



SMITH JACOB
SMITH ELIZABETH
200 SOME STREET
ANYWHERE ON M4K 1B3

Questions?

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 15 to November 28, 2008
Monday to Friday - 8 a.m. to 6 p.m.

Web www.mpac.ca

E-mail enquiry@mpac.ca

Fax 1 866 297-6703

Write P.O. Box 9808, Toronto, ON M1S 5T9

Extended local office hours

Visit 5255 Yonge Street, Toronto
October 14 to November 7, 2008
Monday to Friday - 8 a.m. to 6 p.m.

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 is **March 31** of the tax year.

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

Assessed value of your property

Property classification	Residential
Your property's value on January 1, 2008	\$220,000
Your property's value on January 1, 2005	\$180,000
Over this 3-year period, your property's value changed by	\$40,000

Under the *Assessment Act*, this increase in assessed value will be phased in over the next 4 years. Assuming your property characteristics stay the same, your property assessment will change by **\$10,000** each year.

TAX YEAR	PHASED-IN ASSESSMENT
2009	\$190,000
2010	\$200,000
2011	\$210,000
2012	\$220,000

School support

2009 ASSESSMENT	SCHOOL SUPPORT
\$190,000	English Public

Property summary

Property type	Single Family Dwelling
Property information	Frontage: 50 feet Depth: 150 feet Lot area: 7,500 square feet
Building (square footage)	2,000 square feet
Year of construction	1995

For the 2009 property tax year, your phased-in assessment has changed by **n.n%** since the 2008 property tax year. For the 2009 property tax year, the average phased-in assessment of residential properties in your municipality/local taxing authority, at time of printing, changed by **n.n%** since the 2008 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.mpac.ca

Please enter:

User ID: 12 34 567 899 12345

Password: 888888

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