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LOCAL MOTION

Property Assessments will now include more information for residents

By: Dawn Brown

Halton Hills residents can expect to see changes on their property assessment update from the Municipal Property Assessment Corporation (MPAC) that will offer property tax payers much more information about how their property is assessed than has been previously available.

In his presentation to council, account manager for MPAC Lou Catellani explained that the assessment of properties is an integrated system of three different groups: The provincial government, which passes legislation and sets the tax policy that MPAC uses to value properties across the province and delivering an annual assessment roll. Municipalities use the annual assessment roll to determine their requirement for revenue—setting tax rates to provide services.

MPAC assessment updates are issued every four years. This year's notice, which will be going out to all properties in the province, will be the

evaluation as of January 1, 2016 and applicable to the 2017 to 2020 taxation years.

In this assessment update, MPAC is introducing advanced disclosure and pre-consultation. MPAC reviewed the market and sales dating back to 2013, as well as reaching out to the business community to learn what might impact the industry. MPAC also redesigned the property assessment notice and About My Property webpage, aboutmyproperty.ca.

In order to enhance the Advanced Disclosure, in 2015 MPAC began publishing their methodology guide, which explains how properties are assessed, on their website—mapac.ca. MPAC has also produced market evaluation reports, and property specific information which is found on About My Property.

Using a focus group made up of the minister of finance, residential owners and MPAC, assessment notices have been redesigned to be more user friendly for residential property owners. The notices include an as-



STONE REMNANTS: Located between Acton and Rockwood on Hwy 7 these old gate posts are reminders of the area's farming heritage. - Les Schmidt photo

essment overview of the value of the property as of January 1, 2016, the previous value on January 1, 2012 and the amount the property has either increased or decreased in

that time. The assessment notice also shows the assessed value over the next few years and the deadline dates for a request of reconsideration, as well as the five major factors

that affect the residential value.

Residential property notices are scheduled to be mailed on June 23—moved up from June 27 in case a postal strike. No-

tices for farm properties will be sent out October 11 and multi-residential, commercial and industrial notices will be mailed October 18.



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