

MPAC Property Assessment Notices

How does reassessment of my house affect my property taxes?

Every four years, the Municipal Property Assessment Corporation (MPAC) updates the assessment value of every property in Ontario. Notices of Assessment were mailed to each property in the Town of Aurora in June 2016. Due to the pandemic the reassessment has been delayed, the 2016 phased in assessed value of your property is used as the basis for calculating your 2025 property taxes. If you have any questions or concerns with respect to your new assessed value, please read your Property Assessment Notice and contact MPAC directly. **The Town of Aurora is not responsible for setting or amending your assessed house value.**

The Town uses your assessed house value to calculate your tax billing based on the tax rates set by the Region of York, the Town of Aurora and local boards of education, as set by the Province of Ontario. Please note, an increase in your assessment does not mean that your taxes will be increasing. Please refer to our website at aurora.ca/Taxes.

I received my Property Assessment Notice from MPAC. Now what?

When you receive your Property Assessment Notice, review it. No further action is required on your part unless you have questions or you disagree with your assessed value and/or classification.

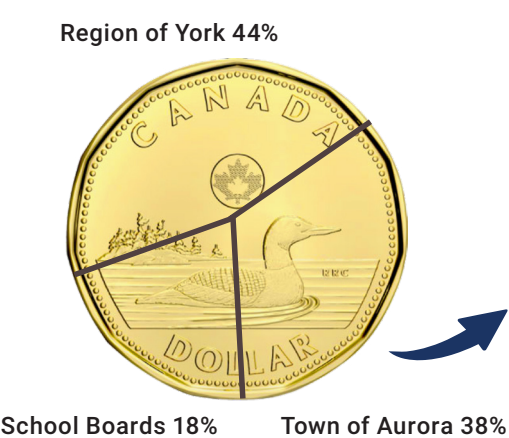
If you have questions, or would like to learn more about how MPAC assessed your property and compare it to others in your neighbourhood, visit AboutMyProperty.ca. You can also review market trends for your municipality and file a Request for Reconsideration. Please refer to your unique Roll Number and Access Key which are listed on your current Property Assessment Notice from MPAC.

Municipal Property Assessment Corporation (MPAC)

Phone: 1-866-296-6722 Website: mpac.ca

Where Your Property Taxes Go*

The property taxes collected by the Town are divided between: the Town, York Region, and the local school boards. The Town's share of the property tax supports a wide range of services including: community centres, garbage collection, parks and trails, fire services, library, cultural services, roads, pipes and streetlights. For more detail, visit aurora.ca/Budget.



*Based on 2025 residential tax rates.
*Note: assessed value does not equal market value

Where Does The Money Go?	2025 Net Approved Operating Budget	Allocation of \$1.00
Road Network Operations	6,337.1	\$ 0.10
Winter Management	2,538.0	\$ 0.04
Solid Waste Management	3,770.4	\$ 0.06
Town Facilities	9,856.1	\$ 0.16
Community Programs	5,016.7	\$ 0.08
Parks, Trails & Open Space	5,332.5	\$ 0.08
Cultural Services	2,379.5	\$ 0.04
Enforcement & Licencing	1,486.5	\$ 0.02
Animal Control	552.2	\$ 0.01
Community Planning	(481.6)	\$ (0.01)
Asset Renewal	8,557.4	\$ 0.14
Fire Services	13,384.5	\$ 0.21
Aurora Public Library	4,205.0	\$ 0.07
Total Operating Budget	62,934.1	\$ 1.00

Contact us

Town of Aurora
100 John West Way,
Aurora, Ontario L4G 6J1

Phone: 905-727-1375
Fax: 905-726-4769
Email: info@aurora.ca
Website: aurora.ca



Get involved

ONLINE

The Town maintains several online communication channels to allow residents to interact with us. Follow us on social media and visit our website for information and updates. Get involved in your community and interact with us.

AURORA MATTERS NEWSLETTER

The Town distributes a monthly e-newsletter to keep residents informed of events and what's happening in Town. To subscribe, please visit aurora.ca/AuroraMatters.

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT BY REQUEST



2025 Property Taxes

Your 2025 Final Property Tax Bill is enclosed.

► Property taxes are due in two installments:

Tuesday, July 22 and Tuesday, September 23

Taxes are due from the originally assessed owner or from any subsequent owner. If you have sold the property on which these taxes are levied, kindly forward the bill to the new owner or return it to Aurora Town Hall.



► PAYING YOUR TAXES

Cash payment is no longer accepted for property taxes and water bills at Town Facilities. Alternatively, you can pay with cash at your financial institution.

BY MAIL

Please do not put cash in the mail. Cheques should be made payable to: **Town of Aurora**. Cheques can be mailed to Aurora Town Hall:

100 John West Way, Aurora, Ontario, L4G 6J1

AFTER-HOURS DROP-BOX

Not able to make it to Aurora Town Hall? Cheques can be left in the deposit drop-box, located outside of Aurora Town Hall, 1st floor. Please indicate your address and roll number on the cheque.

Please do not put cash in the drop-box.

FINANCIAL INSTITUTIONS

Taxes can be paid at most banks. Please note, payments received after the due dates are subject to late payment charges.

CREDIT CARD (ONLINE ONLY)

Visit **plastiq.com** to pay taxes through Plastiq, a third-party provider. Please note, service charges will be applied by Plastiq. **The Town of Aurora does not accept credit card payments in person for property taxes.**

TELEPHONE/ONLINE BANKING

Check with your financial institution for the availability of telephone or online banking. **Your account number is your 19 digit property roll number with no spaces or decimals.** This can be found in the upper left corner of your property tax bill.

LATE PAYMENT CHARGES

Please allow time for postal delivery or processing time. Payments must reach the Town of Aurora by close of business on the due date to avoid interest charges being applied. Interest is charged at a rate of 1.25% per month (15% per annum) on all property taxes past due.

Interest is applied on the first business day of the month following default and on the first business day of each month thereafter until all past property taxes are paid in full. Partial payments are first applied to any interest outstanding and then to taxes outstanding. Interest rates are levied as per Town by-law and pursuant to section 345 of the *Municipal Act 2001*, S.O. 2001 c.25.



ADVISORIES

Please be advised, neither Council or Town staff have the authority to waive or alter late payment or interest charges.

Failure to receive a tax notice does not excuse a taxpayer from the responsibility for payment of taxes and does not relieve the owner of late payment charges.

DOES YOUR MORTGAGE COMPANY PAY YOUR PROPERTY TAXES?

Please forward this property tax bill to them for prompt payment (only if mortgage company is NOT identified on the bill).

2025 Property Tax Rates

For a complete list of the 2025 property tax rates for all assessment classes, please visit aurora.ca/Taxes.

Newly-constructed or Recently Renovated Homes

If your home is newly-constructed or any new construction, renovation or alteration has occurred, your property may not be fully-assessed. A separate billing, referred to as a Supplementary Tax Notice, will be issued later based on the additional assessed value of your property as determined by the Municipal Property Assessment Corporation (MPAC) and will be retroactive. Please budget for a Supplementary Tax notice. Timing of your supplementary billing cannot be predicted, as this is determined by MPAC.

Pre-Authorized Payment Plans

The Town of Aurora offers the convenience of pre-authorized payments for property tax bills in several different formats: To sign-up, visit aurora.ca/Taxes and submit the pre-authorized payment application form, or scan the QR code below.



To download forms and view your frequently asked questions, please visit aurora.ca/Taxes