

## **Property Taxes Assessment - Consistency and Tax Instability - Update**

Rising taxes irritate many people, particularly when it seems that municipal services are in decline. But irritation levels rise enormously when property assessments increase, resulting in even higher taxes.

This year in particular, there has been a deluge of complaints from Ward 25 constituents who are having increasingly had negative experiences in dealing with the problems that arise out of re-assessment. The problems fall into two categories:

- 1. Property owners who have been successful in obtaining a reduced assessment through an appeal, complain that they receive excessively large increases when their properties are re-assessed by the Municipal Property Assessment Corporation (MPAC) in the year following, and;**
- 2. Property owners complain that assessor cannot justify or account for the significant variations in assessment amongst neighbouring properties.**

Many residents believe property assessors, and their computers ignore decisions of the Assessment Review Board when they set the following year's assessments. These complaints are not confined to Ward 25. They extend across Toronto and indeed throughout the province of Ontario.

In addition, other municipalities, including Ottawa, have lodged similar complaints. As a result, Provincial Ombudsman Andre Marin has initiated an investigation to examine systemic issues related to the processes that MPAC follows in arriving at property assessment values. The Ombudsman's report is available at [www.ombudsman.on.ca](http://www.ombudsman.on.ca)