



North Rosedale Property Tax Assessments

Frequently Asked Questions (FAQ)

Q: What is Current Value Assessment (CVA)?

A: In 1998, the Province of Ontario reformed the property assessment legislation in Ontario with the implementation of Current Value Assessment (CVA). Under this new assessment system, all property assessments in Ontario are updated on a regular basis.

The CVA of a property represents an estimated market value, or the amount that the property would sell for in an open market, arm's length sale between a willing seller and a willing buyer at a fixed point in time.

For the 1998 to 2000 taxation years, property assessments were based on a June 30, 1996 valuation date. For the 2001 and 2002 taxation years, property assessments in Ontario were updated to reflect current values as at June 30, 1999. For the 2003 year, property assessments were updated to reflect current values as of June 30, 2001 valuation date. For 2004 and 2005, property assessments are based on the June 30, 2003 valuation date.

For 2006, property assessments are based on the January 1, 2005 valuation date.

Q: When will the next reassessment occur?

A: All property owners in Ontario should have received their 2005 Assessment Notice which is based on the January 1, 2005 valuation date. That information is used to calculate your 2006 property taxes. The next province-wide assessment update will take place in 2006, when the assessed values of all properties will be updated to January 1, 2006. These will be used to calculate your 2007 taxes. It is expected that reassessment will occur annually. Visit the [MPAC Web site](#) for further information.

Q: Who determines the assessed value (i.e. CVA) of my property?

A: The Municipal Property Assessment Corporation (MPAC) is a not-for-profit corporation responsible for determining the CVA and tax class for all properties in Ontario for municipal and education taxation.

In October 2005, MPAC mailed notices of assessment to all Toronto property owners advising them of their new CVA based on a January 1, 2005 valuation date.



North Rosedale Property Tax Assessments

Q: What do I do if I disagree with the CVA for my property?

A: If you feel that your property has been valued incorrectly you can have your assessment reviewed by MPAC by filing a 'Request for Reconsideration'. There is no fee for this request and the deadline to apply for the 2006 taxation year is December 31, 2006. You can visit the MPAC website at www.MPAC.ca to obtain a Request for Reconsideration form.

If your Request for Reconsideration is successful, MPAC will forward the results directly to the City in order to expedite processing of any tax adjustment.

If other information on your Notice of Assessment is inaccurate, such as the assessed owner, location or property description, etc. you may contact MPAC at 1-866-296-6722 (toll free) to verify details about your property.

Property owners also have the option of filing a formal appeal with the Assessment Review Board (ARB). The fee for this appeal is \$75 for residential properties and \$150 for commercial, industrial, and multi-residential properties. The deadline to file an appeal with the ARB for the 2006 taxation year is **March 31, 2006**. Applications are available by contacting the ARB at 416-314-6900 or 1-800-263-3237, or by visiting their website at www.arb.gov.on.ca.

Q: I am an owner of a property and my tenant is living there. Why am I receiving the water bill and do I have to pay that bill?

A: Effective January 1, 2004, the City of Toronto began mailing water bills directly to property owners (at the present tax mailing address reflected in the City's records), even if other arrangements were in place. This was the result of provincial legislation (*Municipal Act, 2001, S.O. 2001, C. 25*). The City of Toronto provides property owners with the opportunity to have water bills mailed to another person, for example: a tenant; son or daughter; or a lawyer or accountant, provided that the property owner agrees to the terms and conditions set out in the City of Toronto Municipal Code, section 849-27 D.

Section 849-27 D of the Municipal Code provides for the following:

- Property owners remain responsible for the full payment of all water and sewer service, even if the bill has been assigned to another person (such as a tenant).
- Failure to pay a water bill by the due date will result in the loss of discount, and possibly the imposition of other fees and charges associated with any collection effort.



North Rosedale Property Tax Assessments

- If a water bill is not paid on time (regardless of who receives it), the City of Toronto reserves the right to transfer the unpaid balance to the owner's property tax account for collection.
- A property owner is responsible for keeping the City informed of any changes regarding who is authorized to receive their water bill. e.g. If a new tenant moves in and replaces a previous tenant as the bill recipient, the owner must notify the City in writing by completing a Water Bill Mailing Request form. Water Bill Mailing Request forms can be obtained by calling a Customer Service Representative at 416-338-4829.
- The person authorized to receive water bills and notices is also appointed by the property owner as his agent with respect to granting the City access to the property for purposes relating to the provision of water and sewer services.
- If an unpaid water bill is transferred to the property tax account for collection, the water bill mailing request will be cancelled.

Q: When should I receive my tax bill and what should I do if I do not receive a bill?

A: The City of Toronto mails property tax bills twice per year. For new properties, [Supplementary or Omitted Assessment bills](#) may also be issued.

- **Interim Tax Bills:**

The interim tax bill is the first of two bills issued for a tax year. The interim bill is generally mailed in early January and has three instalments due at the beginning of March, April and May. Pre-Authorized Tax Payment (PTP) Program customers enrolled on the 2 instalment plan would have their interim bill payment withdrawn at the beginning of March. Customers enrolled on the 6 instalment plan would have their interim bill payments withdrawn at the beginning of March, April, and May, while those on the 11 instalment plan would have their interim bill payments withdrawn from February to June on the 15th of the month or next business day. Property owners may call a Customer Service Representative at 416-338-4829 towards the end of January to request a duplicate tax bill. Owners may also visit a Civic Centre or City Hall tax and water enquiry/cashier counter to request a duplicate bill.

Final Tax Bills:

The final tax bill is the second bill issued for a tax year. The bill is generally mailed in late May to early June and has three instalments due at the beginning of July, August, and September. Pre-Authorized



North Rosedale Property Tax Assessments

Tax Payment (PTP) Program customers enrolled on the 2 instalment plan would have a final bill payment withdrawn at the beginning of July. Customers enrolled on the 6 instalment plan would have their final bill payments withdrawn at the beginning of July, August and September, while those on the 11 instalment plan would have their final bill payments withdrawn from July to December on the 15th of the month or next business day.

Q: I recently received a Supplementary Assessment Notice from the Municipal Property Assessment Corporation (MPAC). What is it and what happens next?

A: Supplementary Property Assessment Notices are issued by MPAC when there has been a change to a property during the current taxation year due to a change in property classification, an addition, renovation or new construction.

Omitted Property Assessment Notices are issued when the current value assessment for an improvement (e.g., a new home or addition) was not previously recorded on the annual assessment roll. An Omitted Assessment Notice may apply to the current year and, if applicable, for any part or all of the previous two years.

The City of Toronto will use the information from the Supplementary or Omitted Property Assessment Notices to issue tax bills. It is important to note that if this is a new property such as a condominium, the first regular bill you receive from the City may only be for a portion of the assessment for your unit. Tax bills will be issued for Omitted Assessments for the current and up to two prior years. Supplementary/Omitted Tax Bills are due in two instalments only regardless of the number of years for which you are receiving bills.

Q: A tax consultant who wants to appeal my property assessment on my behalf has approached me. Do they work for the City? What should I do?

A: You do not need to retain a tax consultant to appeal your property assessment. This can be done by you. Tax consultants are private entities that do not have any connection to the City of Toronto. You are of course, at liberty to retain their services should you so desire. Find out how to [appeal your assessment](#).