



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

October 17, 2016

To: Heads of Council
Chief Administrator Officers
Chief Finance Officers, Treasurers and Tax Collectors

From: Carla Y. Nell, Vice-President, Municipal and Stakeholder Relations

Subject: **2016 Assessment Update – Notices for Farm and Business Properties**

I would like to take this opportunity to provide an update on this fall's mailing of Property Assessment Notices.

To date, more than 4.5 million Property Assessment Notices have been mailed to residential property owners across Ontario updating property assessments to reflect the legislated January 1, 2016 valuation date. As of October 11, Property Assessment Notices for farm and business properties were also mailed. Some key dates, including the associated Request for Reconsideration (RfR) deadlines are noted below:

Property Type	Notice Mailing Date	RfR Deadline
Farm Properties	October 11, 2016	February 8, 2017
Business Properties	October 18, 2016	February 15, 2017
Multi-Partition Residential Properties	October 24, 2016	February 21, 2017
Special Purpose and Business Properties, Landfills, Managed Forests and other Amended Notices	November 28, 2016	March 28, 2017

In addition to these important milestones, on October 4, MPAC distributed updated preliminary values for large and special purpose business properties to affected property owners and municipalities. Final Notices for these properties will be mailed on November 28.

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Throughout the 2016 assessment update, we have placed careful and deliberate focus on increased transparency and shared understanding of property assessments. With this in mind, [AboutMyProperty](#) has been redesigned to offer enhanced information for farm and business property owners.

- Market trends for farms and business properties will be available on the AboutMyProperty™ home page as Property Assessment Notices are mailed in October.
- Using a secure login, property owners can view a copy of their Property Assessment Notice, detailed information about farmland, commercial, industrial and farm structures, and the valuation information for their property and neighbouring properties that may be comparable to their own.
- We have also created a new [Farm Brochure](#) and other tools to specifically help farmers understand how MPAC assesses the various components on their property (e.g., the farm residence, farm land, outbuildings, etc.).

In addition, new [Methodology Guides](#) are available on [mpac.ca](#) for a broad range of property sectors, including farm, golf courses, shopping centres and standard commercial and industrial properties.

Over the coming weeks, we will continue to engage municipalities, stakeholders and property owners as we finalize property assessments for the 2016 Assessment Update. With the expanded availability of information and licences for Municipal Connect and the recently-posted Notice-based Municipal Change Profile Reports, I encourage you to actively monitor preliminary values for your communities and engage your regional and account managers in discussions.

We look forward to continuing to work closely with you as we finalize 2016 values. If you have any questions about this fall's Notice mailing, please contact your Regional Manager or Account Manager, Municipal and Stakeholder Relations.

Yours truly,



Carla Y. Nell

Vice-President, Municipal and Stakeholder Relations

cc: Regional and Account Managers