



Four Year Phase-In Report



Property Address: 45 ONTARIO ST

Municipality: ANYTOWN

Roll Number: 1234012311223344000

Assessed Value on January 1, **2016**: \$902,000

Assessed Value on January 1, **2012**: \$752,000

Taxation Year	Phased-In Assessment **
2017	\$789,500
2018	\$827,000
2019	\$864,500
2020	\$902,000
2021	\$902,000

NOTE: Pursuant to the Ontario Assessment Act, MPAC conducts a province-wide Assessment Update every four years to reflect a new legislated valuation date. The valuation date is a fixed day on which all properties are valued. For the 2017-2020 taxation years, the assessed value was based on a January 1, 2016 valuation date. In 2020, the Assessment Update was postponed so the January 1, 2016 valuation date also applies to property assessments for the 2021 taxation year. For more information regarding assessments, visit www.mpac.ca

*Assessed Value is based on a January 1, 2016 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2021 taxation year. Property assessments for the 2021 taxation year are based on the fully phased-in January 1, 2016 assessed values.