Fair Property Taxes and Accurate Assessments

Large-Print Policy Statement for Ward 4 Ridgeway Residents

Matt Paul | Candidate for Ward 4, Town of Fort Erie

Ward 4 residents deserve fair assessments, honest information, and responsible budgeting. Property taxes should be understandable, transparent, and fair.

1 What Residents Should Know

- MPAC sets assessed property values.
- The Town of Fort Erie and Niagara Region set budgets and tax rates.
- A lower assessment may reduce one property's share of taxes.
- Lower assessments alone do not automatically lower the total levy if spending stays the same.

2 Matt Paul's Position

- Encourage residents to review their MPAC property information and correct errors.
- Support taxpayer education, transparency, and fair treatment.
- Keep appeals focused on accuracy and fairness.
- Pair assessment fairness with disciplined municipal spending.

3 What I Would Do

- Support plain-language information sessions on MPAC and tax fairness.
- Ask for clear reporting on appeal write-offs, reserves, and budget impacts.
- Request scenario modelling so residents can see how changes affect tax shares and tax rates.
- Push for responsible budgeting so taxpayers are not carrying unnecessary costs.
- Stand up for Ridgeway seniors, families, and homeowners who want fairness and accountability.

Ward 4 Focus

- Protect Ridgeway's character.
- Make sure growth pays its fair share.
- Promote clear, honest, accessible communication.

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How Property Assessments Affect Your Tax Bill

A Simple Large-Print Guide for Ward 4 Ridgeway Residents

Matt Paul | Candidate for Ward 4, Town of Fort Erie

Assessment fairness matters. But residents should know that assessments and municipal spending are not the same thing.

1 MPAC Assessment



MPAC estimates your property's assessed value.

2 Your Share of the Tax Base



Your assessment helps determine your share.

3 Town and Region Budgets



Council decisions determine how much revenue is needed.

4 Tax Rate and Tax Bill



Your final tax bill reflects both assessment and budgets.

If One Property Wins an Appeal

- That owner's share may go down.
- The tax burden may shift to other properties.
- This can improve fairness if the property was over-assessed.

If Many Assessments Fall

- The total levy does not automatically fall.
- The tax rate may be adjusted if spending stays the same.
- Lasting tax relief usually requires spending discipline too.

3 Matt Paul's Policy Approach

- Promote assessment accuracy and transparent information.
- Help residents understand their rights without creating false expectations.
- Push for responsible budgets and fair tax policy.
- Make sure Ridgeway residents receive clear, honest answers.

Key Takeaway

Fair assessments matter. But long-term tax relief also depends on how much government chooses to spend.

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Example: How a Lowered Assessment Can Affect One Property's Tax Bill

Illustrative Example Only for Ward 4 Ridgeway Residents

Matt Paul | **Candidate for Ward 4, Town of Fort Erie**

A successful appeal may reduce one home's share of taxes.
This example shows the basic idea in simple terms.

Example only: Actual tax impacts depend on tax rates, the assessment base, and whether municipal spending changes.

Before Appeal



Assessed Value:
$400,000

Example Tax Bill:
$4,000

Illustrative only

After Successful Appeal



New Assessed Value:
$360,000

Example Tax Bill:
$3,600

Illustrative only

Illustrative Change

- **Assessment reduced by 10%**
- **Example tax bill reduced by $400**
- **Approximate change: -10%**

1 What This Means

- A lower assessment can lower one property's share of taxes.
- It does not automatically reduce the total municipal levy.
- If many properties are reduced, the tax rate may change.
- Accurate assessments and responsible budgets both matter.

2 Matt Paul's Approach

- Support fair and accurate assessments.
- Give residents plain-language information.
- Demand transparent budgeting and tax policy.
- Stand up for Ridgeway taxpayers, seniors, and homeowners.

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