Municipal Property Assessment Corporation

Winter 2020

MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Assessment Roll

Total number of properties on the Assessment Roll:

5,360,528 – an increase of **66,805** from 2018

FARM
222,043 Properties
$139.1B in value

MULTI-RESIDENTIAL
16,795 Properties
$119.2B in value

COMMERCIAL
161,956 Properties
$319.8B in value

INDUSTRIAL
79,358 Properties
$114.9B in value

SPECIAL/EXEMPT
47,317 Properties
$144.9B in value

RESIDENTIAL
4,833,059 Properties
$2.12T in value

As of December 31, 2019

Town of Essex Assessment Base

Property Class	# of Properties	% of Assessment Base	2019 Value (for 2020 Taxation)	2020 Full CVA
Residential	8,236	71.11%	$1,588,684,392	$1,625,118,796
Multi-Residential	9	0.48%	$10,671,350	$11,155,600
Commercial	376	4.62%	$102,997,247	$105,484,283
Shopping Centre	2	0.04%	$822,725	$928,300
Commercial (New Construction)	33	0.98%	$21,911,226	$22,182,400
Industrial	37	0.54%	$12,037,678	$12,327,500
Large Industrial	1	0.50%	$11,210,000	$11,210,000
Industrial (New Construction)	27	0.57%	$12,721,911	$13,246,200
Large Industrial (New Construction)	1	0.30%	$6,602,000	$6,602,000
Pipeline	4	0.47%	$10,369,424	$10,552,000
Farm	1,027	14.83%	$325,0298,976	$338,941,266
Managed Forests	28	0.11%	$2,405,075	$2,511,000
(PIL) Residential	8	0.25%	$5,582,930	$5,792,100
(PIL) Commercial	21	0.63%	$14,036,219	$14,469,100
(PIL) Landfill	1	0.09%	$2,043,882	$2,135,700
Exempt	290	4.53%	$100,837,809	$102,332,464

Ontario's Property Assessment and Taxation System

* Provincial Land Tax and levies by local boards are collected in unincorporated areas and contribute toward important services.

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How we assess properties

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

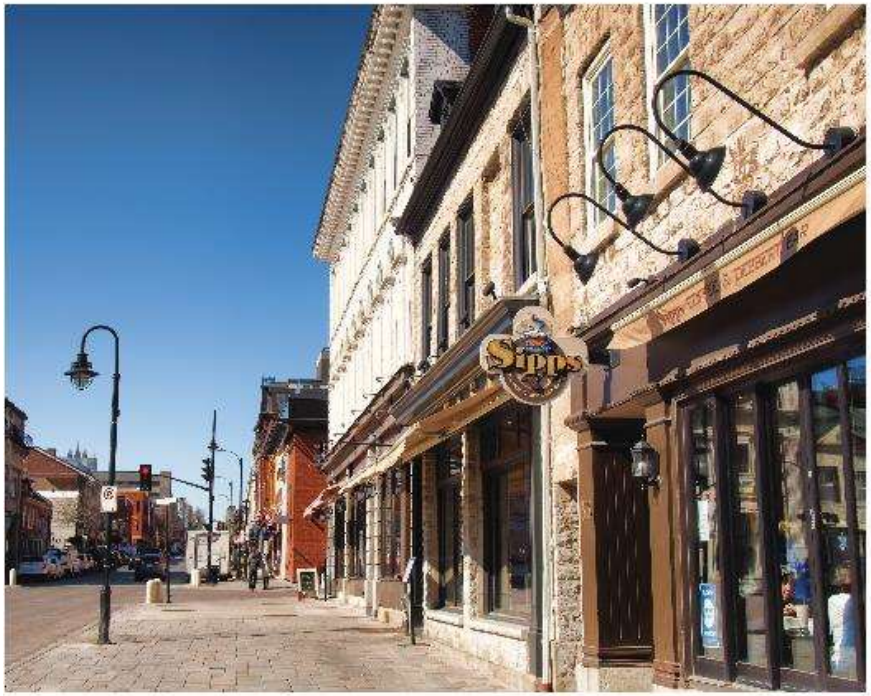
Approaches to Value

Direct Comparison Approach

Income Approach

Cost Approach

Current Value Assessment



Location

Lot dimensions

Exterior square footage

Quality of construction

Age of building, adjusted for any major renovations or additions

2020 Assessment Update

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Ontario’s 4-year cycle

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2020 Assessment Cycle

How Phase In Works

ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2019:**	**$350,000**
Your property's assessed value as of **January 1, 2016:**	**$325,000**
Between **2016** and **2019**, your property's assessed value changed by:	**$25,000**

Any **increase** in assessed value will be phased in gradually over four years.

Any **decrease** will be applied immediately for the 2021-2024 property tax years.

PHASE IN BEGINS — PHASE IN ENDS

$331,250	$337,500	$343,750	$350,000
2021	2022	2023	2024

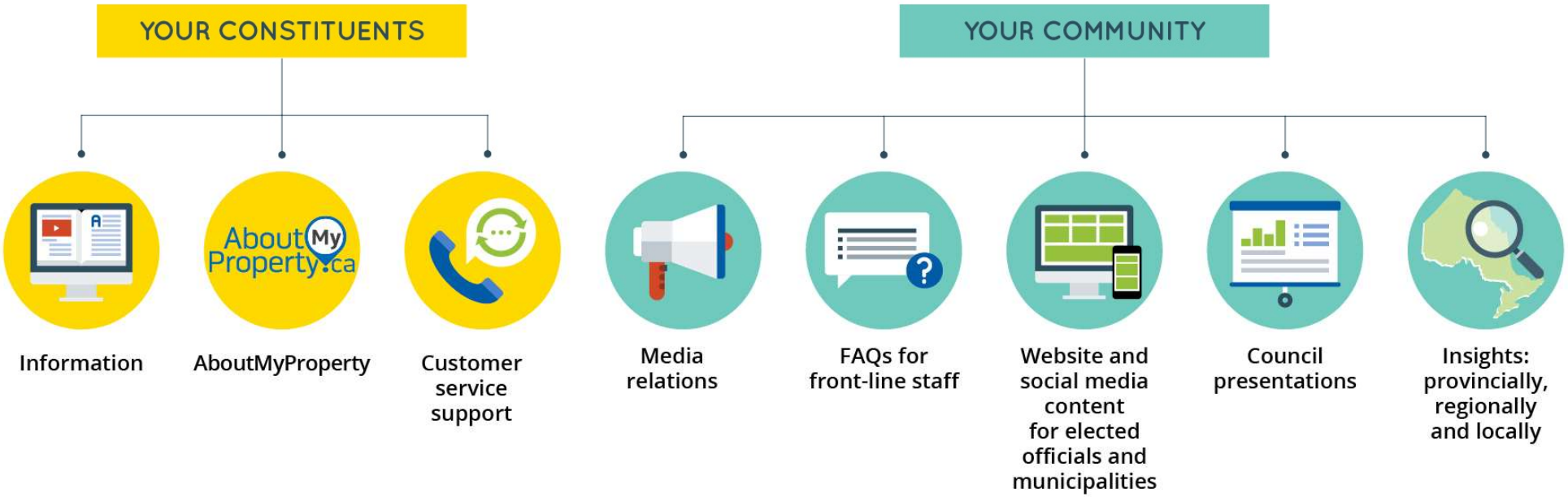
Supporting Municipalities

Involved

Informed

Prepared

How we're supporting you



2020 Property Assessment Notice Mailing Schedule

ISSUE DATE	MUNICIPALITY/GEOGRAPHIC AREA	RFR DEADLINE
September 3, 2020	City of Windsor, Essex County, Township of Pelee – Residential notices	**January 4, 2021**
October 13, 2020	Business Properties	**February 9, 2021**
October 19, 2020	Conservation, Farmland, Managed Forest	**February 16, 2021**
November 23, 2020	Amended & any previous Excluded notices	**March 23, 2021**

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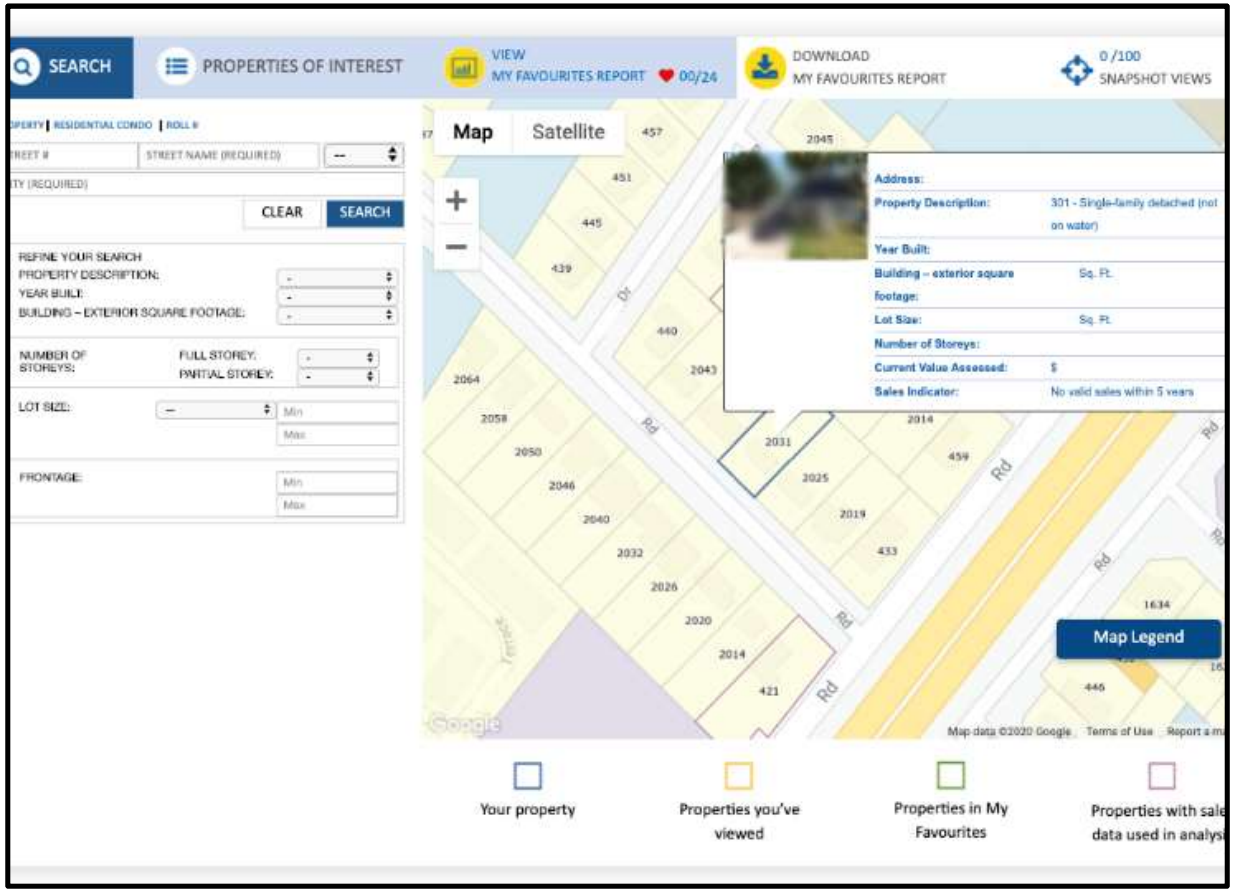


AboutMyProperty

www.mpac.ca

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Resolving Assessment Concerns

STEP 1

Ask yourself:
"Could I have sold my property for the assessed value on **January 1, 2019**?"

STEP 2

Visit **AboutMyProperty™** to review the information MPAC has on file for your property and verify it's correct

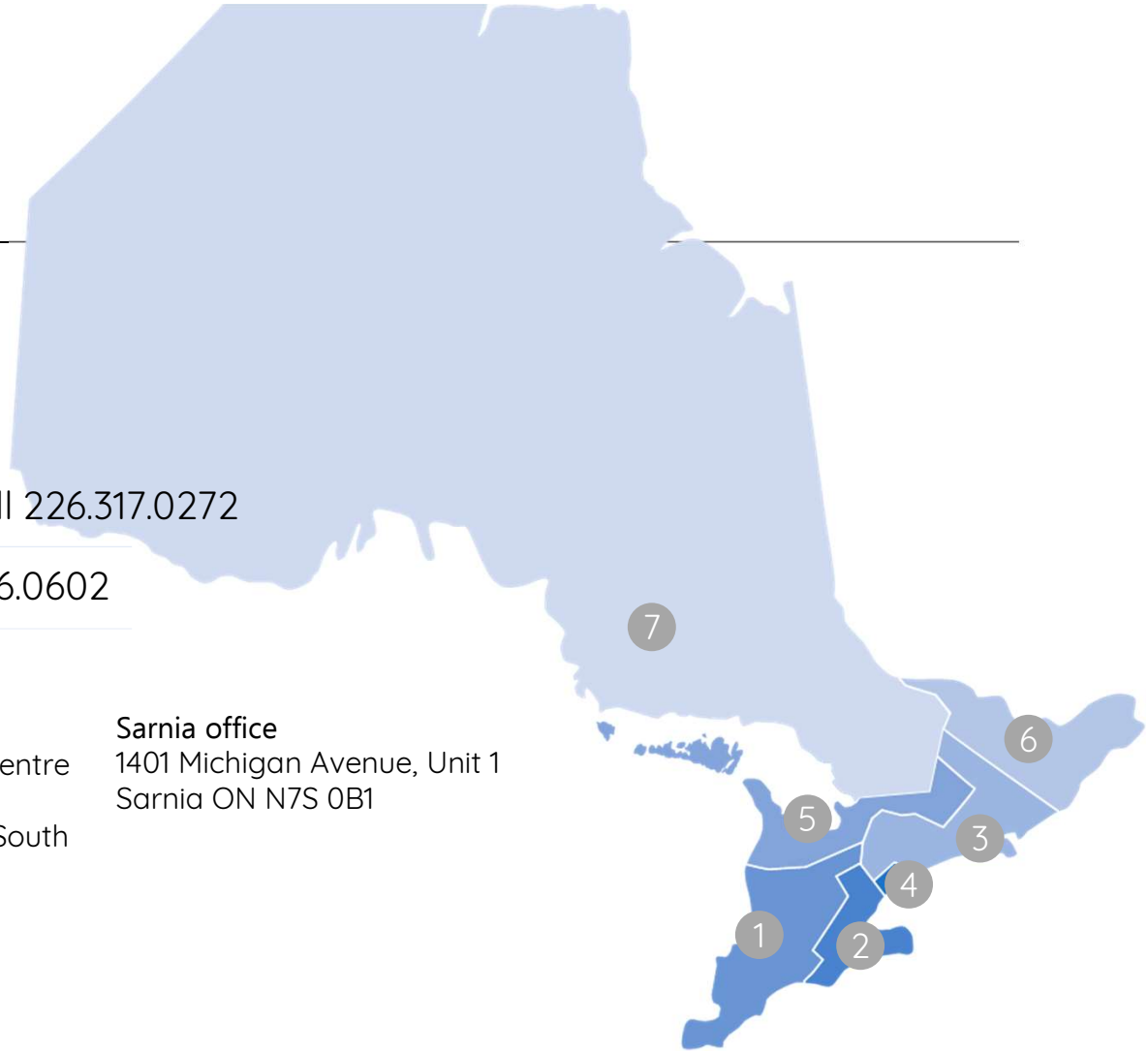
STEP 3

Review assessed values of **similar properties** in your neighbourhood or area

STEP 4

If you still disagree with our assessment, file a **Request for Reconsideration**

Zone 1



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InTouch, our monthly newsletter, delivers important email updates to municipal staff. It covers operational changes, upcoming events, key initiatives and other property assessment-related updates.
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Thank You

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