

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 5 million properties in Ontario with a total value of over \$2.5 trillion. To learn more, visit mpac.ca.

Contact Us

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



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

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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.

mpac AVM Residential Comparable Report

Subject Property

Property Address: 13 ONTARIO BLVD
Municipality: ANYTOWN
Roll Number: 1234111222334400
Postal Code: M9X 1A2
Province: ON

Real Time Market Value (AVM): \$844,000
AVM Valuation Date (dd/mm/yyyy): 01-06-2018

Confidence Rating: ★★★★★
AVM Range: \$795,000 - \$881,000

Comparable Information

Roll Number	123411122334400	123411122233401	123411122244402
Sale Price	Not Applicable	\$875,000	\$877,000
Sale Date	Not Applicable	01-12-2017	01-02-2018
Address	13 ONTARIO BLVD	3 QUEBEC RD	66 QUEBEC RD
Municipality	ANYTOWN	ANYTOWN	ANYTOWN
Province	ON	ANYTOWN	ANYTOWN
Postal Code	M9X 1A2	M9X 2B2	M9X 2B9
Property Style	001 Detached	001 Detached	001 Detached
Year Built	2000	2000	2000
Bedrooms	4	4	4
Full Bathrooms	2	2	2
Half Bathrooms	1	1	1
Frontage	40.03 ft	45.11 ft	45.11 ft
Depth	- ft	45.11 ft	45.11 ft
Site Area	4443.5	4443.5	4443.5