

What you need to know about filing a Request for Reconsideration (for Properties on Kettle & Stony Point First Nation Lands)



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

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 more than five million properties in Ontario.

MPAC is contracted by Kettle & Stony Point First Nation (KSPFN) to provide property assessments in accordance with the KSPFN 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 you believe there is an error or omission regarding your assessed value or 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.

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 IX of the *Anishinaabeg of Kettle & Stony Point First Nation Property Assessment Law 2015, as amended*, 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 KSPFN, 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?

MPAC will respond with the results of the review within 45 days of receiving your request.

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 region99@mpac.ca. You can also fill out the form and mail it to MPAC, P.O. Box 9808, Toronto, ON M1S 5T9.

How will MPAC use my information?

The information on the RfR form is collected by MPAC on behalf of KSPFN under *Section 22 of the Anishinaabeg of Kettle & Stony Point First Nation Property Assessment Law 2015, as amended*, and will be used to provide assessment services. Information collected may be disclosed to KSPFN. If you have any questions concerning this collection, please contact the Manager, Valuation and Customer Relations, MPAC by phone 1 877 509-9763 or email region99@mpac.ca.

Have more questions about the RfR process?

Please contact MPAC at 1 877 509-9763 or email region99@mpac.ca.

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



Ready to send your Request for Reconsideration?



Email: region99@mpac.ca

Request for Reconsideration of Assessment

TO: Assessor for Kettle & Stony Point First Nation
Municipal Property Assessment Corporation, P.O. Box 9808
Toronto, ON M1S 5T9 email: region99@mpac.ca



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PURSUANT to the provisions of the *Anishinaabeg of Kettle & Stony Point First Nation Property Assessment Law 2015, as amended*, 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)

- - - - -

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 | | |
| Complainant (Last Name, First Name) | | Complainant (Last Name, First Name) |
| Company Name (if applicable) | | Position/Title (if applicable) |
| Home Phone Number | Alternate Phone Number | E-mail |

What is the assessed value of the property? (Located on your 2018 Property Assessment Notice under "Assessed Value Liable to Taxation")

\$

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)

- - - - -

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: _____ | |
| Half Bathrooms (no tub or shower) | 1 | 2 | 3 | 4 | Other: _____ | |
| 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 |
| | | |