



About your 2009 Property Assessment Notice for the 2010-2012 property tax years

To learn more about your Property Assessment Change Notice, roll over any of the highlighted areas.


Click on the speaker icon to listen to any of the descriptions.

Languages:

- English
- French

Volume:






MUNICIPAL PROPERTY ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION FONCIÈRE DES MUNICIPALITÉS

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Property Assessment Notice
Avis d'évaluation foncière
for the 2010-2012 property tax years



SMITH JACOB
SMITH ELIZABETH
200 SOME STREET
ANYWHERE ON M4K 1B3

Questions?

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

Fax 1 866 297-6703

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

Visit 5255 Yonge Street, Toronto
Monday to Friday - 8 a.m. to 4:30 p.m.

This Property Assessment Notice is not a property tax bill.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. **An assessment increase does not necessarily mean your property taxes will increase.** For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. The deadline to file a Request for Reconsideration with MPAC is **March 31** of the tax year.

Roll number	12 34 567 899 12345 1234
Property location and description	200 SOME STREET CON LP PT LOTS 9, 10 & 11 ALL LOTS 12, 13 & 14 IRREG
Municipality/Local taxing authority	RYERSON TOWNSHIP

Assessed value of your property

Property classification	Residential
Your property's value on January 1, 2008	\$220,000
Your property's value on January 1, 2005	\$180,000
Over this 3-year period, your property's value changed by	\$40,000

Under the *Assessment Act*, an increase in assessed value between January 1, 2005 and January 1, 2008 is phased in over four years, from 2009 to 2012. Assuming your property characteristics stay the same, your property assessment will change by **\$10,000** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2010	\$200,000
2011	\$210,000
2012	\$220,000

School support

2010 ASSESSMENT	SCHOOL SUPPORT
\$200,000	English-Public

Property summary

Property type	Single Family Dwelling
Property information	Frontage: 50 feet Depth: 150 feet Lot area: 7,500 square feet
Building (square footage)	2,000 square feet
Year of construction	1995

To see a profile for your property and compare your property with similar properties in your area free-of-charge, visit **AboutMyProperty™** at www.mpac.ca

Please enter:
User ID: 99 99 999 999 99999
Password: 888888

Or call MPAC at 1 866 296-MPAC (6722)

The *Assessment Act* and related legislation prevail over differences in words or expressions in this Notice. Information as of Month Day, 2009