

Property Assessment

Enclosed you will find your 2016 Final Tax Bill. Your taxes for the year are calculated by taking the assessed value of your property and multiplying it by the respective tax rates. The assessed value of property is determined by MPAC (Municipal Property Assessment Corporation).

The current value assessment, or CVA, of a property is an estimate of the market value of a property at a fixed point in time (the valuation date), or the amount the property would sell for in an open market on a given date (i.e. in an arm's length sale between a willing buyer and a willing seller).

Amendments to the Assessment Act provide for a four-year assessment update cycle. The last valuation MPAC conducted took place in 2012. Any assessment increases between the 2012 valuation date and the previous 2008 valuation date are phased in over four years, with approximately one-quarter of the assessment change being applied in each of the four years (2013-2016)

In 2016, MPAC is updating the assessed values of every property in Ontario. All properties will have a legislated valuation date of **January 1, 2016**. Residential property owners can expect to receive their Property Assessment Notice in **August 2016**. Non-residential Notices will be mailed in the fall of 2016. These values will be used to calculate your property taxes for the **2017-2020** property tax years.

For more information on how assessment works, market trends, the Request for Reconsideration process and property assessment and taxation, visit aboutmyproperty.ca. If you would like to see the information MPAC has on file for your property or compare your property to others in your area, you can register and login using the Roll Number and Access Key located on your **Property Assessment Notice**. Your deadline to file a Request for Reconsideration is listed on your Property Assessment Notice. You have 120 days from the Issue Date listed on your Notice to request a review.

Contact information for MPAC (Municipal Property Assessment Corporation):

Call MPAC:	1-866-296-6722 1-877-889-6722 (TTY) Monday to Friday, 8am to 5pm	write:	P.O. Box 9808, Toronto, ON M1S 5T9
		fax#:	1-866-297-6703
		website:	www.mpac.ca

Property Tax Relief Programs

Farm Property Tax Class Program:	Ontario Ministry of Agr. & Food	www.omafra.gov.on.ca
Managed Forest Tax Incentive Program:	Ontario Forestry Association Ontario Woodlot Association	www.oforest.ca www.ont-woodlot-assoc.org

Low Income Seniors & Low Income Disabled Persons:

Seniors over age 65 or low-income disabled persons may qualify for the "deferral" of a portion of their taxes. For further information: www.niagararegion.ca/government/budget-taxes/Property-Tax-Relief.aspx

Vacant Properties:

To be eligible for a rebate, a building or portion of a business unit must satisfy specific conditions. Forms are available at the Township Offices – 318 Canborough Street or on our website at www.westlincoln.ca

Registered Charities:

Charities and Non-profit organizations are eligible for reduced property taxes. For further information: www.niagararegion.ca/government/budget-taxes/Property-Tax-Relief.aspx

Ontario Senior Homeowners Property Tax Grant:

Ontario provides up to \$500 to senior homeowners who meet the income requirements. The program is administered by the Province of Ontario. For further information: www.fin.gov.on.ca/en/credit/shptg/index.html

Paying your Tax Bill

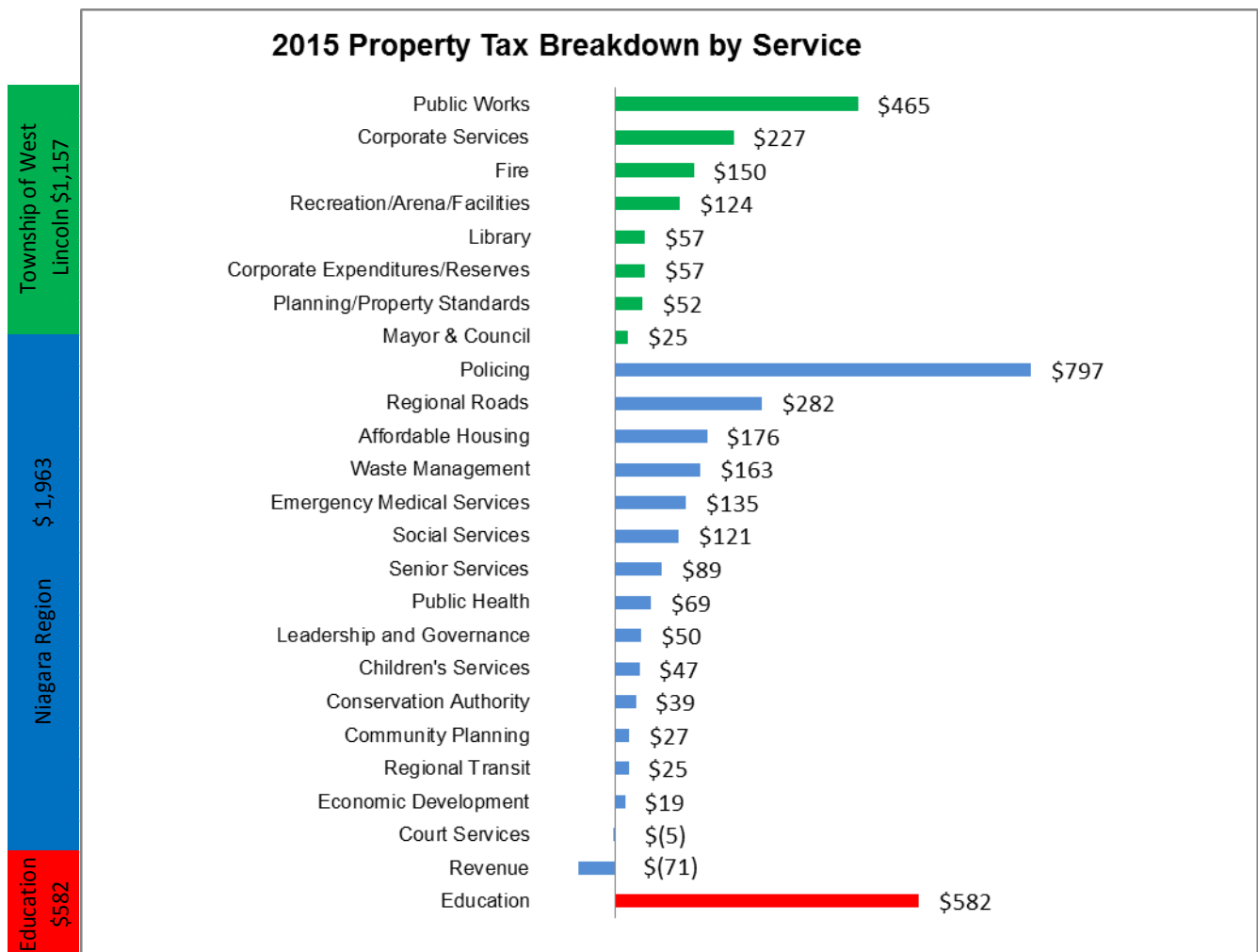
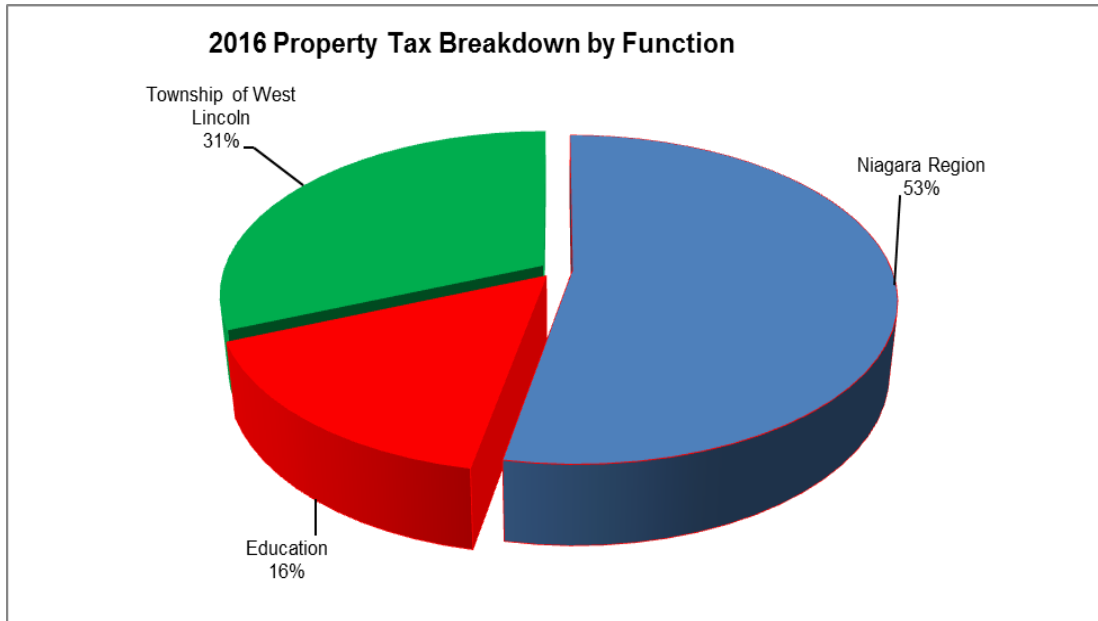
Pre-authorized Payment Plan: Sign up for one of our two automatic bank withdrawal plans. For more information, call 905-957-3346 or check out our website: www.westlincoln.ca/Residents/PropertyTaxes/Make a Payment.

By Cheque/Internet/Telebanking: Cheques may be mailed to the Township of West Lincoln, 318 Canborough Street, P.O. Box 400, Smithville, ON LOR 2A0. Online credit card payments are now also accepted through Paymentus for a nominal fee, see our website: www.westlincoln.ca/Residents/PropertyTaxes/Make a Payment.

In Person: Payments may be made at the Municipal Office (address above), 9:00am to 4:30pm, Monday to Friday. There is a night depository at the back entrance to the Municipal Office if you wish to make payments after hours, **cheques only, no cash.**

How are your taxes spent?

The Township of West Lincoln is responsible for collecting its own property taxes, as well as collecting regional taxes and school board taxes. Of total taxes collected, West Lincoln's portion is 31%. West Lincoln Council approved a 2016 Operating Budget of \$8.2 million that resulted in a 5.02% increase over the 2015 general tax levy. For 2016, the average residential assessment has increased to \$309,532 from \$303,103 in 2015. Total taxes for a property assessed at the average rate of \$309,532 would be \$3,702 which represents an increase in taxes of \$39.18 or 1.07% over 2015. The following charts break down the amount of taxes by function and service.



Contact Us:

318 Canborough St. P.O. Box 400, Smithville, ON, LOR 2A0
 T: 905-957-3346
 F: 905-957-3219
www.westlincoln.ca

