

Update from WRAFT — Fall 2010

Oct 6, 2010

According to the Municipal Property Assessment Corporation's (MPAC) 2008 Annual Report, the accuracy of their assessments, as measured by an Assessment-to-Sale Ratio (ASR), is well within the performance standards prepared by the International Association of Assessing Officers (IAAO). This being said, it is more difficult to accurately assess unique, rural, and waterfront properties especially in areas with few or no comparative sales. For this reason, rural waterfront properties pose a unique challenge so it is incumbent on us all to ensure MPAC has your property valuation right.

In early 2010, WRAFT circulated information to all members in an effort to help concerned property owners ensure their property was assessed at the proper value. Under the new 4-year averaging system of property assessment, homeowners can still appeal a given year's property assessment up until March 31. This information about how to proceed if you are incorrectly assessed is available on the WRAFT website, at www.wraft.com.

Every year, a number of property owners take advantage of the Request for Reconsideration process, to correct any errors in the property value determined by MPAC. The current averaged, or phased-in, assessment increases are in effect until the new assessment, which will take place January 1, 2012, for the 2013 taxation year.

The real estate market in 2011 is obviously of significant importance to property owners in Ontario, as MPAC establishes the next round of property valuations which will be with us for the next 4 years starting in 2013.

In 2010, with assessed values already known, fewer people sought corrections; the total number of Request for Reconsiderations for the 2009 tax year was 178,000. For the 2010 tax year the number of requests was significantly lower, at less than 34,000.

We believe there are still underlying problems with the apportionment of property taxes, and with the amount of the tax burden borne at the local level. With the support of our members and other interested stakeholders, WRAFT will continue to push our concerns with provincial politicians in the run up to the provincial election on October 6, 2011. We encourage all property taxpayers to voice their concerns with their MPP's, and with the all the candidates for their local seat at Queen's Park, to let them know the issue is important and that it will be a consideration in the way you vote next year.

Please note the WRAFT Annual General Meeting will be held in conjunction with the FOCA Fall Seminar, from 2 – 3 pm at the York Reception Centre, 1100 Millwood Dr., Toronto. We hope to see you there.

Terry Rees
Executive Director, WRAFT