R E S I D E N T I A L ASSESSMENT ROLL QUALITY REPORT

Municipality of: Guelph City

ROLL BASED VERSION December-2016

Guelph CityBased on an analysis of 9,322 sales:3000 2000 1000 1000 500 0000 0000 0000 0000 0000 0000 0000 0000 00000 00000 00000 00000 000	Did the Assessments fall within the following acceptable ranges in IAAO Standards?
Median ASR is 99% Meets IAAO Standard 99 80 85 90 95 100 105 110 115 120	Median ASR Measures Level of Assessment Between 90% and 110%
COD is 6.7% Meets IAAO Standard	Coefficient of Dispersion (COD) Measures Assessment Uniformity Between 5% and 15%

The Quality Service Commissioner has reviewed the accuracy of assessments for your municipality.



This report was prepared by MPAC's Quality Service Commissioner. Disclaimer; This report reflects data at the time of Assessment Roll delivery (December 13, 2016).[©] MPAC

What is an Assessment-to-Sales Ratio (ASR)

We calculate ASRs for all of the properties sold in your municipality. If you recently bought your home, then your ASR is calculated using the purchase price you paid.

Assessed Property Value Property's Sale Price X 100 = Assessment-to-Sale Ratio (ASR)

What is a Median ASR?

We look at all the ASRs in your municipality and sort them from the lowest to the highest. The number that's in the middle is called the Median ASR.

We check to make sure that your municipality's median ASR is within the IAAO standard's acceptable range. This tells us that there is an acceptable degree of accuracy between MPAC's assessed values and actual selling prices.

What is a Coefficient of Dispersion (COD)

The COD measures the uniformity of assessments for properties that have sold in your municipality.

We check to make sure that your municipality's COD is within the IAAO standard's acceptable range for consistency.