

What you need to know about filing a Request for Reconsideration (for Properties on Washagamis Bay First Nation Lands)



Who is MPAC?

The Municipal Property Assessment Corporation (MPAC) is an independent, not-for-profit corporation funded by all Ontario municipalities. MPAC is responsible for assessing and classifying nearly 5.7 million properties in Ontario.

MPAC is contracted by Washagamis Bay First Nation (WBFN) to provide property assessments in accordance with the WBFN property taxation and assessment laws.

What is a Request for Reconsideration (RfR)?

If you disagree with the assessed value, classification, or tax status of the property, or if there is an error or omission on your Property Assessment Notice, you have the option to file a Request for Reconsideration (RfR) with MPAC, free of charge. MPAC will review your assessment and any additional evidence provided to determine if your assessment requires a modification.

MPAC also looks at these five factors which account for 85% of your property's value:



Ready to send your
Request for Reconsideration?



Email:
WashagamisBay@mpac.ca

What is the deadline to file an RfR?

You have 30 days from the date the Property Assessment Notice is mailed or emailed to file an RfR with MPAC. The deadline is printed on your Property Assessment Notice.

What information does MPAC need to reconsider the property's assessment?

Part II of the *Washagamis Bay First Nation Property Assessment Law 2024*, requires that you provide reasons for your RfR. This includes all key details and supporting documentation about the property MPAC should consider when reviewing the assessment. In accordance with the taxation and assessment laws enacted by WBFN, MPAC will also compare your property's assessed value with property sales off-reserve.

How long will it take for MPAC to review my RfR?

Within 60 days after the end of the reconsideration period, MPAC will review your RfR and notify you of the results of the reconsideration.

How do I submit my completed RfR?

The fastest way to start the review is to send MPAC your completed RfR form via email. Please attach the form and send to WashagamisBay@mpac.ca. You can also fill out the form and mail it to MPAC, 1340 Pickering Parkway, Suite 101, Pickering, ON L1V 0C4.

How will MPAC use my information?

The information on the RfR form is collected by MPAC on behalf of WBFN under Section 21 of the *Washagamis Bay First Nation Property Assessment Law 2024*, and will be used to provide assessment services. Information collected may be disclosed to WBFN. If you have any questions concerning this collection, please contact the Manager, Valuation & Assessment Operations, MPAC by phone at 1-866-296-6722 or email WashagamisBay@mpac.ca.

Have more questions about the RfR process?

Please contact MPAC at 1-866-296-6722 or email WashagamisBay@mpac.ca.

Request for Reconsideration of Assessment

TO: Assessor for Washagamis Bay First Nation
Municipal Property Assessment Corporation, 1340 Pickering Parkway, Suite 101
Pickering, ON L1V 0C4 email: WashagamisBay@mpac.ca



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

PURSUANT to the provisions of the *Washagamis Bay First Nation Property Assessment Law, 2024*, I hereby request a reconsideration of the assessment of the following interest in land:

Section 1: About the property

Roll Number (Located on your Property Assessment Notice)

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I am: a holder of the interest in land named on the assessment roll in respect of this interest in land

Property Address		
Mailing Address		
Leaseholder (Last Name, First Name)		Leaseholder (Last Name, First Name)
Company Name (if applicable)		Position/Title (if applicable)
Home Phone Number	Cell Phone Number	E-mail

What is the assessed value of the property? (Located on your Property Assessment Notice under "Assessed Value Liable to Taxation")

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Section 2: Reasons for your RfR

This RfR is based on the following reasons (*provide as much detail as possible*):

1.

2.

3.

Section 3: Your supporting documentation

Please tell us if you are including any documents or photographs with your RfR to support your request.

Photos of this property

Sale information for this property and other
similar properties off-reserve

Assessed value of similar properties

Photos of similar properties

Other documents

Section 4: Property data

Roll Number (Located on your Property Assessment Notice)

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For properties with a residential dwelling, please provide the following data to confirm the information MPAC has on file for the property.

Main Structure Details

Full Storeys	1 Storey	2 Storeys	3 Storeys	Total Area (sq. ft.) _____		
Part Storeys	¼ Storey	½ Storey	¾ Storey	1st Floor (sq. ft.) _____		
Design	Back Split	Side Split	Raised Bungalow	2nd Floor (sq. ft.) _____		
Full Bathrooms	1	2	3	4	Other: _____	3rd Floor (sq. ft.) _____
Half Bathrooms (no tub or shower)	1	2	3	4	Other: _____	Basement Area (sq. ft.) _____
Basement Finished Area	¼ Finished		½ Finished		¾ Finished	Fully Finished Not Finished
Basement Finished Type	Recreation Room	Multiple Room Finish	Basement Apartment	Completion date of finished basement: _____		
Basement Walkout	Yes	No				
Primary Heating System						
Fuel Source	Oil	Natural Gas	Electric	Propane	Geo-Thermal	Other: _____
Heating Type	Forced Air Pipeless Hot Air	Radiant Electric Pipeline Hot Air	Hot Water In-Floor Radiant	Gravity Furnace No Central Heating	Heat Pump Airtight Stove Other _____	
Central Air Conditioning	Yes	No				
Built-in Fireplaces	1	2	3	4	Other: _____	
Sauna	Yes	No	Length (ft.): _____	Width (ft.): _____	Height (ft.): _____	
Hot Tub/Whirlpool Bath (separate from bathroom)	Yes	No	sq. ft. of Hot Tub/Whirlpool Bath: _____			
Porches/Decks Please provide details on the size and type of porch/deck(s) below (e.g., 300 sq. ft. and 200 sq. ft. covered porch)	N/A	Uncovered (No Roof)	Covered (Full Roof)	Enclosed	Enclosed (Insulated)	

Site Services

Water	Municipal	Private Well	Shared Well	Lake/River	Other: _____	
Sanitary	Municipal	Septic Bed	Holding Tank			
Hydro Available	Yes	No				
Site Access	Year Round	Seasonal	Private Road	Water	No Access	Other: _____
Driveway/Parking	Private	Shared	Rear Lane	Other: _____		

Section 4: Property data (continued)

Roll Number (Located on your Property Assessment Notice)

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Additions and Renovations

Have there been any additions to the property?	Yes	No		
	Addition sq. ft. (Exterior) _____		Addition Completion Date _____	
	Additional Storeys	1 Storey	2 Storeys	3 Storeys

Have there been any improvements/alterations to the property since it was constructed?	Interior	Completion Year	Exterior	Completion Year
	Kitchen Modernization	_____	Exterior Cladding	_____
	Bathroom Modernization	_____	Roof Surface	_____
	Wiring Upgrade	_____	New Windows	_____
	New Heating System	_____	Foundation	_____
	Plumbing Upgrade	_____	Other: _____	_____
	Structural Changes	_____		
	Other: _____	_____		

Secondary structure information
Please list any secondary structures (e.g., garages, sheds, in-ground pool) and any other relevant information about the property.

Section 5: Signature of Applicant

X	Date (dd/mm/yyyy)
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Section 6: Representative information

If you would like someone else to act for you while MPAC reviews your RfR, please complete this section and provide a Letter of Authorization for that person.
Please note that the *Law Society Act and By-Laws* specify who can act as a representative. MPAC may require you or your representative to provide written confirmation of the applicable provisions of the statutes.

Representative Name (Last Name, First Name)	Law Society Number	Telephone
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