

AVM

Automated Valuation Model

The Automated Valuation Model (AVM) is an accurate real-time estimate of market value for close to ten million residential properties in the provinces of Ontario, British Columbia, Quebec, New Brunswick, Newfoundland and Labrador, Nova Scotia, and the Cities of Calgary and Winnipeg.

Our AVM values are continually updated using advanced statistical techniques combined with sound appraisal methodology.

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KEY ELEMENTS OF MPAC'S VALUATION

- Location
- Building Age and Construction Quality
- Building Square Footage
- Lot Dimensions
- Recent Sales Activity



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

MPAC is the largest assessment jurisdiction in North America, responsible for assessing and classifying more than five million properties in Ontario with a total value of \$2.4 trillion. To learn more, visit mpac.ca.

Contact Us

Write

Municipal Property Assessment Corporation
Business Development
1340 Pickering Parkway, Suite 101
Pickering ON L1V 0C4

Call

1 877 671-6722

Online

propertyline.ca

Email

propertyline@mpac.ca

Fax

905 837-6109

If you have accessibility needs, please let us know how we can best accommodate you.



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Why choose MPAC AVM reports?

Valuation Accuracy

As experts in the field of property valuation, MPAC's real-time values provide accurate results you can rely on.

Data at your Fingertips

With over two billion pieces of data, MPAC has one of the most comprehensive property databases in the world.

Save Time

AVM reports provide instant, accurate property values, allowing you to make lending decisions quickly and easily.

Detect Fraud

AVM reports provide real-time data that can help you detect potential fraud before it happens.

Save Money

Spending too much on traditional appraisal reports? Access MPAC AVM reports at a fraction of the cost.

AVM Reports

Access detailed property information reports quickly and easily through [propertyline™](#).

AVM reports provide in-depth, "real-time" market values and detailed information for residential properties and recently sold comparable properties across Ontario.

AVM Comparable Report

This report offers all of the detailed property information included in the Enhanced Report for a subject property and up to three comparable properties sold recently within the subject neighbourhood.

AVM Enhanced Report

This report offers detailed information on a single residential property including:

- AVM real-time value
- Valuation date
- Upper & lower AVM value
- Confidence rating
- Year built
- Key property characteristics

AVM Basic Report

This report includes:

- AVM real-time value
- Valuation date

Portfolio Analysis

By utilizing MPAC's AVM reports, financial institutions can easily monitor and proactively adjust the market value of their residential portfolios. This is extremely valuable during times of market volatility.

Want to Know More?

Visit [propertyline.ca](#) for a full description of these and other detailed property reports.

AVM Residential Comparable Report

Subject Property

Property Address: 123 ONTARIO ST
Municipality: ANYTOWN
Roll Number: 123411122233300
Postal Code: M9X 1A2
Province: ON

Real Time Market Value (AVM): \$572,000
AVM Valuation Date: (dd/mm/yyyy): 01/11/2014

Confidence Rating: ★★★★★
AVM Range: \$547,000 - \$595,000

Comparable Information	1	2	3	
Roll Number	123411122233300	123411122233301	123411122233302	123411122233303
Sale Value	Not Applicable	\$565,000	\$568,000	\$536,000
Sale Date	Not Applicable	09/09/2014	07/08/2014	10/10/2014
Address	123 ONTARIO ST	40 GREAT RD	126 ONTARIO ST	140 ONTARIO ST
Municipality	ANYTOWN	ANYTOWN	ANYTOWN	ANYTOWN
Province	ON	ON	ON	ON
Postal Code	M9X 1A2	M9X 2B2	M9X 1C3	M9X 2C3
Property Style	Detached	Detached	Detached	Detached
Year Built	1998	2000	2000	2001
Bedrooms	3	4	3	2
Full Bathrooms	2	2	2	2
Half Bathrooms	1	1	1	1
Frontage	32.05 ft	1	3	2001
Depth	0 ft	1	2	
Size				