

**ARECA (Avenue Road Eglinton Community Association)**  
**[www.areca.info](http://www.areca.info)**

**Property Assessment Notices Received**

In October, residents received their new property assessment notices. The notices show the assessed value of your property as of January 1, 2005.

Some streets in North Toronto have seen increases of as much as 23% from the previous assessment of June 30, 2003. The city average is 11.93%. Large increases are seen in streets where there have been a lot of recent house sales or development. The Municipal Property Assessment Corporation (MPAC) analyses property sales in the area and uses these sales to provide the basis for the new assessed values. If the sales in your area have been of expensive new homes, then your modest semi or bungalow will have been assessed at a larger than average increase in property value. In this case, your house value is being pushed up by the sale of more new and more expensive homes.

**Is this fair?**

We think not. MPAC is under increasing criticism for its arbitrary process and lack of transparency in its assessments.

**What to do?**

You should appeal your assessment if you think it does not accurately reflect what you believe your home would have sold for at January 1, 2005.

**How?**

**You can request a review in one of three ways:**

1. Call MPAC at 1 866 296-6722.
2. Complete a Request for Reconsideration form available online at [www.mpac.ca](http://www.mpac.ca).
3. Write a letter requesting a review of your assessment to MPAC, P.O. Box 9808, Toronto, ON M1S 5T9

This is a free service. Your request for review should list the reasons why you think that your assessment is not correct. You have until December 31, 2006 to request a review of your Assessment.

**You can File a Notice of Complaint with the Assessment Review Board as follows:**

1. Call the ARB at 416 314-6900 to request an application form or
2. Complete a Notice of Complaint at [www.arb/gpv/pm/ca](http://www.arb/gpv/pm/ca).

The fee for a residential Complaint is \$75.

You will be advised of a hearing date at which you will present your case.

Often an Assessor with the Review Board will contact complainants prior to the hearing to negotiate a settlement and eliminate the need for a hearing.

You can file a complaint up until March 31, 2006.

For both a Request for Reconsideration and a formal Complaint to the Assessment Review Board, you should research sales and assessment information for similar properties in your neighbourhood. You should document the similarities between your

property and the ones that you are comparing it to. You can access assessment roll information for your property and up to 12 properties of your choice, free of charge by registering at "AboutMyProperty" on the MPAC website. Note however, that the new assessment values will not be available until January 2006. Once registered you will have access to the following information free of charge for each property you own:

- one Property Profile Report on your property;
- six Assessment Roll Look-Ups on the properties of your choice;
- six Detailed Property Reports on the properties of your choice.

Each report includes address, roll number, current value assessment, sale and site information. Detailed Property Reports for residential properties also include structural details such as square footage.

### **St. James Bond United Church for Sale**

St. James-Bond United Church on Avenue Road just north of Eglinton is listed for sale. It is anticipated that the sale will take place before the end of January. For up to date information and developments visit the ARECA website [www.areca.info](http://www.areca.info).

### **ARECA Annual General Meeting**

The ARECA Annual General Meeting will be held on Monday, November 21<sup>st</sup> at 7:30 p.m. at the North Toronto Memorial Community Centre, 200 Eglinton Avenue West. We encourage residents to attend and we are expecting a good turnout. Past AGM's have been lively and informative and this year's is expected to be no exception.

*ARECA is a volunteer community association representing the views of residents in matters that affect our community in North Toronto. ARECA represents the area bounded by Eglinton Avenue West, Yonge Street, Roselawn Avenue, Avenue Road, St Clements Avenue and Chaplin Road. If you live in the ARECA area please join your community association. To join send a cheque for \$20 (\$10 seniors) for your 2005 membership, along with your name, address and phone number to Avenue Road Eglinton Community Association, c/o Membership Secretary 23 Elwood Boulevard, Toronto M4R 1B8. Note if you wish to receive fax or email updates from ARECA please include these with your membership details or email us at [information@areca.info](mailto:information@areca.info).*