

## **2008 PROPERTY ASSESSMENT NOTICES**

In September, all property owners within the Township of Whitewater Region received 2008 Property Assessment Notices in the mail. These notices were sent out by the Municipal Property Assessment Corporation (MPAC) and show the assessed value of your property based on a January 1, 2008 valuation date. The last assessment update applied to the 2006, 2007 and 2008 taxation years and was based on a January 1, 2005 valuation date.

Effective 2009, several changes will be implemented to the Property Assessment System. The Government of Ontario has introduced a four-year reassessment cycle with the next reassessment scheduled for 2013. The Government has also introduced a mandatory phase-in of assessment increases for all property/tax classes. This assessment phase-in will provide stability and predictability for property owners who will gradually move to their new tax level over the four-year period. In general, the increase between the 2005 and the 2008 assessed values will be phased-in over four years (from 2009 to 2012). These phase-in amounts are shown on your assessment notice for each year. Any assessment decreases will NOT be phased-in but will go directly to the reassessment value in the first year.

### **EXAMPLE:**

The 2005 assessed value of a property is \$100,000. The 2008 assessed value of the property is \$140,000 – an increase of \$40,000.

#### **Phased-In Assessment**

<b>TAX YEAR</b>	<b>ASSESSMENT</b>
2008	\$100,000
2009	\$110,000
2010	\$120,000
2011	\$130,000
2012	\$140,000

Your assessment is one part of the equation used to determine your property taxes. The other part of the equation is tax rates for the Township, County of Renfrew and School Boards. Municipal (both upper and lower tier) property tax rates are calculated based on the amount of money to be raised from taxation for each level of government. The Government of Ontario sets the education tax rates. All three tax rates (Municipal, County and Education) are applied to your property to calculate your total property taxes. If you have any questions about your property taxes, please contact the Municipal Office at (613) 646-2282.

## **PROPERTY ASSESSMENT**

The Municipal Property Assessment Corporation establishes your property's assessed value based on various sources of property information and data. One source of data used by MPAC to determine assessment values is recent property sales within a specific area. Other information is obtained from building permits, land title documents, on-site inspections as well as other sources. In addition, five key factors are examined for every property – age of the house, building area, location, lot dimensions and quality of construction.

If you wish to compare your property assessment to similar properties within your area, you can obtain information about your property and up to 24 additional properties of your choice, free of charge, by accessing MPAC's website or by sending a written request to MPAC.

For further information about your property assessment and how it is determined or if you have any questions or concerns about your assessment, please visit MPAC's website at [www.mpac.ca](http://www.mpac.ca) or contact their toll-free number at 1-866-296-6722.

### **ASSESSMENT REVIEW**

MPAC will review your assessment free of charge if you disagree with your assessment or property classification. You may file a Request for Reconsideration (RfR) either by completing a RfR form or writing a letter to MPAC that provides your roll number and the reason for your disagreement. The RfR form is available from MPAC (on-line or by telephoning them) and the Municipal Office also has copies of the form. The deadline to file a RfR is March 31 of the tax year.

### **ASSESSMENT APPEAL**

You may also file an appeal with the Assessment Review Board (ARB), which has its own appeal process. Further information about the ARB process is available at 1-800-263-3237 or on their website at [www.arb.gov.on.ca](http://www.arb.gov.on.ca). Please note that there is a fee to file an appeal with the Assessment Review Board.

**NEW** - If your property, or a portion of it, is classified as residential, farm or managed forest, you must first file a Request for Reconsideration with MPAC before you may file an assessment appeal with the ARB. You have ninety days after MPAC has notified you of your RfR decision to file an appeal with the ARB.

For all other property types, the deadline to file an ARB appeal is March 31 of the tax year.

**NEW** – At an ARB hearing, MPAC must prove the accuracy of the assessed property value based on comparable property values.

You will also be asked to provide evidence to support your position.

