Key Facts
- MPAC delivers an assessment roll annually to municipalities and the Province of Ontario to support the calculation of property and education taxes.
- In March, the Ontario government postponed MPAC’s province-wide Assessment Update that was scheduled for this year. As a result, property assessments for the 2021 property tax year will continue to be based on the fully phased-in January 1, 2016 assessed values.
- In November, MPAC mailed more than 875,000 Property Assessment Notices to property owners reflecting changes in assessment that have taken place over the last year.

Assessment Roll
In 2020, MPAC captured $37.3 billion in new assessment. New assessment refers to new construction and/or additions to existing property that have been recently completed and assessed during the year.

New Residential Homes
In 2020, Ontario saw more than 36,000 new residential homes constructed. Here’s the breakdown by type.

- Detached Homes: 21,086
- Townhomes: 10,229
- Semi-detached Homes: 2,181
- Condominiums: 3,707
- Other: 2,907

New Assessment in Residential Condominiums
- Toronto: $11.65 billion
- Ottawa: $2.68 billion
- Vaughan: $1.49 billion
- Hamilton: $1.15 billion
- Mississauga: $1.14 billion
- Brampton: $1.11 billion
- Markham: $966 million
- Oakville: $951 million
- Milton: $901 million

Requests for Reconsideration
If a property owner is concerned with their property’s assessment, MPAC will review it free of charge through a Request for Reconsideration (RfR).

Requests for Reconsideration
- Mississauga: 4,409
- Vaughan: 1,655
- Aurora: 336