

## ASSESSING YOUR ASSESSMENT

In the fall of 2012 you received your *Property Assessment Notice* for the 2013-2016 tax years from the Municipal Property Assessment Corporation (MPAC).

If you disagree with the assessment you may appeal it every year from January 1 to March 31.

1. Go to [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) and log onto your account. You need your Roll Number and Access Key to do this and both of these are printed on your assessment notice.

On your website account, you will find information about the sale values of equitable properties in your neighbourhood and this carries significant weight in determining your property's current value. The value of other equitable properties in your neighbourhood – although not recently sold – are also considered in this determination. Additional factors that enable you to make comparisons include: lot size, age of your home, number of bedrooms, the floor area of your home and the extent to which a basement is finished. Beyond this, you can also call up information about 24 other properties that you feel are equitable to your property. You will need to know their addresses to do this.

2. After you have studied comparable properties, you may feel that your assessment is out-of-line. This is the basis for a Request for Reconsideration (RfR). The deadline for an RfR for your 2013 assessed value is April 1, 2013. The RfR form is available on the MPAC website and can be submitted electronically or by mail. This form asks you to state your specific reasons for requesting a reconsideration. You can support your request with assessment details about similar properties, current sales information, photos and other relevant documents.

These RfR forms are processed in order of receipt – so it may take several months for your file to be addressed. (In the meantime, you are expected to pay your taxes!)

Note that submitting an RfR may trigger a new inspection of your property and/or your neighbourhood.

At any time in the RfR process, you may withdraw your request

3. If you disagree with the results of the RfR, you may file an appeal with the Assessment Review Board (ARB) – a tribunal independent of MPAC. The fee is \$75.00 to appeal your RfR.