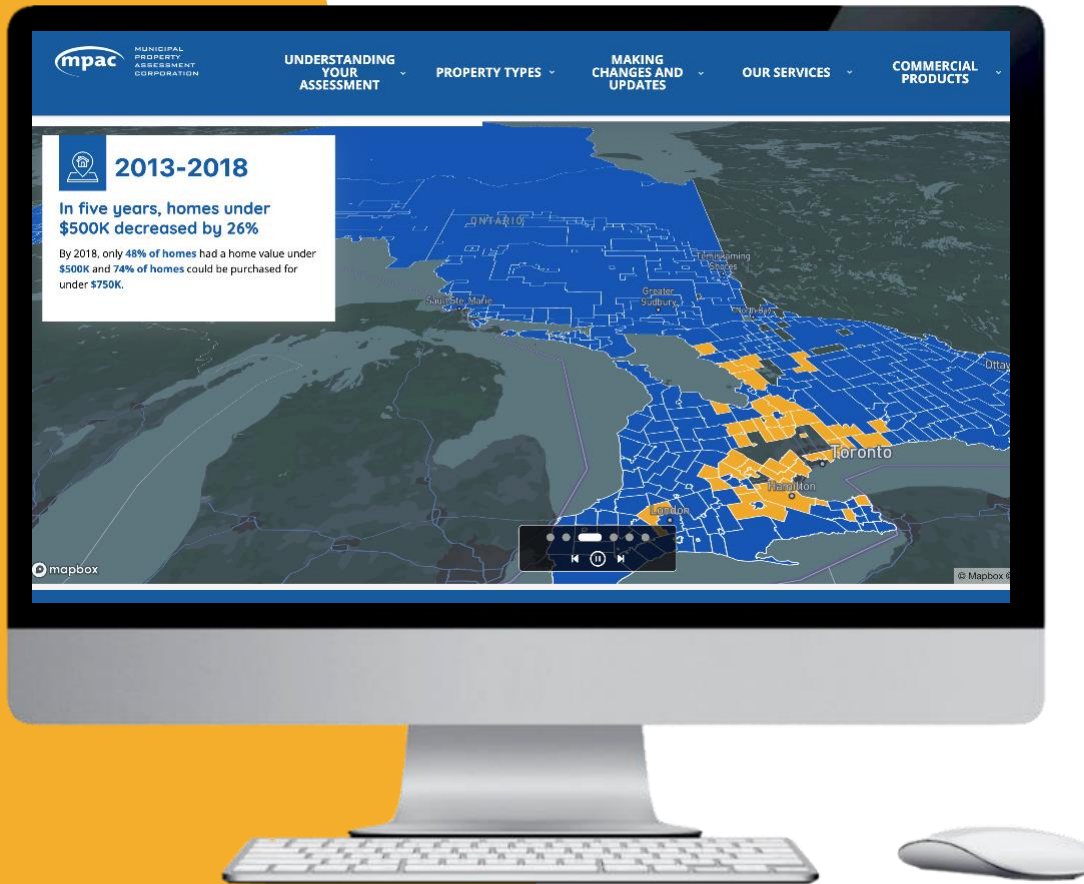
MPAC understands that for many people in Ontario, a home isn't just a place to live – it's often their single biggest investment.

The **Home Values Matter** campaign included paid media, sponsored content, news coverage, bylines and municipal stakeholder engagement.

In addition to the video ad, assets from the campaign include:

- Social media ads
- Broadcast ad
- Print and digital ads for print and online media
- [Value Matters landing page](#)
- [First-time Homeowners' Hub](#)
- [Home Values Matter Toolkit for Municipalities](#)





New insights

Ontario's residential property landscape

Explore our interactive map and uncover the change in Ontario's residential property inventory over the last ten years.

mpac.ca

Connect with us!



mpac.ca



Municipal Property Assessment Corporation



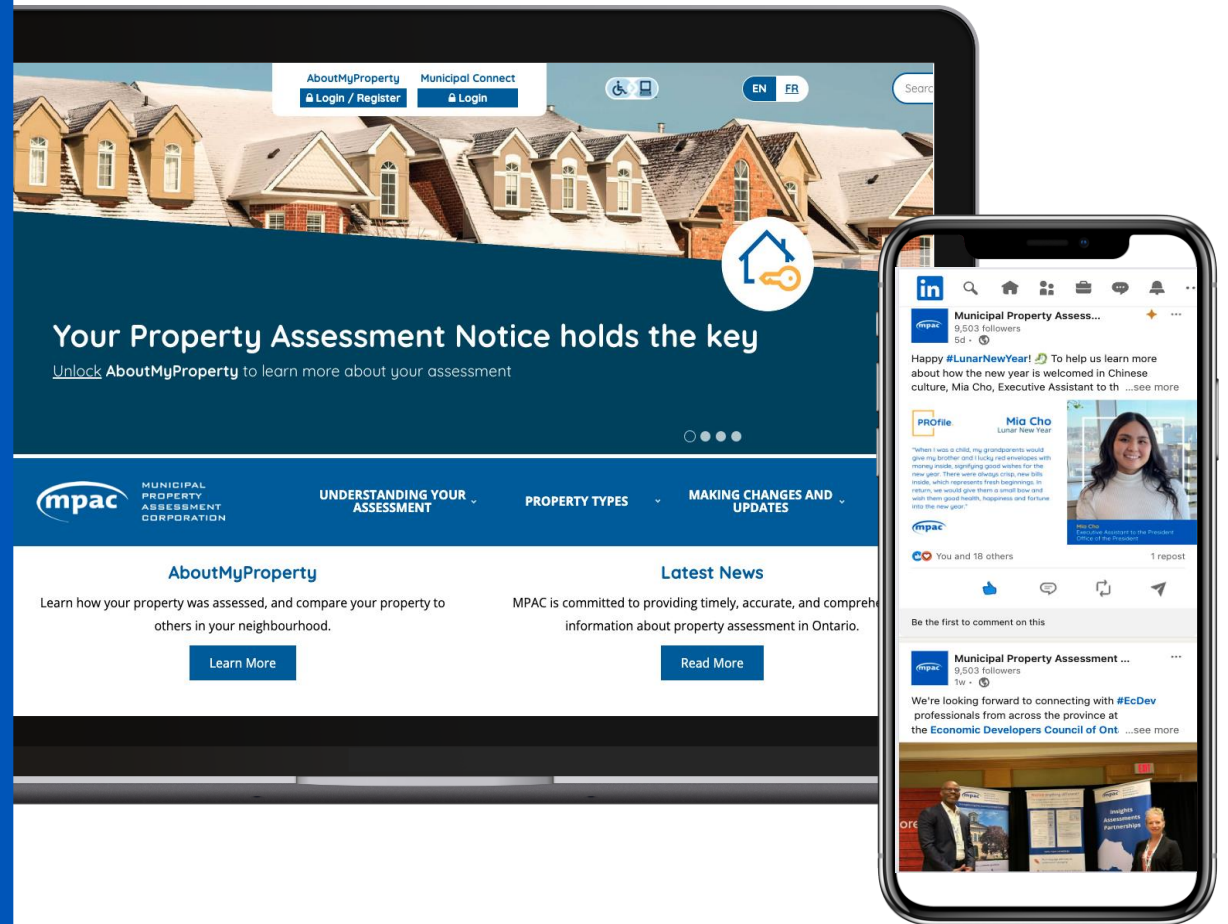
MPACOntario



MPAC_Ontario



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION



Thank you.



Session Evaluation Form

