

Who is MPAC?

- 1 The Municipal Property Assessment Corporation (MPAC) is an independent, not-for-profit corporation funded by all Ontario municipalities. We are responsible for assessing and classifying more than five million properties in Ontario.
- 2 Your property's assessed value and classification are used by your taxing authority to calculate your property taxes.
- 3 We have more than 1,700 employees working in communities across the province. Our assessors are trained experts in the field of valuation and apply appraisal industry standards and best practices.
- 4 MPAC's property assessments meet international standards of accuracy.
- 5 MPAC has been contracted by WBFN to provide property assessments in accordance with the WBFN property taxation and assessment laws.

We're here to help

If you have questions about what we do, or want more information about your property inspection, contact us.

Call: 1-866-296-6722

Email: washagamisbay@mpac.ca

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

Washagamis Bay First Nation has contracted MPAC to provide property assessments on WBFN lands.

Learn More About Your Property Inspection



Property Assessment Services provided by:



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Your Property Inspection

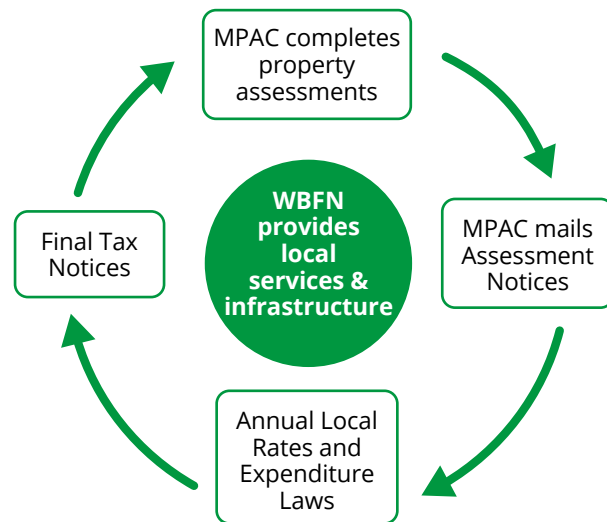
First Nations Property Tax System



The Washagamis Bay First Nation (WBFN) enacted property taxation and assessment laws under the First Nations Fiscal Management Act (FMA).

The First Nations Tax Commission (FNTC) reviews and approves the new property assessment and taxation laws ensuring they comply with the FMA and its regulations as well as FNTC standards. WBFN has contracted MPAC to provide property assessments on WBFN lands.

Annual Property Tax Cycle



WBFN establishes the annual property tax budget for local services and provides a notice period for public input.

1 Why is my property being inspected?

Property inspections are required to produce the initial property assessments for the new property tax system. Other common reasons that trigger an inspection include:

- ◆ a new lease on a property that was not previously leased;
- ◆ building permit; and
- ◆ Request for Reconsideration and/or appeal.

2 Assessing residential properties

In accordance with WBFN property taxation and assessment laws, MPAC will establish your property's assessed value by looking at key features of your property, including location, and analyzing property sales off reserve. Although as many as 200 different factors may be considered when assessing the value of a residential property, five major factors account for 85% of the value.

5 Major Factors



3 Assessing waterfront properties

We look at the body of water your property is located on and the amount of water frontage you have. Other key features that may affect the value of your waterfront property:

- ◆ seasonal or water access
- ◆ shoreline type (e.g., rocky, sandy, marshland)
- ◆ topography
- ◆ island versus mainland property
- ◆ water source
- ◆ heating type
- ◆ predominant exposure (e.g., facing north)
- ◆ fireplaces
- ◆ hydro services
- ◆ sanitary services (e.g., septic bed)
- ◆ secondary structures (e.g., boathouses, decks, cabins)

4 What happens after your inspection?



---> MPAC



We take the information gathered during your inspection to determine your property's assessment.

A Property Assessment Notice will be mailed to you reflecting the assessed value of your property.

If your inspection is a result of a Request for Reconsideration, we will make a decision to either confirm the assessment or offer to modify the assessment. If you accept a modification, we will notify the WBFN tax administrator.



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