MUNICIPAL PROPERTY ASSESSMENT CORPORATION

AboutMyProperty™

User Guide

Printed: June 2012

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AboutMyProperty™

MPAC has designed an online application called AboutMyProperty™ for customers who want to compare their property assessment with others in their neighbourhood or municipality. It allows for the property owner to gain a better understanding of their property assessment. AboutMyProperty™ is a secure, online self-service application that provides MPAC's customers with access to property assessment information. Through this service a property owner can access property assessment information, site information, and recent sales information on their property and other properties in the neighbourhood – free of charge.

Information on AboutMyProperty™

Property owners can view detailed information that MPAC has on file for their property as well as a snapshot of data such as site information, lot size, recent sales and the Current Value Assessment on up to 100 properties in Ontario. This is done by using an interactive map or an address search.

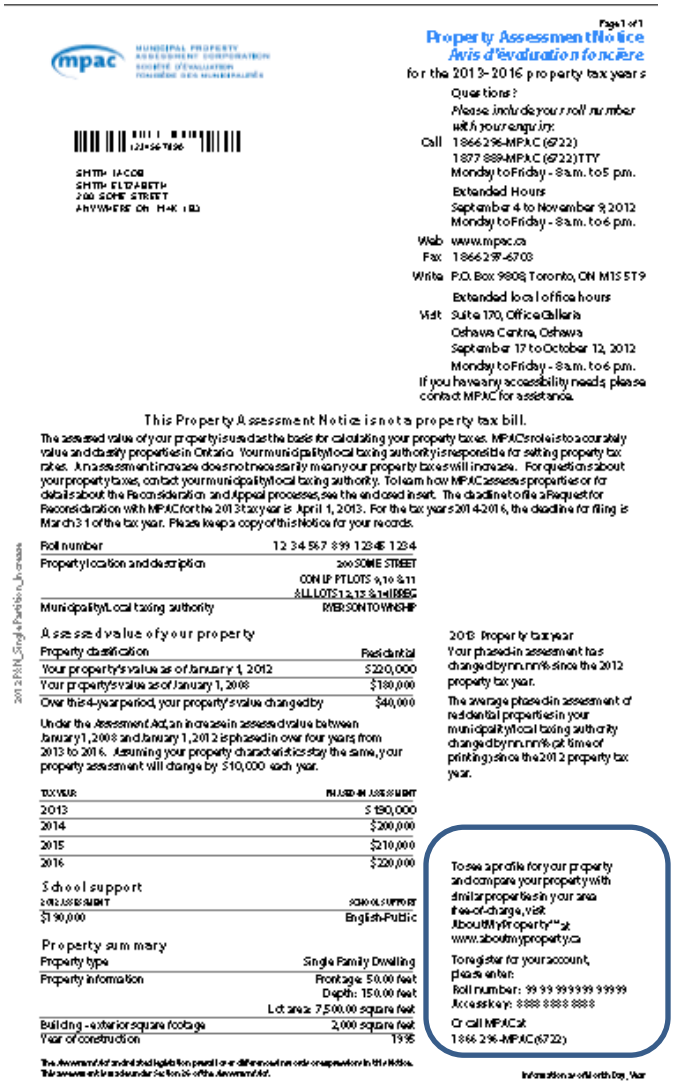
They can view more detailed information on up to 24 properties of Interest of their choosing from the chosen 100 properties. The customized report will give detailed information about their property and the chosen properties so that they can compare the information.

Accessing AboutMyProperty™

Any residential property owner in the province of Ontario can visit www.aboutmyproperty.ca and access AboutMyPropery™. It is also available through www.mpac.ca.

Registration

Each property will have its own Roll Number and Access Key found in the bottom right hand corner of the Property Assessment Notice . Also, the property owner can call the Customer Contact Centre at 1-866-296-MPAC (6722) to speak to a Customer Service Representative to receive their Roll Number and Access Key.



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Property Assessment Notice
Avis d'évaluation foncière
for the 2013-2016 property tax years

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.
Extended Hours
September 4 to November 9, 2012
Monday to Friday - 8 a.m. to 6 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808, Toronto, ON M1S 5T9
Extended local office hours
Visit Suite 170, Office Galleria
Oshawa Centre, Oshawa
September 17 to October 12, 2012
Monday to Friday - 8 a.m. to 6 p.m.
If you have any accessibility needs, please contact MPAC for assistance.

SMITH JACOB
SMITH ELIZABETH
200 SOME STREET
ANYWHERE ON H4K 1B3

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 for the 2013 tax year is April 1, 2013. For the tax years 2014-2016, the deadline for filing is March 31 of the tax year. Please keep a copy of this Notice for your records.

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

2012 PAN_Single Partition_Increase

Assessed value of your property

Property classification	Residential
Your property's value as of January 1, 2012	$220,000
Your property's value as of January 1, 2008	$180,000
Over this 4-year period, your property's value changed by	$40,000

Under the Assessment Act, an increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years from 2013 to 2016. Assuming your property characteristics stay the same, your property assessment will change by $10,000 each year.

TAX YEAR	PHASED-IN ASSESSMENT
2013	$190,000
2014	$200,000
2015	$210,000
2016	$220,000

School support

2012 ASSESSMENT	SCHOOL SUPPORT
$190,000	English-Public

Property summary

Property type	Single Family Dwelling
Property information	Frontage: 50.00 feet Depth: 150.00 feet Lot area: 7,500.00 square feet
Building - exterior square footage	2,000 square feet
Year of construction	1995

The Assessment Act and related legislation prevail over differences in words or expressions in this Notice. This assessment is made under Section 26 of the Assessment Act.

2013 Property tax year
Your phased-in assessment has changed by nn.nn% since the 2012 property tax year.

The average phased-in assessment of residential properties in your municipality/local taxing authority changed by nn.nn% (at time of printing) since the 2012 property tax year.

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

To register for your account, please enter:
Roll number: 99 99 999 999 99999
Access key: 8888 8888 8888

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

Information as of Month Day, Year

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

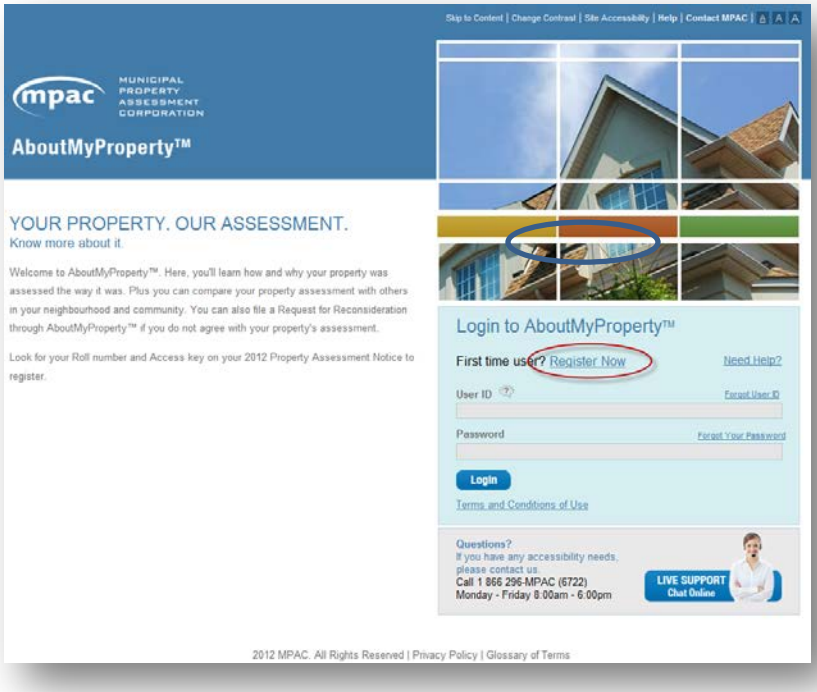
To register for your account, please enter:

Roll number: 99 99 999 999 99999
Access key: 8888 8888 8888

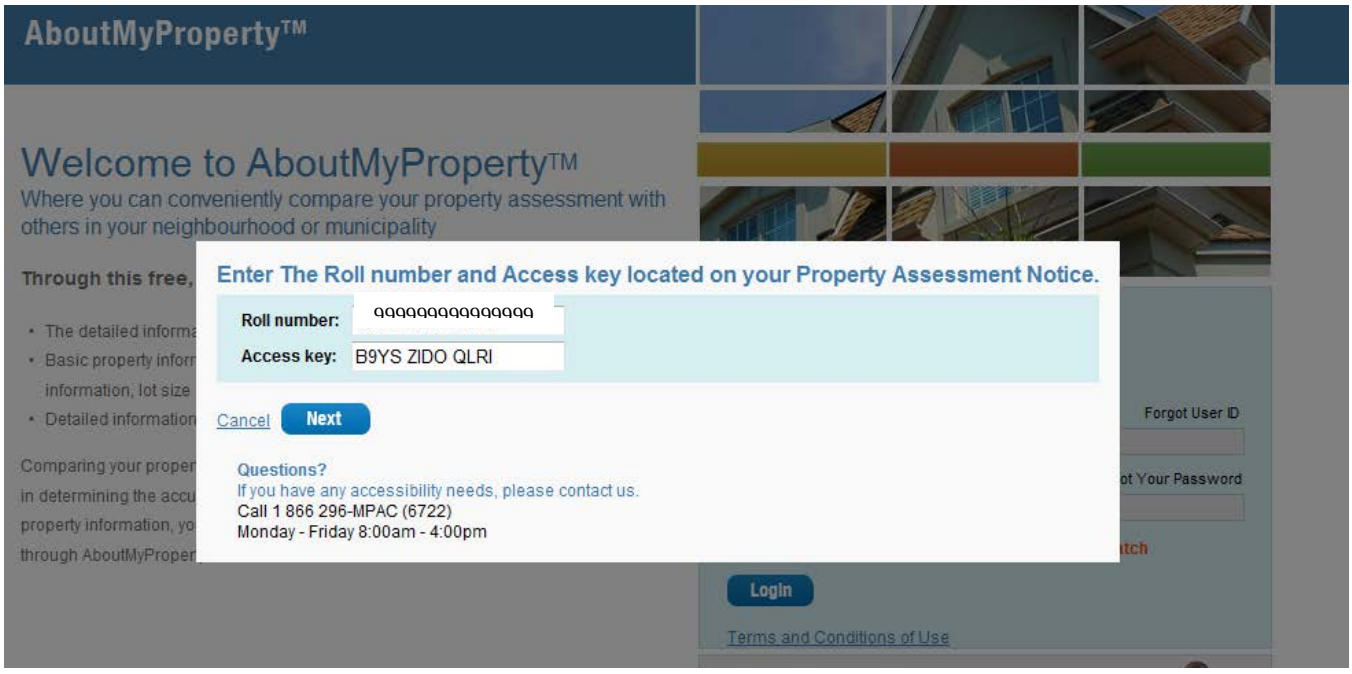
Or call MPAC at
1 866 296-MPAC (6722)

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

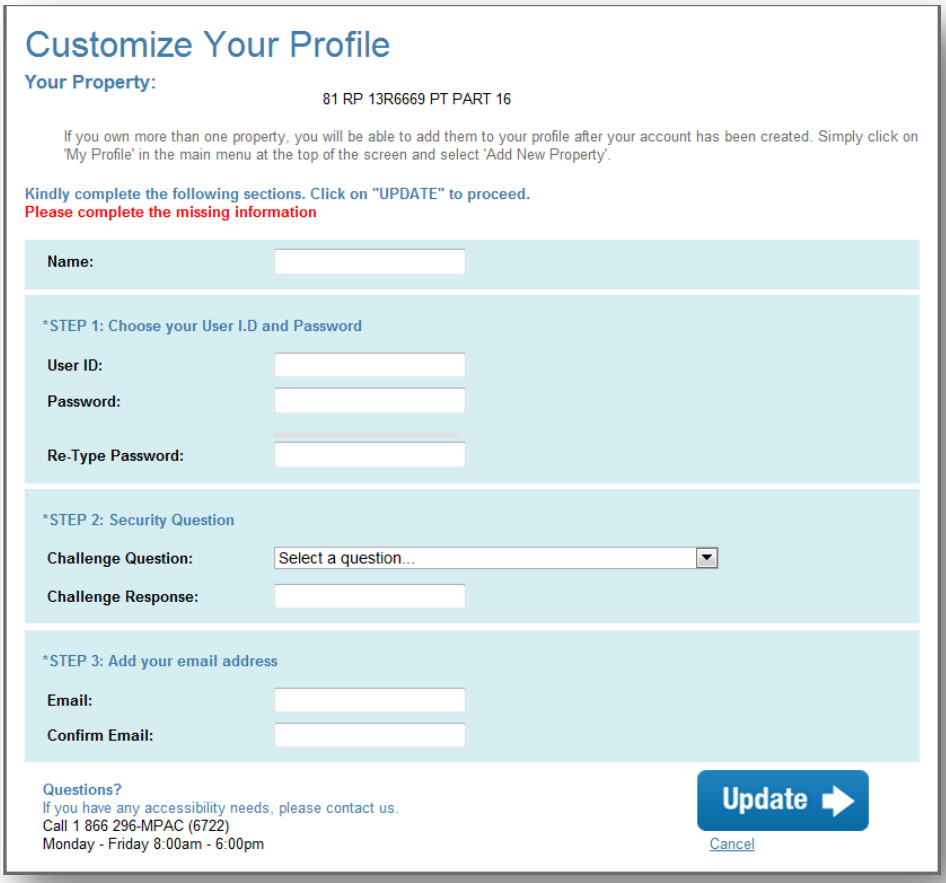
- Click on Register Now



- Enter Roll Number and Access Key.

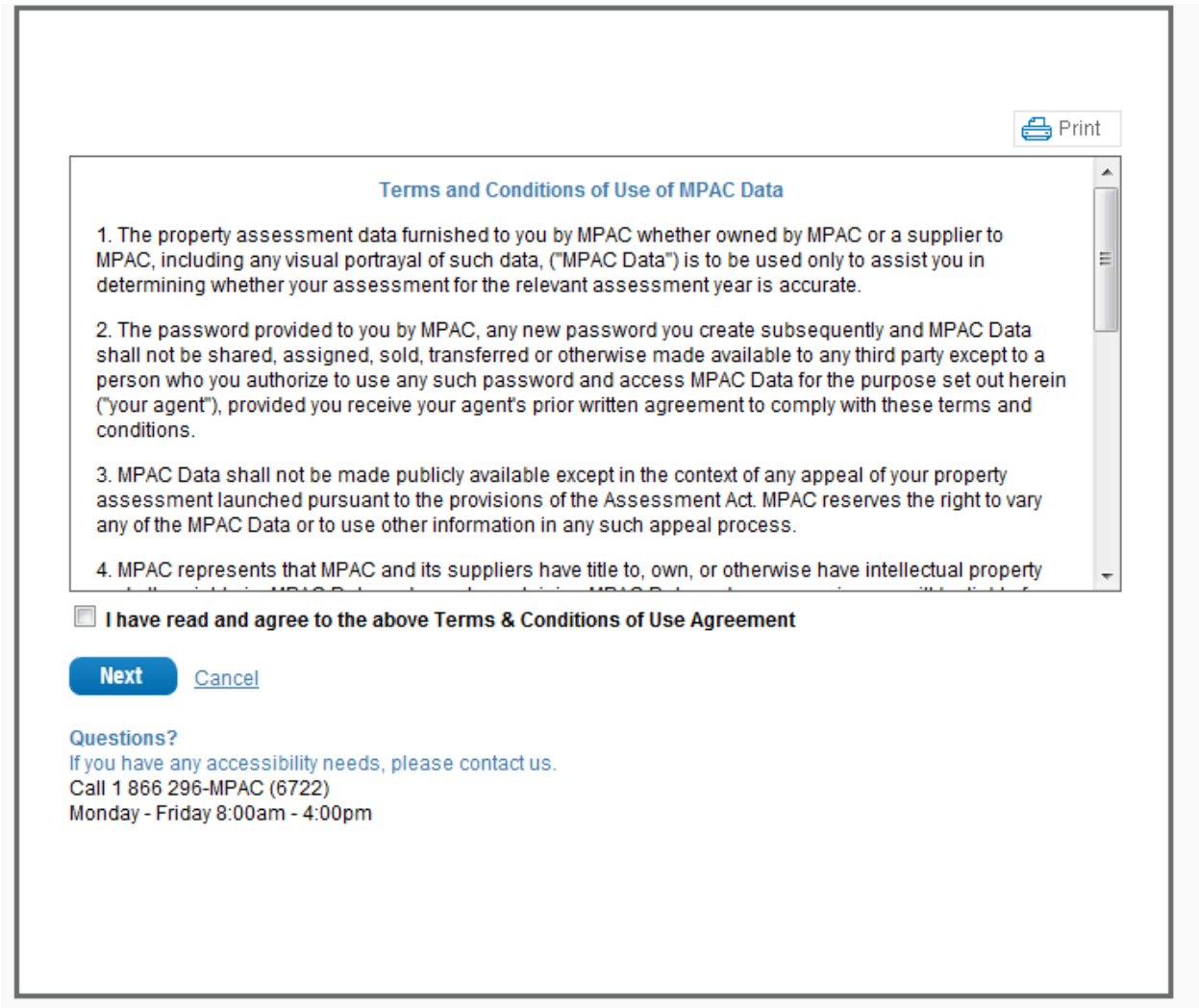


On the first login, the user will be required to fill out a profile.



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

- Acceptance of Terms and Conditions of Use is mandatory on first login.



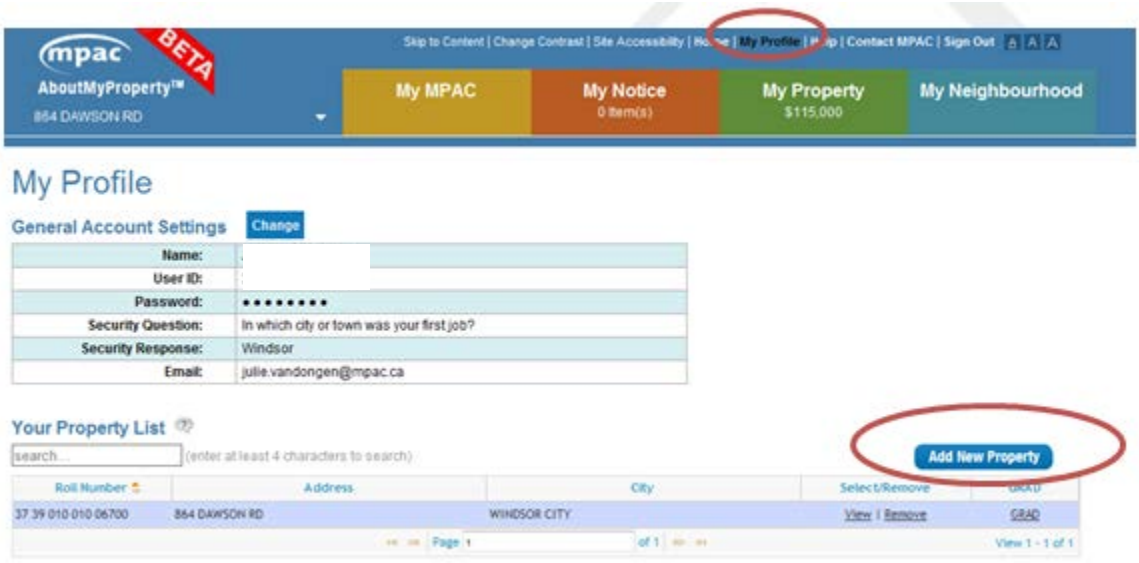
My Profile

Owners who own more than one property can have a single login.

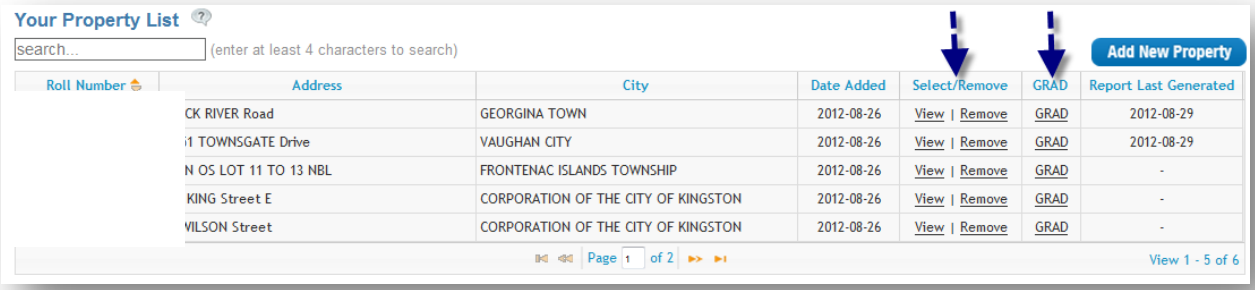
Example:
Residential property owner can include the cottage and vacant land he/she owns

A company lilke Shell Canada can add 100s of properties owned across the province

- Click on My Profile
- Click ‘Add New Property’
- Enter Roll Number and Access key for new property
- Click ‘Add’

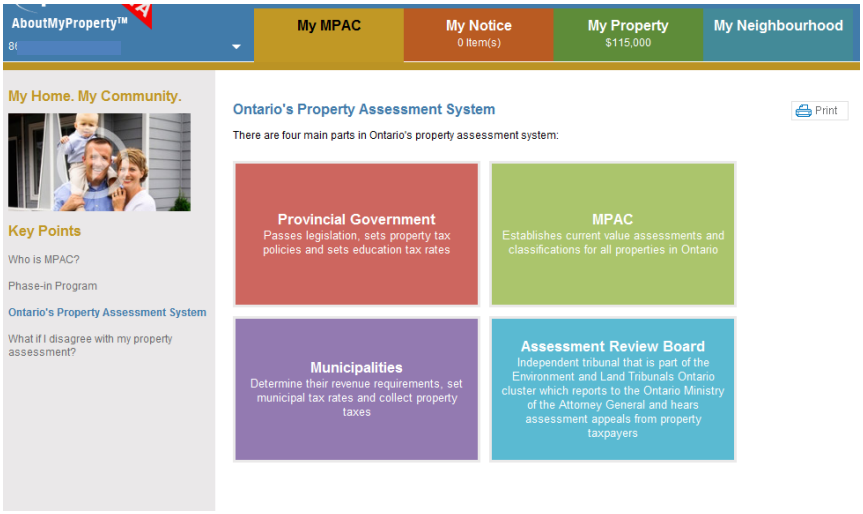


From the property listing in ‘My Profile’ the owner can either View or Remove any of the properties on the list. They can also generate a PDF copy of a property profile for any of their properties.



My MPAC

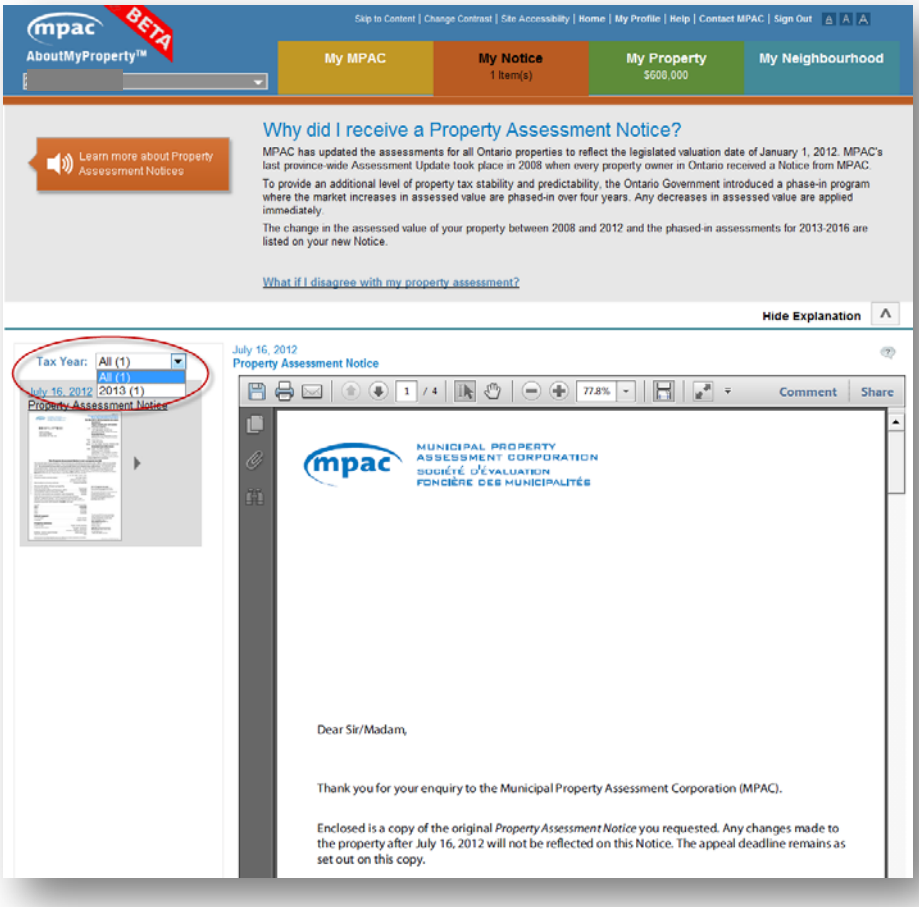
The My MPAC tab gives the user an overview of the Ontario Property Assessment system. As well as links to other MPAC or assessment information



My Notices

Under the My Notices tab property owners will be able to view and print any notices that have been mailed to them commencing with the 2013 Property Assessment Notices (PAN) and all other Notices generated subsequently.

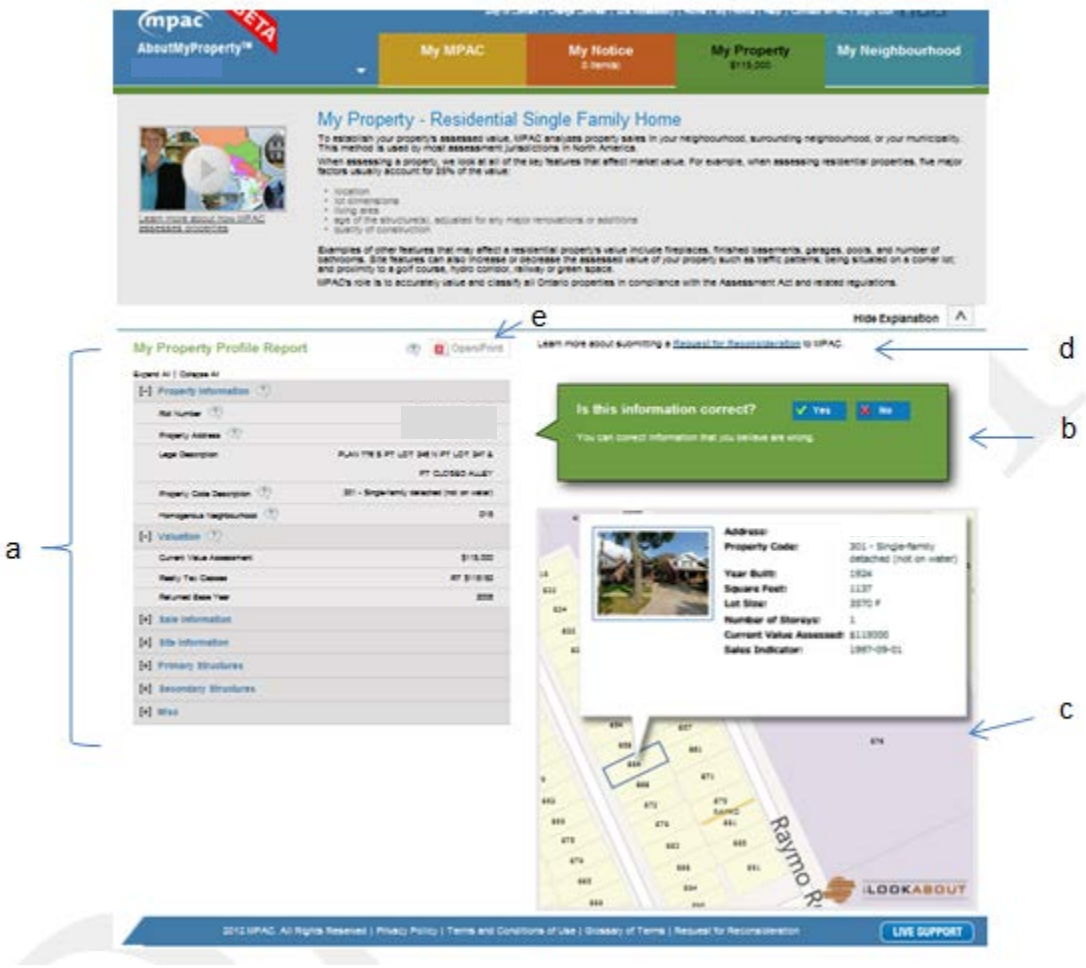
The user will be able to select the tax year of the desired notice.



NOTE: Property Assessment Change Notices (PACNs) and Post Roll Assessment Notices (PRANS) for 2012 tax year will not be available to the property owners in AMP and RfRs will not be able to be filed online through AMP for the 2012 tax year PACNs and PRANs. However RfR forms are available at mpac.ca and submitted by mail. All PACNs and PRANs for tax year 2013 onwards will be made available in AMP as and when they are generated.

My Property

Upon entering AboutMyProperty™ the property owner will be able to access the ‘My Property’ tab.



This tab has the following functions:

a. Under the title ‘My Property Profile Report’ is detailed information regarding the subject property. Each of the information headings can be expanded or collapse to show a little or a lot of information.

b. If the information shown is incorrect then the property owner has the ability to submit changes for review by MPAC.

c. A map showing the property.

d. A link to Request for Reconsideration information.

e. In order to print click on Open/Print

My Neighbourhood

Using the map, a property owner can access up to 100 property snapshots and up to 24 detailed property reports. They are able to view properties across their municipality but it should be noted that properties in their immediate area or neighbourhood are the best comparison when reviewing their assessment.

Sales:
MPAC provides sales information for properties in the area or surrounding area of the subject property. AboutMyProperty will display up to 15 sales. Under the sales heading the 'Map View' button will show a map with these sales highlighted.

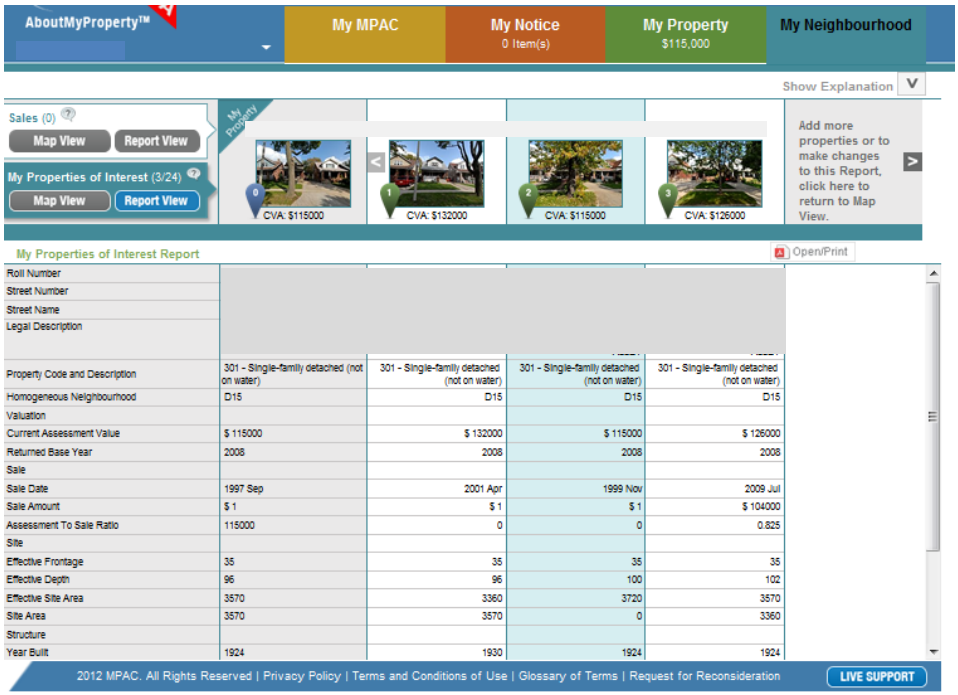
Clicking on 'Report View' will show the characteristics of the chosen properties. Click 'Open/Print' to print a copy of this report.

NOTE: MPAC provided sales are available for residential property types.

My Properties of Interest:
If the property owner knows what properties they would like to view they can use the pan and zoom functions in the 'Map View' to help find the property and then click on the property. The single click will display the snapshot of data and offer them the option to add it to ribbon on top of the map.

Colour-coded legend defines various property

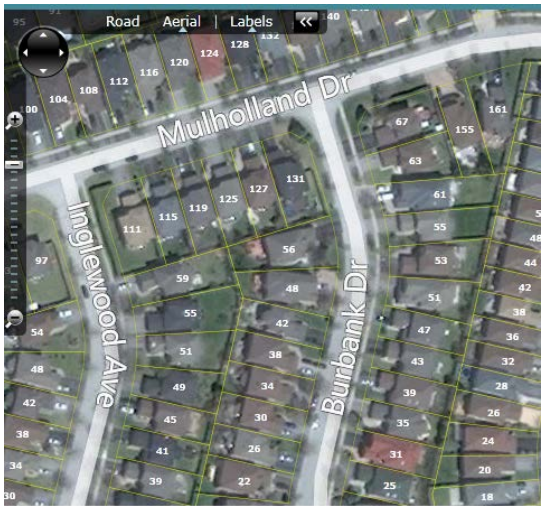
Clicking on ‘Report View’ will show the characteristics of the chosen properties. Click ‘Open/Print’ to print a copy of this report.



Roll Number				
Street Number				
Street Name				
Legal Description				
Property Code and Description	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)	301 - Single-family detached (not on water)
Homogeneous Neighbourhood	D15	D15	D15	D15
Valuation				
Current Assessment Value	$ 115000	$ 132000	$ 115000	$ 126000
Returned Base Year	2008	2008	2008	2008
Sale				
Sale Date	1997 Sep	2001 Apr	1999 Nov	2009 Jul
Sale Amount	$ 1	$ 1	$ 1	$ 104000
Assessment To Sale Ratio	115000	0	0	0.825
Site				
Effective Frontage	35	35	35	35
Effective Depth	96	96	100	102
Effective Site Area	3570	3360	3720	3570
Site Area	3570	3570	0	3360
Structure				
Year Built	1924	1930	1924	1924

There are various types of map views: Road (as above) and two Aerial views:

Aerial Labelled (depending on the zoom – could be street name, neighbourhood name, etc.)



Aerial Unlabelled

In conclusion AboutMyProperty™ is a secure, online self-service application that provides MPAC's customers with access to property assessment information. It is useful to know how AboutMyPropery™ function in order to assist property owners to easily research their property assessments compared to similar properties.