

Managed Forest Assessment

Lower Ottawa Valley Chapter of the Ontario Woodlot Association
February 3, 2018

Lyndon Johnston, Manager Valuation & Customer Relations



Agenda

- About MPAC
 - Who we are and what we do
- Managed Forest Tax Incentive Program
- How MPAC Assesses Managed Forests
 - Sample calculations
- How MPAC Assesses Farms
- Where to Learn More

MPAC

Who we are and what we do

Ontario's Assessment System



The Municipal Property Assessment Corporation determines Current Value Assessments and classifications for all properties in Ontario.



The Provincial Government passes legislation, sets assessment policies and determines education tax rates. The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).



The Ontario Property Taxpayer



Municipalities determine revenue requirements, set municipal tax rates and collect property taxes to pay for municipal services.* These services may include:



Police and fire protection



Roads, sidewalks and public transit

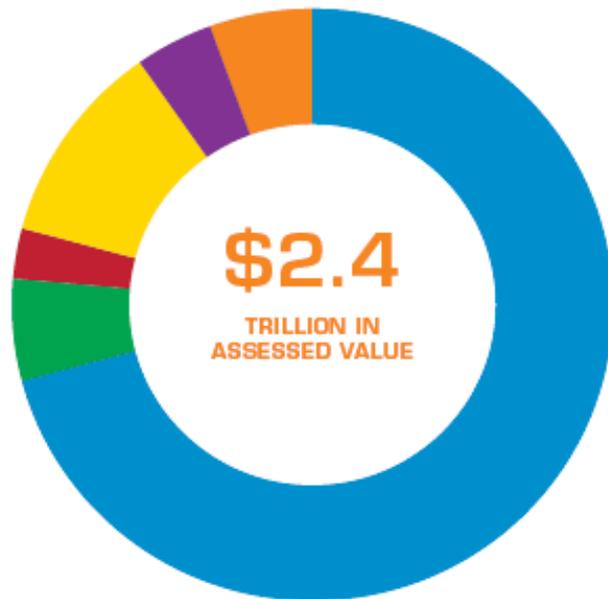


Waste management



Parks and leisure facilities

2016 Assessment Update



 **RESIDENTIAL**
4,650,875 properties
\$1.7T in value

 **COMMERCIAL**
156,474 properties
\$270B in value

 **FARM**
222,993 properties
\$100.3B in value

 **INDUSTRIAL**
78,042 properties
\$96.5B in value

 **MULTI-RESIDENTIAL**
16,298 properties
\$88.6B in value

 **SPECIAL / EXEMPT**
46,874 properties
\$118.9B in value

- In 2016, MPAC updated the assessed values of more than 5 million properties with a combined value of more than \$2.4 trillion.
- Includes 222,993 farm and managed forest properties
 - Approximately 15,000 managed forest properties
- MPAC's property assessors are trained experts in the field of property valuation and apply appraisal industry standards and best practices.

Managed Forest Tax Incentive Program

Managed Forest Tax Incentive Program (MFTIP)

- Voluntary program
- Administered by the Ministry of Natural Resources and Forestry (MNRF)
- Designed to increase landowner awareness about forest stewardship
- Eligible land is taxed at 25% of the residential tax rate



MFTIP – Property Eligibility Requirements

- Property owner(s) must be:
 - Canadian citizen(s) or permanent resident(s);
 - Canadian corporation, partnership or trust; or
 - Conservation authority
- The forest must:
 - Cover at least four hectares (9.88 acres) excluding residences;
 - Be one property with one assessment roll number;
 - Have a minimum number of trees on each hectare (acre) of forest you own;
 - Section 9(2).4 of *O. Reg. 282/98*

Managed Forest – Sales & Severances

Selling a property with a Managed Forest

- The MFTIP is not transferable to the new owner of the property
- MNRF notifies MPAC to remove properties that have sold
- The new landowner must apply to the program within 90 days of the sale to keep the property in the program

Severing land from a property with Managed Forest

- Properties that are severed are removed from the MFTIP
- MNRF notifies MPAC to remove properties that have severed
- Each new parcel must qualify on its own merits

In each of the above cases, the property owner must apply for the MFTIP

How MPAC assesses Managed Forests

The Assessment Act

- MPAC is responsible for assessing and classifying all properties in Ontario in accordance with the *Assessment Act* and regulations established by the Government of Ontario.
 - **Section 19 (5.2), *Assessment Act*, Conservation land, managed forests**
“The current value of land that is conservation land as defined in the regulations or land in the managed forests property class shall be based only on the current use of the land and not other uses to which the land could be put.”
 - **Section 19 (5.2.1), *Assessment Act*, Current value of managed forests**
“Despite subsection (5.2) and any other provision of this Act, the Minister may, by regulation, provide that the current value of land in the managed forests property class shall be determined in accordance with the regulations.”

The Assessment Act

- **Ontario Regulation 282/98**

 - **Section 9**

 - Sets out the guidelines of eligible lands for Managed Forest Tax Incentive Program

 - **Section 32.1**

 - Determination of current value of managed forest lands

 - **Sections 33-36**

 - Outlines the dispute process relating to the classification of managed forest lands

 - **Part IX.1 – Table 1 (Managed Forest Land Rates)**

 - By municipality
 - By farm neighbourhood (land band)
 - Ontario Regulation 397/16

Establishing Regulated Rates for Managed Forests

- Regulated rates per acre are prescribed by Minister of Finance
- Determined through an assessment approach similar to farms
 - Developed from an analysis of the assessed values of woodlots on farms within a similar geographic area (farm neighbourhood).
 - Farm neighbourhoods are areas where farms with similar soil characteristics sell for similar prices.
- This assessment approach, known as the farmland proxy, was developed in consultation with:
 - Ontario Forestry Association
 - Ontario Woodlot Association
 - Conservation Ontario
 - Association of Municipalities of Ontario

Establishing Regulated Rates for Managed Forests

- MPAC analyzes wooded farmland rates across the province by farm neighbourhood (land band)
- Information is used to calculate managed forest land rates (regulated rates)
 - Weighted average
 - Based on the wooded farmland acreage rates
 - By farm neighbourhood
- MPAC provides this information to the Ministry of Finance (MoF) for its review
- MoF issues regulated rates by farm neighbourhood (land band) and geographic area (municipality)

Regulated Rate Tables

- Two tables approved by MoF
- Regulated Rate Table # 1
 - Uses weighted average for each farm neighbourhood (land band) within a specific county/municipality
- Regulated Rate Table # 2
 - Developed to accommodate areas where no wooded land band acreages exist for a specific county/municipality
 - These rates are based on the overall provincial weighted average by land band
- Ontario Regulation 397/16

Determining Current Value of Managed Forests

- **Ontario Regulation 282/98**
- **Section 32.1** (1) The current value of land in the managed forests property class shall be determined as follows for the 2017 and subsequent taxation years:
 1. Determine the value of the land in accordance with subsection 19 (5.2) of the Act.
 2. Determine the value of the land in accordance with subsection (2).
 3. If the value determined under paragraph 1 is less than the value determined under paragraph 2, the current value of the land is the value determined under paragraph 1.
 4. If the value determined under paragraph 2 is less than 31 per cent of the value determined under paragraph 1, the current value of the land is the amount calculated by multiplying the value determined under paragraph 1 by 0.31.
 5. In any other case, the current value of the land is the value determined under paragraph 2

Valuation Methodology for Managed Forest

Step 1: 19 (5.2) Current Value

- Determine the current value of the land in accordance with subsection 19 (5.2) of the *Assessment Act*
- Sales comparison approach to value
 - Estimates a property's value by comparing to similar sold properties

Step 2: O.Reg 397/16 Regulated Rate Value

- Determine the value of the land in accordance with subsection 19 (5.2.1) and subsection 5 in Ontario Regulation 397/16
 - Use the regulated rates outlined in Table 1
 - By municipality & farm neighbourhood (land band)
 - If a rate is not found in Table 1 for a specific municipality
 - Use the rate in Table 2 for that farm neighbourhood (land band)

Valuation Methodology for Managed Forest

Step 3: Current Value < Regulated Rate Value

- If the current value of the land is less than the managed forest regulated rate value (as determined by the tables)
 - Managed Forest Land value = current value

Step 4: “Floor Value” Less than 31% of Current Value

- The value determined using the regulated rates cannot fall below 31% of the current value therefore, creating a “floor value”
 - If the value determined using the regulated rates is less than 31% of the current value
 - Managed forest land value = 31% of the current value
 - Multiply the current value by 0.31

Valuation Methodology for Managed Forest

Determining the Final Value

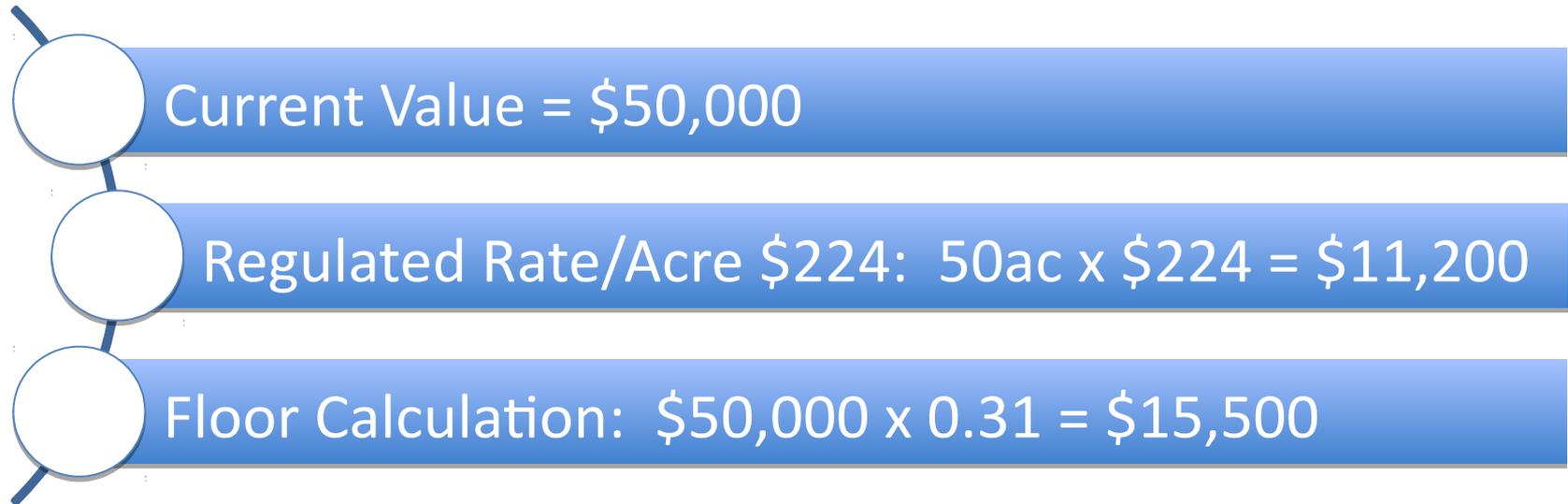
If the current value is less than the value determined using the regulated rates then the current value is used.

- If the value determined using regulated rates is less than the value determined using the current value then the regulated rate value is used.
- If the value determined using the regulated rates is less than 31% of the current value then the floor value of 31% of the current value is used.

Sample Calculations

Example #1 – Managed forest property, vacant land not on water

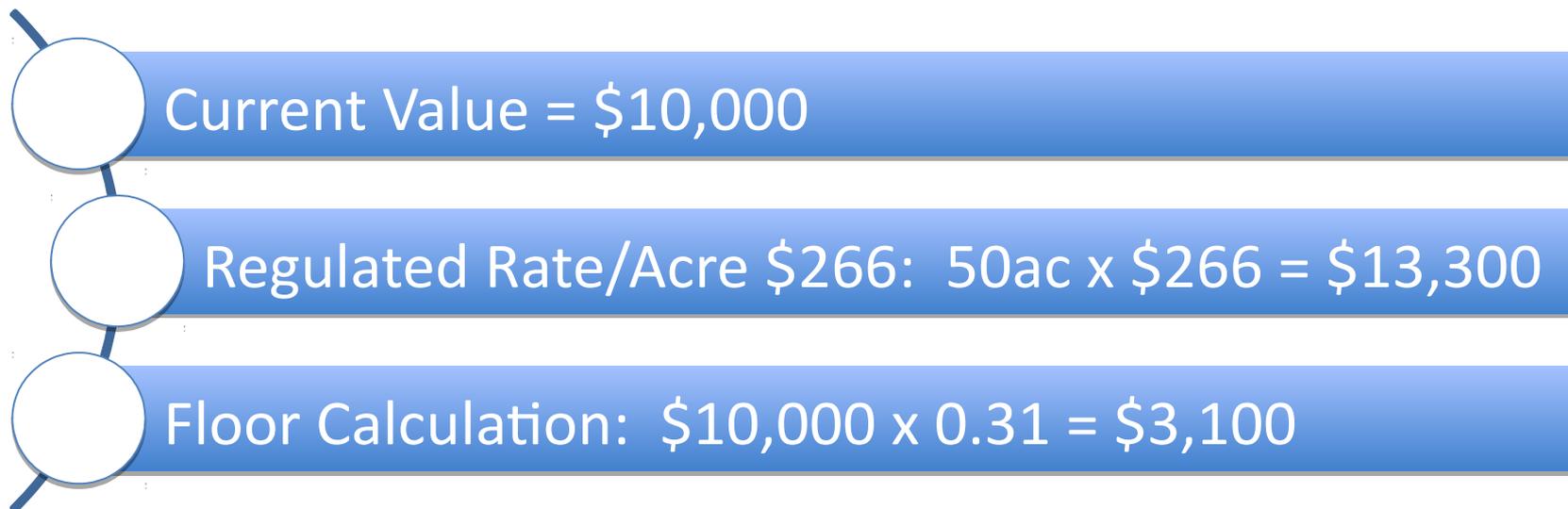
50 acre property - All Managed Forest



- Regulated rate is less than 31% of current value
- Therefore, managed forest value = \$15,500

Example #2 — Managed forest property, vacant land not on water

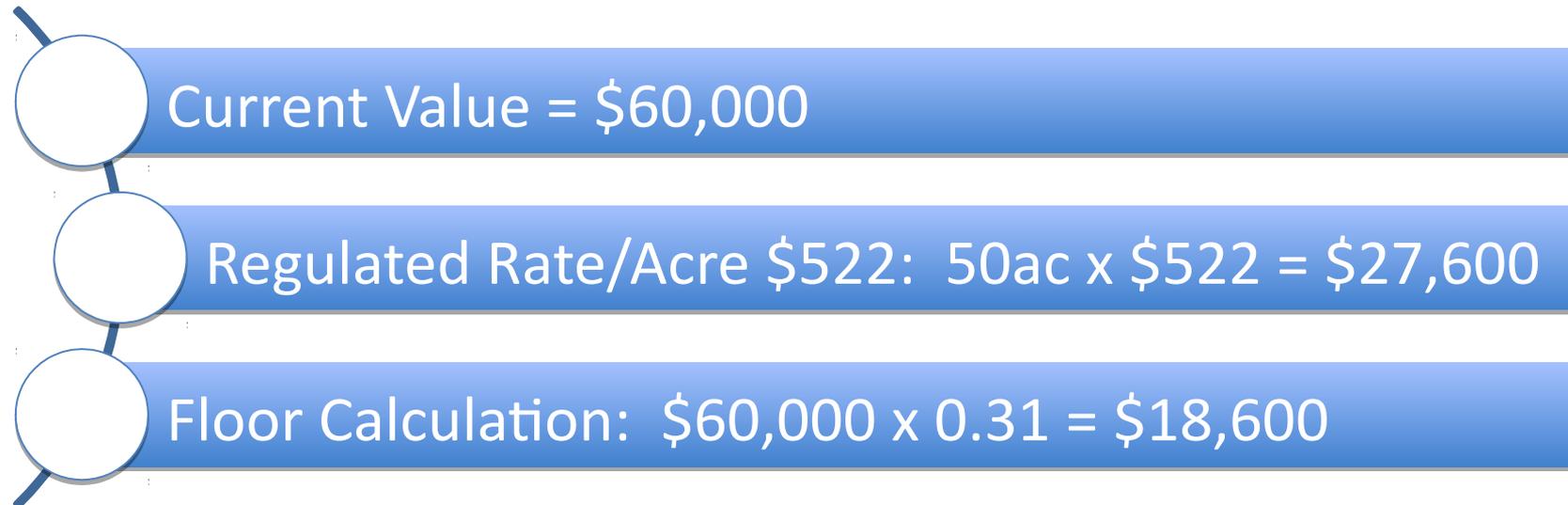
50 ac Property - All Managed Forest



- Regulated Rate is greater than the value
- Therefore, managed forest value = \$10,000

Example #3 — Managed forest property, vacant land not on water

50 ac Property - All Managed Forest



- Regulated rate is less than the current value but greater than the floor value
- **Therefore, managed forest value = \$27,600**

Example #4 — Managed forest property, residence not on water

100 ac Property

50 ac Managed Forest & 50 ac land with a residence

Current Value Residence = \$120,000 Land Value = \$300,000 (\$3,000/ac) Total = \$420,000
Managed Forest portion = \$3,000 x 50 or \$150,000

Regulated Rate/Acre \$500: 50ac x \$500 = \$25,000

Floor Calculation: \$150,000 x 0.31 = \$46,500

- Regulated rate (MF portion only) is less than 31% of current value
- Therefore, managed forest value is \$46,500
- Total property value is \$270,000 (residential portion) + \$46,500 managed forest = \$316,000 (rounded)

Example #5 — Managed forest property, seasonal residence on water

55 ac Property

50 ac Managed Forest & 5 ac land with a cottage



Current Value Cottage = \$280,000 + Land Value = \$220,000 (\$4,000/ac) Total = \$500,000
Managed Forest portion = \$4,000 x 50 or \$200,000



Regulated Rate/Acre \$1,500: 50ac x \$1,500 = \$75,000



Floor Calculation: \$200,000 x 0.31 = \$62,000

- Regulated rate is less than the current-value but greater than the floor value
- Therefore, managed forest value is \$75,000
- Total property value is \$300,000 (residential portion) + \$75,000 managed forest = \$375,000

Managed Forest on Farm Properties

- All farmland is valued as per Section 19(5) of the *Assessment Act*
- Only sales of farmland purchased by a farmer for agricultural use are used to determine farmland values
- Rate/acre used on farmland is based on sales within a farm neighbourhood
- Farmland valued using land classifications (1-6)
 - Class 1 is the highest value with least limitations
- Woodlot acreage on farms is used to determine regulated rates for managed forest valuation



Managed Forest on Farm Properties

Property Type	Property Code	Land Valuation
Farmer owned and occupied	PC 200 to 236	Farmland valued using farmland rate/acre
Non-farmer owned, with a tenant farmer	PC 260	Farmland rate/acre applied only to portion of land actively farmed Remainder of land is valued as residential land
Non-farmer owned & occupied, with a tenant farmer	PC 261	Farmland rate/acre applied only to portion of land actively farmed Remainder of land and residence site is valued as residential land



Example #6 – Non-farmer owned, with a tenant farmer

150 acre Property

123 acre Farmed by tenant farmer

27 acre Managed forest



Current Value Farmland = 123 ac @ \$5,000/ac = \$615,000
+ 27 ac Residential Land valued at \$229,500 (\$8,500/ac) = Total Property Value of \$844,500



Regulated Rate/Acre \$2,736: 27ac x \$2,736 = \$73,872



Floor Calculation: \$229,500 x 0.31 = \$71,145

- Regulated rate is less than the 19 (5.2) current value but greater than the floor value
- Therefore, managed forest value is \$73,800 (rounded)
- Total property value is \$615,000 + \$73,800 = \$688,000 (rounded)

Example #7 — Non-farmer owned & occupied, with a tenant farmer

150 ac Property

123 ac Farmed by tenant farmer

26 ac Managed forest

1 ac Residential site with house

Current Value Residence = \$200,000, 123 ac Farmland @ \$5,000/ac = \$615,000
27 ac Residential Land valued at \$229,500 (\$8,500/ac) = MF Portion is 26ac x \$8,500 = \$221,000

Regulated Rate/Acre \$2,736: 26ac x \$2,736 = \$71,136

Floor Calculation: \$221,500 x 0.31 = \$68,500

- Regulated rate is less than the current value but greater than the floor value
- Therefore, managed forest value is \$71,100 (rounded)
- Total property value is \$615,000 + \$71,100 + \$8,500 + \$200,000 = \$888,000 (rounded)

Property Assessment Notice



Issue Date:
November 14, 2017



SMITH JOHN
12345 MAIN ST
ANY CITY ON A1B 2C3

THIS IS NOT A TAX BILL

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.

MPAC's updated value of your property is \$79,000

Account information:

Roll Number 12 34 567 899 12345 1234
AboutMyProperty™ Access Key ABCD EFG1 H2J3
 Your property's location and description 12345 MAIN ST
 CON 8 PT LOT 13 RP 50R4336 PARTS 2
 AND 3 PT PART 1
 Municipality ANY CITY
 School support - see Attachment (1) Residential - English-Public
 Managed Forests - English-Public

Assessment overview:

MPAC's assessed value of your property as of **January 1, 2016** \$79,000
 MPAC's assessed value of your property as of **January 1, 2012** \$91,924
 Between **2012 and 2016**, your property's assessed value changed by -\$12,924

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

How will my municipality use MPAC's property assessment?

Under the phase-in provision in the Assessment Act, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2018 to 2020 property taxes, as illustrated below.

Tax Year	Property Classification:		Total	Request for Reconsideration Deadline
	Residential	Managed Forests		
2018	\$18,199	\$60,400	\$78,599	April 02, 2018
2019	\$18,399	\$60,400	\$78,799	March 31, 2019
2020	\$18,600	\$60,400	\$79,000	March 31, 2020

To learn more about how your property was assessed, see the information on page two of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit www.aboutmyproperty.ca.

Property Assessment Notice

For the 2018 to 2020 property taxation years

This Property Assessment Notice has important information for you as a property owner.

Please review it and file it away for your records.

No action is required unless you disagree with your assessment.

CONTACT US

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

If you have accessibility needs, please call us for assistance.

www.aboutmyproperty.ca



- MPAC mails a Property Assessment Notice to every Ontario property owner every four years or when there is a change in the property
- Notice includes:
 - New assessed value
 - Previous assessed value
 - Phase-in values
 - Request for Reconsideration and appeal deadlines
 - Login information for aboutmyproperty.ca

Tax Incentive Approval (TIA)



May 11, 2017



SMITH JOHN
12345 MAIN ST
ANY CITY ON A1B 2C3

Re: **Managed Forest Tax Incentive Program**
Roll # 12 34 567 899 12345 1234
12345 MAIN ST
CON 8 PT LOT 13 RP 50R4336 PARTS 2 AND 3 PT PART 1

Dear Property Owner:

The Ministry of Natural Resources and Forestry (MNRF) recently provided you with the results of their reconsideration respecting the eligibility of your property to be classified as managed forests and taxed at the managed forests tax rate.

As a result, the Municipal Property Assessment Corporation (MPAC) has updated the assessed value of your property and apportioned the appropriate portion of the assessed value to the managed forests property class for the 2017 tax year. The property assessment is reflective of the local market as of January 1, 2016 and January 1, 2012, for such land when designated as managed forests land. This letter provides the results of our revised value and apportionment. Your municipality/local taxing authority will also be advised so that your property tax can be adjusted to reflect the change(s). Please keep a copy of this letter for your records.

Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN. 1, 2017	VALUE AS OF JAN. 1, 2016	PRELIMIN ASSESSMENT FOR TAX YEAR 2017
Managed Forests	\$81,000	\$66,000	\$66,000
Total	\$81,000	\$66,000	\$66,000

Please login to www.abovemyproperty.ca to see a profile of your property and compare your property with similar properties in your area free-of-charge.

Amended assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN. 1, 2017	VALUE AS OF JAN. 1, 2016	PRELIMIN ASSESSMENT FOR TAX YEAR 2017
Managed Forests	\$74,127	\$60,400	\$60,400
Residential	\$17,797	\$18,600	\$17,998
Total	\$91,924	\$79,000	\$78,398

If you don't have an account, please register by entering:

Roll number: 12 34 567 899 12345 1234

Access key: ABCD EFG1 H2I3

Or call MPAC at 1 866 296-MPAC (67 22)

If you have any questions respecting the above valuation and apportionment of your property's assessment, please contact MPAC. If after discussions with MPAC you disagree, you have the option of appealing to the Assessment Review Board (ARB). You have 90 days from the issuance date of this letter to appeal for the 2017 tax year. Your appeal deadline is August 09, 2017. For information about appealing, please visit the ARB's website at www.arb.gov.on.ca or call 1 866 448-2248 or 416 212-6349.

Sincerely,

Ingrid Baxter
Manager, Assessment and Taxation Mitigation
Valuation and Customer Relations Department

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.

Web www.mpac.ca

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

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

- MPAC sends a letter to the property owner when the Ministry of Natural Resources and Forestry approval occurs after the Assessment Roll is returned.
- A copy of the letter is also sent to the municipality

Request for Reconsideration on Properties with Managed Forest

- Every property owner has the option to file a Request for Reconsideration with MPAC, free of charge, if they do not agree with their assessment.
- This is a mandatory first step for residential, farm and managed forest properties
- The owner may request a review of:
 - The assessed value – the value(s) placed on the property.
 - The classification – the amount of property that you have in the managed forests property class
- The deadline to file an RfR is printed on your Notice:
 - 90 days after notice issue (first year of cycle)
 - March 31 (second to fourth year of cycle)
- If there is no agreement, the property owner has the option to file an appeal to the Assessment Review Board.

How we assess farm properties

Assessing Farm Properties

- The **Assessment Act** is the main legislative framework used in determining how a property is valued.
 - Section 19.(5): Farmland & Farm Outbuildings
 - “consideration shall be given to the current value of the lands and buildings for farming purposes only, and in determining the current value, consideration shall not be given to sales of lands and buildings to persons whose principle occupation is other than farming”
 - Section 19.(1): Assessment based on current value



- 220,000+ farmland properties in the province
- Over \$100 billion total CVA

Assessing Farm Properties

- MPAC implemented the following changes for the 2016 Assessment Update:
 - Improving the sales verification process to ensure that only sales to farmers are included in the valuation process
 - Increasing the sales period from 3-5 years to 6-8 years
 - Simplifying the geographic areas that are used to adjust for local conditions

Farmland Sales Investigation

MPAC reviews all sales of farmland to determine:

- Purchaser is a farmer
- Conditions of sale
- Chattels
 - Equipment
 - Quota
 - Crops/Livestock
- Use of Property

Review may involve:

- Sales Questionnaire
- Contacting the purchaser
- Property inspection
- Verification through use of aerial photos of property
- Examination of deed
- Investigation of other properties owned by purchaser
- Confirmation of ownership/farm operator

MPAC reviewed approximately 8 years of farmland sales to determine the 2016 Values

Farm Sales Questionnaires

Farm Sales Questionnaire

HELP US GET IT RIGHT !

For assistance or information call 1 866 296-MPAC (6722) or visit our website at www.mpac.ca

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing all property in Ontario for purposes of municipal taxation. Since property sales play a significant role in determining assessed value, it is particularly important to obtain accurate and up-to-date information about a property at time of purchase. MPAC requires your assistance in this regard by confirming / correcting / completing the following information. Please sign and return this form in the enclosed postage-paid envelope.

Without accurate and up-to-date information, a property inspection may be necessary.

Closing Date (registered sale date) <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> yyyy mm dd		Site services Hydro <input type="checkbox"/> yes <input type="checkbox"/> no		Use of Property Will this property be used for farming purposes? <input type="checkbox"/> yes <input type="checkbox"/> no If not used for farming, describe intended use: _____ _____ _____	
Sale Price \$ <input type="text"/>		Water Source <input type="checkbox"/> municipal <input type="checkbox"/> private well <input type="checkbox"/> shared well <input type="checkbox"/> lake or river <input type="checkbox"/> none <input type="checkbox"/> potential		Sanitary System <input type="checkbox"/> municipal <input type="checkbox"/> septic (tank & tile bed) <input type="checkbox"/> holding tank (no tile bed) <input type="checkbox"/> none	
Property purchased through: <input type="checkbox"/> Real Estate Agent <input type="checkbox"/> Owner (private sale) <input type="checkbox"/> Auction <input type="checkbox"/> Power-of-Sale or Foreclosure		Did vendor take-back mortgage? <input type="checkbox"/> yes <input type="checkbox"/> no		If yes, farming will be: <input type="checkbox"/> principal occupation <input type="checkbox"/> hobby/recreational	
Was property purchased from: <input type="checkbox"/> friend <input type="checkbox"/> relative <input type="checkbox"/> landlord		Land Characteristics Acres that are: bush <input type="text"/> AC orchard <input type="text"/> AC workable <input type="text"/> AC not used for farming <input type="text"/> AC		Land tiled for drainage at time of sale: systematic <input type="text"/> AC random <input type="text"/> AC Are drainage tiles still functional? <input type="checkbox"/> yes <input type="checkbox"/> no	
If property or portion has water frontage please specify (i.e. lake, river, pond) _____		Land tiled for drainage since purchase: systematic <input type="text"/> AC random <input type="text"/> AC		Property will be farmed by: <input type="checkbox"/> owner <input type="text"/> AC <input type="checkbox"/> tenant(s) <input type="text"/> AC	
Farm Operation that generates primary source of farm income (i.e. beef, poultry, swine, cash crops, floral or fruit/veg, greenhouse, etc.) _____		If farmed by tenant: tenant name _____ address _____ phone number _____		Does tenant lease include farm buildings: <input type="checkbox"/> yes <input type="checkbox"/> no If farmed by owner, are you a first time farmer? <input type="checkbox"/> yes <input type="checkbox"/> no	
Were any of the following chattels included in sale price of property?					
Item	Type	Estimated Value			
Crops					
Livestock					
Quota					
Machinery					
Other					



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Municipal Property Assessment Corporation
 Central Processing Facility (SO-F)
 PO Box 9808
 Toronto ON M1S 5T9

Roll Number _____ FO _____
 Municipality _____ PC _____ UC _____

Location & Property Description
 Frontage _____ FT
 Depth _____ FT
 Area _____

Instrument # _____

Residences on property = _____
 Residence #1 occupied by:
 owner non-farm worker (tenant)
 farm worker (tenant) vacant

_____ tenant name and phone number
 Residence #2 occupied by:
 owner non-farm worker (tenant)
 farm worker (tenant) vacant

_____ tenant name and phone number
 Residence #3 occupied by:
 owner non-farm worker (tenant)
 farm worker (tenant) vacant

_____ tenant name and phone number
 (additional residence information in 'Comments' section)

Renovations (interior and exterior)
 - by previous owner(s), if known (check circle)
 - by current owner (check box)
 (include year if known)

<input type="checkbox"/> kitchen modernization _____	<input type="checkbox"/> exterior cladding _____
<input type="checkbox"/> bathroom modernization _____	<input type="checkbox"/> roof surface _____
<input type="checkbox"/> wiring upgrade _____	<input type="checkbox"/> new windows _____
<input type="checkbox"/> new heating system _____	<input type="checkbox"/> foundation _____
<input type="checkbox"/> plumbing upgrade _____	<input type="checkbox"/> addition _____
<input type="checkbox"/> structural changes _____	<input type="checkbox"/> demolition _____
<input type="checkbox"/> finished basement _____	<input type="checkbox"/> other _____

Comments (include additional information / explanations, including information about farm building(s) / structure(s) demolished since purchase)

Name: _____ last _____ first _____ signature _____ Date: _____
 Telephone: _____ home _____ bus. _____ e-mail _____

Note: This information is collected under the authority of sections 11 and 15 of the *Assessment Act* and is protected by the *Municipal Freedom of Information and Protection of Privacy Act*. MPAC is prevented from releasing personal information except as authorized under provincial legislation. MPAC may contact the property owner to conduct surveys or obtain feedback regarding the collection of this and other information.
 FSO-MPAC-2014

How can I learn more
about my assessment?

AboutMyProperty.ca – Farm Properties



Your Property.
Our Assessment.
Know More About It.

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ASSESSMENT UPDATE

2016

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Password

[Forgot Your Password](#)

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..... or

[New to the site? Register Now](#)

You will need your Property Assessment Notice for the 2017 to 2020 property taxation years to register.

MARKET TRENDS

Learn about market trends across Ontario.

2% 1%

HOW ASSESSMENT WORKS

Interested in learning about how your property was assessed? Want to learn more about Ontario's property assessment system?



AboutMyProperty.ca – Contact Us



Your Property.
Our Assessment.
Know More About It.

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Contact us

We're here to help. Contact us and one of our customer service representatives will help you.



Customer Contact Centre

1 866 296-MPAC (6722)

TTY 1 877 889-MPAC (6722)



Live Chat



Online

Monday to Friday - 8 a.m. to 5 p.m.

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

Questions?