



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
November 27, 2018

Property Assessment Notice

For the 2019 to 2020
property taxation years

035318 000013163
LARIVÉE GARY
BROWN ELEANOR LYNNE
21 ALDBOROUGH AVE
ST THOMAS ON N5R 4S8



THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

MPAC's updated value of your property is \$170,000

Account information:

Roll Number	34 21 040 500 02900 0000
AboutMyProperty™ Access Key	8F41D ABD66 ED09C
Your property's location and description	21 ALDBOROUGH AVE PLAN 284 LOT 127 ST THOMAS CITY
Municipality	English-Public
School support	

Assessment overview:

MPAC's assessed value of your property as of January 1, 2016	\$170,000
MPAC's assessed value of your property as of January 1, 2012	\$166,000
Between 2012 and 2016 , your property's assessed value changed by	\$4,000

If you disagree with MPAC's assessment or classification, you can file a Request for Reconsideration and MPAC will review your assessment.

How will my municipality use MPAC's property assessment?

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2019 to 2020 property taxes, as illustrated below.

Property

Classification: Residential

Tax Year	Assessed Value	Request for Reconsideration Deadline
2019	\$169,000	April 1, 2019
2020	\$170,000	March 31, 2020

To learn more about how your property was assessed, see the information on page 2 of this Notice. For more information on the Request for Reconsideration process, market trends in your area, property assessment and taxation, visit www.aboutmyproperty.ca.

**This Property Assessment
Notice has important
information for you as a
property owner.**

Please review it and file it
away for your records.

No action is required

unless you disagree
with your assessment.

CONTACT US

1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
Monday to Friday
8 a.m. to 5 p.m.

How does MPAC assess my property?

Roll Number:	34 21 040 500 02900 0000
Property summary:	
Property type	Single Family Detached
Property information	Frontage: 55.00 feet Depth: 110.00 feet Lot area: 6,050.00 square feet
Building – exterior square footage	1,119 square feet
Year of construction	1967

For residential properties, there are **five major factors** that generally account for 85% of your property value.



Location



Age of the property, adjusted for any major renovations or additions



Lot dimensions



Quality of construction



Living area

To establish your property's assessed value, MPAC analyzes property sales in your area. This method, called Current Value Assessment, is used by most assessment jurisdictions in North America. MPAC's assessments and data are also used by banks, insurance companies and the real estate industry.

Have questions about your assessment?

Log on to **AboutMyProperty™** to learn more...

Visit www.aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, as well as compare it to others in your neighbourhood. Still not sure about your property's assessed value? You have the option to file a Request for Reconsideration. Your deadline to file a Request for Reconsideration is on page 1 of this Notice.

Log on to www.aboutmyproperty.ca with your **Roll Number** and **Access Key**. These are found on page 1 of this Notice.

Still have questions?

We're here to help. Contact us and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

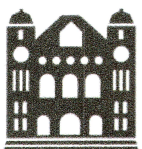


Ontario's property assessment system



The Municipal Property Assessment Corporation

determines Current Value Assessments and classifications for all properties in Ontario.



The Provincial Government passes legislation, sets assessment policies and

determines education tax rates. The Province also operates an



The Ontario Property Taxpayer



Municipalities determine revenue requirements, set municipal tax rates and collect property taxes to pay for your municipal services.

These services may include:



Police and fire protection



Roads, sidewalks and public transit

