

**MPAC ASSESSMENT - TREELAWN BLVD.**

**Recommendation**

The Director of Finance, in consultation with the Acting Manager of Property Tax & Assessment recommends:

That the following report be received.

**Economic Impact**

Not applicable.

**Purpose**

To provide a report with respect to the assessment by the Municipal Property Assessment Corporation (MPAC) as it pertains to the properties located on Treelawn Blvd in Kleinburg.

**Background-Analysis and Options**

At the meeting of December 12, 2005, Council adopted Addendum Item 1 that directed staff to report on the assessment increases related to the assessment values for 2006 for the residents on Treelawn Blvd. The item referenced that the assessment values on some properties increased in excess of 70% from the previous reassessment.

Property assessment is the responsibility of the Municipal Property Assessment Corporation. MPAC classifies and assesses all properties in Ontario using the Assessment Act and various regulations established by the Provincial Government.

To establish assessment values MPAC analyzes the property sales in an area. The sales provide the basis for assessed values. MPAC continually collects information about properties to ensure that similar property types are valued consistently within the market area. This valuation method is referred to as Current Value Assessment. It is used by most assessment jurisdictions in Canada and around the world.

Finance staff met with MPAC to discuss the properties on Treelawn Blvd in Kleinburg. MPAC reviewed sales reports in the Kleinburg community against current assessed values for 2006. MPAC is satisfied that the assessment values placed on the Treelawn properties reflect the market value as of the valuation date. MPAC acknowledged that they have received requests for reconsideration and in some instances the values have been amended.

MPAC advised that there were a number of reasons for significant increased assessment values on some properties on Treelawn Blvd. The prior assessment on some homes was based on the assumption they were similar to other homes in the subdivision. Upon further inspection by MPAC during this reassessment, it was discovered that a large number of homes were in fact unique in design. These homes were constructed in a manner that increases the market value beyond other homes in the subdivision. The result was the homes were previously under assessed. Prior to this year's reassessment some properties were assessed for land value only as of June 30, 2003. Since this time, the building value has been added which increases the property value substantially. Finally, we have been advised that a number of homes added amenities such as swimming pools or finished basements which add value to the property since the last reassessment.

### **Appeal Process**

Homeowners who believe that their assessment value is not accurate can request MPAC to review their assessment. There is no fee for this Request for Reconsideration. They can request a review at any time before December 31, 2006. Taxpayers can also file a Notice of Complaint with the Assessment Review Board (ARB), an independent tribunal of the Ministry of the Attorney General of the Province of Ontario. There is a fee of \$75.00. They can file a complaint at any time before March 31, 2006, even if they have already requested a Request for Reconsideration review from MPAC.

As a result of the above mentioned review process, MPAC received seven Requests for Reconsideration in the Kleinburg area, one on Treelawn Blvd. Two have been recommended for a reduction in assessment; the other five assessed values have been confirmed.

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

### **Conclusion**

Assessment values are the responsibility of MPAC. MPAC has reviewed the assessments on Treelawn Blvd. and in one instance the assessment value has been recommended for reduction by MPAC.

### **Attachments**

None

### **Report Prepared by:**

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Respectfully submitted,

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