



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

AVM

Automated Valuation Model

MPAC's AVM is an accurate real-time estimate of market value for close to seven million residential properties in the provinces of Ontario, British Columbia, Quebec, New Brunswick, Newfoundland and Labrador, and the Cities of Calgary and Winnipeg.



Why choose AVM reports?

Valuation Accuracy

As experts in the field of property valuation, MPAC compares properties with similar structural characteristics and uses comparable sales resulting in data that is complete and accurate.

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

AVMs provide instant, accurate property values, allowing you to make lending decisions quickly and easily.

Detect Fraud

AVMs provide real-time data that can help you detect potential fraud before it happens.

Save Money

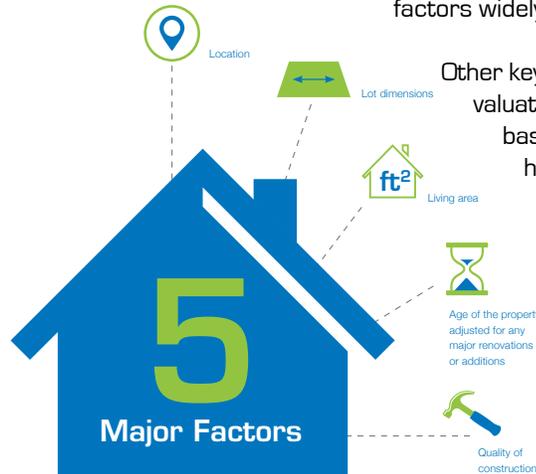
Spending too much on traditional appraisal reports? Access MPAC AVMs at a fraction of the cost.

High level overview

MPAC's AVM values are updated monthly using advanced statistical techniques combined with sound appraisal methodology.

How does it work?

Through the AVM valuation process, over 200 different factors are considered when valuing a residential property; however, five major factors account for approximately 85% of the value. These are the same five factors widely used in the appraisal industry.



Other key features that are considered in the valuation of residential properties include: basement area, number of bathrooms, heat type, air conditioning, and secondary structures.

Site features in urban and suburban areas such as traffic patterns, being situated on a corner lot, proximity to a golf course, hydro corridor, railway or green space can also increase or decrease the assessed value of a property.

In rural or semi-urban areas, site features such as type of access, topography, and lot services such as hydro, water and sanitary/septic services can also impact the assessed value of a property.

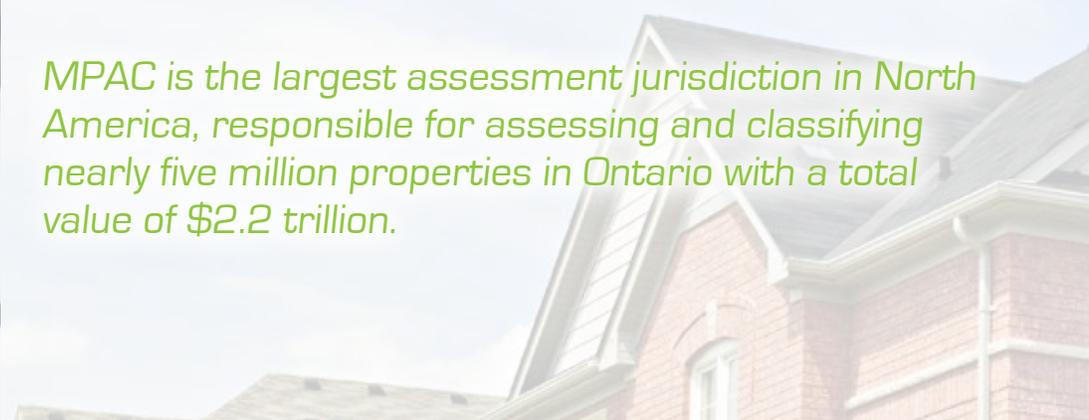
MPAC Comprehensive Database

MPAC continually collects and updates detailed information for properties across Ontario to ensure that similar property types are valued consistently within their market area.

MPAC also receives all real property sales data on a daily basis through the land registry office. In addition to sales, our experts regularly analyze property information through a number of sources, including on-site inspections and communication with property owners, building permits and land title documents. MPAC's sales verification process is stringent, and ensures only open-market, arms-length transactions are considered when determining property values.

Through sound partnership practices, MPAC acquires similar reliable data relating to properties outside of the Province of Ontario.

MPAC is the largest assessment jurisdiction in North America, responsible for assessing and classifying nearly five million properties in Ontario with a total value of \$2.2 trillion.



AVM Reports

MPAC AVM reports provide in-depth, real-time market values and detailed information for properties and recently sold comparable properties across Ontario.

AVM Enhanced Report

This report offers detailed information on a single property including:

- AVM real-time value
- Valuation date
- Upper & lower AVM value
- Confidence rating
- Year built
- Key property characteristics

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.

Portfolio Analysis

By utilizing MPAC's AVMs, financial institutions can easily monitor and calculate the market value of their residential portfolios throughout the year. This form of stress testing can be 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.



AVM Quarterly Performance Report

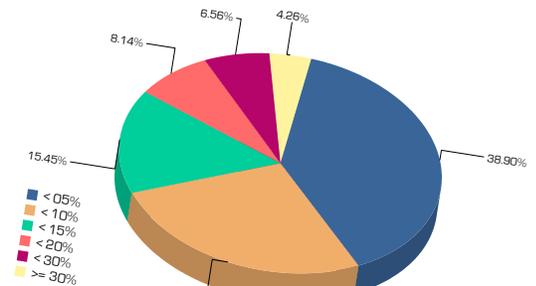


2nd Quarter 2015

Overall Market Activity

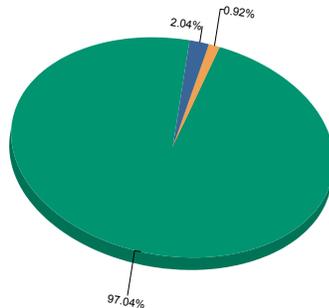
The AVM quarterly performance is measured by the relative relationship between the estimated market value (AVM) and open market transaction sale price.

On average, 81% of the Ontario market valuations are within 15% of the sale price, demonstrating the accuracy and continued effectiveness of the AVM.



	< 05%	< 10%	< 15%	< 20%	< 30%	>= 30%	Total
Q2 2015	28,429	19,495	11,290	5,950	4,797	3,116	73,077

Market Trend Indicator



The totals listed below indicate that overall, the Ontario residential market is continuing to rise, with 97% of the market share increasing.

	< 05%	< 10%	< 15%	< 20%	< 30%	>= 30%	Total
Declining	432	359	245	149	182	126	1,493 2.04%
Stable	277	176	87	47	46	39	672 0.92%
Increasing	27,720	18,960	10,958	5,754	4,569	2,951	70,912 97.04%





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Access detailed property information quickly and easily through propertyline™.

propertyline.ca provides customers with instant access to Ontario property data, available by subscription or pay-as-you-go. Propertyline data is updated weekly, allowing customers to purchase AVM and other property-specific reports, with the most accurate and current property information available.

Want to Know More?

Visit propertyline.ca for a full description of all the reports that are available.

AVMs can also be delivered through API Services.

This solution integrates MPAC's AVM processes directly to your desktop. To learn more, visit propertyline.ca.

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