



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Amended Property Assessment Notice



DG10000403 32 1/2 9/17 PRAN

AHRENS SEAN FRANCIS
AHRENS EMILY RYAN
535 RIVERVIEW DR
FORT FRANCES ON P9A 2V8

Questions?

Please include your roll number with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.

Web www.mpac.ca

Write P.O. Box 9808, Toronto, ON M1S 5T9

If you have any accessibility needs, please contact MPAC for assistance.

This Amended Property Assessment Notice is not a property tax bill.

Why you are receiving this Amended Property Assessment Notice

Earlier this year, MPAC issued a *Property Assessment Change Notice* when a change(s) was made to your property that was not part of your previous assessment. There was an error(s) in the assessment or classification that resulted from incorrect factual information about your property, and not from a change in opinion of current value. MPAC has the authority to correct these errors by issuing an *Amended Property Assessment Notice*.

This *Amended Property Assessment Notice* corrects the assessment(s) provided in a previously issued *Property Assessment Change Notice*.

These amended property assessments are also being provided to your municipality/local taxing authority. Upon being notified of these amendments, your municipality/local taxing authority will adjust your taxes accordingly. Please keep a copy of this Notice for your records.

Property summary

Roll number	59 12 010 002 11900 0000
Property location and description	535 RIVERVIEW DR PL SM 119 LOTS 59 TO 61 PT LOTS 37 38 58 TO 70 PT STREETS AND LANES PT RIVER PT MAPLE AVE AND RP RR336 PART 1 RP 48R4449 PART 1
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Waterfront Dwelling
Property information	Frontage: 495.00 feet Lot area: 6.55 acres
Building - exterior square footage	1,920 square feet
Year of construction	2015

Assessment change for the 2017 property tax year

Assessments for the 2017 to 2020 property tax years are based on a legislated valuation date of January 1, 2016.

Under the *Assessment Act*, only an increase in assessed value between January 1, 2012 and January 1, 2016 is phased in over four years, from 2017 to 2020.

Effective date	January 1, 2017
Reason	Improvement to property
Property classification	Commercial
Increase in assessed value as of January 1, 2016	\$8,000
Increase in assessed value as of January 1, 2012	\$7,888
Difference in value	\$112

TAX YEAR	PHASED-IN ASSESSMENT INCREASE
2017	\$7,916

Please login to

www.aboutmyproperty.ca

to see a profile of your property and compare your property with similar properties in your area free-of-charge.

If you don't have an account, please register by entering:

Roll number: 59 12 010 002 11900 0000

Access key: 97E13 DA07E 00619

Or call MPAC at

1 866 296-MPAC (6722)

This assessment is subject to taxation by your municipality/local taxing authority.



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Amended Property Assessment Notice

Roll number: 59 12 010 002 11900 0000

DG10000403 32 2/2 9/17 PRAN

School support

2017 ASSESSMENT

\$7,916

SCHOOL SUPPORT

Not Applicable

This assessment change is in addition to your existing property assessment. To see the effect of the assessment change described above on your property's total assessed value, refer to the "Revised total assessed value of your property".

Revised total assessed value of your property

The revised total assessed value of your property shown below is as of January 1, 2017 and is for information purposes only. You will receive a *Property Assessment Notice* this Fall for your records.

Your property's revised value as of January 1, 2016 \$486,000
Your property's revised value as of January 1, 2012 \$401,888
Over this 4-year period, your property's value changed by \$84,112

Total assessed value of your property as of January 1, 2017

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEARS			
			2017	2018	2019	2020
Commercial	\$7,888	\$8,000	\$7,916	\$7,944	\$7,972	\$8,000
Exempt	\$30,300	\$38,800	\$32,425	\$34,550	\$36,675	\$38,800
Residential	\$363,700	\$439,200	\$382,575	\$401,450	\$420,325	\$439,200
Total	\$401,888	\$486,000	\$422,916	\$443,944	\$464,972	\$486,000

Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the effective date of the change, the property classification, or the assessed value of the change. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). **The deadline for filing a RfR is February 1, 2018.** For more information about how to file a RfR with MPAC or an Appeal with the ARB, please see the enclosed insert. This Notice was issued on October 4, 2017.

and - changing phase-in from 9,000 to 8,000
- the reduction is for the 10% reduction for signage assessment not factored into the OMV.

2017 Supplemental - 8906 Assessment.



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Amended Property Assessment Notice for the 2017-2020 property tax years

Questions?

Please include your roll number with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.

Web www.mpac.ca

Write P.O. Box 9808, Toronto, ON M1S 5T9

If you have any accessibility needs, please contact MPAC for assistance.

OG10000548 32 1/2 8/17 PRAN

TAYLOR DALTON LYLE
1021 THIRD ST E
FORT FRANCES ON P9A 1S3

This Amended Property Assessment Notice is not a property tax bill.

Why you are receiving this Amended Property Assessment Notice

You are receiving this Notice because the legal description of this property has changed and it is now assessed as a separate property. This change is effective for taxation beginning January 1, 2017.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. Please keep a copy of this Notice for your records.

Property summary

Roll number	59 12 020 002 08100 0000
Property location and description	414 SCOTT ST PLAN SM126 LOTS 4 AND 5 AND RP 48R2139 PART 1
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Small office building
Property Information	Frontage: 50.46 feet Depth: 116.00 feet Lot area: 5,853.36 square feet

Please login to
www.aboutmyproperty.ca
to see a profile of your property and
compare your property with similar
properties in your area free-of-charge.

If you don't have an account, please
register by entering:

Roll number: 59 12 020 002 08100 0000
Access key: 855F0 0EB2B 2DA28

Or call MPAC at
1 866 296-MPAC (6722)

Amended assessment information

Under the *Assessment Act*, an increase in the assessed value of each separately classified portion of your property between January 1, 2012 and January 1, 2016 is phased in over four years, from 2017 to 2020. If there is no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remains the same and is effective for the remaining property tax years. The assessed values for each separately classified portion of your property are shown in the table below. The information in the table assumes your property characteristics stay the same for the remainder of the property tax years.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEARS			
			2017	2018	2019	2020
Commercial	\$117,126	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000
Total	\$117,126	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000

School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Commercial	Not Applicable	\$116,000
Total		\$116,000

Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the information on this Notice. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). The deadline for filing a RfR with MPAC is November 2, 2017. For any other property types, you can choose to either file a RfR with MPAC or file an Appeal with the ARB. If you choose to file with the ARB, the deadline to file your Appeal is November 2, 2017. For more information about the RfR and Appeal processes, see the enclosed insert. This Notice was issued on July 5, 2017.

[Home](#) | [Contact OPTA](#) | [Municipal Contacts](#) | [Feedback & Enquiries](#) | [User Agreement](#) | [Bulletins](#) | [Glossary](#) | [Exit](#)

2017-2020 Phase-in Assessment Summary: 59-12-020-002-081-00

Roll Number:

[2009](#) | [2010](#) | [2011](#) | [2012](#) | [2013](#) | [2014](#) | [2015](#) | [2016](#) | [2017](#) | [Next Roll](#) | [Done](#)

[See Tracking Detail](#)

Fort Frances Town, 59-12-020-002-081-00, 414 SCOTT ST, TAYLOR DALTON LYLE

2017-2020 Phase-in History:

Posted	Reason	Effective Date	Billable Taxes	Tax Adj. Summary	Municipal Flag	Details Show All
Jun 14, 2017	Complete 2017 Billing Details	Jan 1, 2017	CT = 4,509.86	<input checked="" type="checkbox"/>	<input type="text" value="Processed"/> <input type="button" value="v"/>	Show
Sep 22, 2017	PRAN - Consolidation	Jan 1, 2017	CT = 5,079.07	<input checked="" type="checkbox"/>	<input type="text" value="Not Processed"/> <input type="button" value="v"/>	Below

Posted: Sep 22, 2017 | Reason: PRAN - Consolidation Effective Date: Jan 1, 2017

	A		B		C = B - A if B - A is +ve otherwise C = 0		B - 75% * C	B - 50% * C	B - 25% * C	B			
RTC/Q	2012 Base Year CVA : Start Point	2012 Base Year CVA Change	2016 Base Year CVA : Destination	2016 Base Year CVA Change	Cumulative CVA Change for Phase-In	Tax Year CVA Change	2017 CVA	2018 CVA	2019 CVA	2020 CVA	CVA Tax	2017 Billable Taxes	Tax Adjustments

STARTING VALUE

Effective Date: Jan 1, 2017 Billable Days: 365

CT 104,000 103,000 0 **103,000** 103,000 103,000 103,000 4,509.86

PRAN - Consolidation

Effective Date: Jan 1, 2017 Billable Days: 365

CT 117,126 +13,126 116,000 +13,000 0 **+13,000 116,000** 116,000 116,000 116,000

2016 Rates	CT	2017 Rates	CT	
Education	0.01180000	Education	Low Band	High Band
General	0.03275463	General	0.01113172	0.01855286
Total	0.04455463	General	0.03265332	0.05442200
		Total	0.04378504	0.07297486

[See Tracking Detail](#)



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Amended Property Assessment Notice for the 2017-2020 property tax years

Questions?

Please include your roll number with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.

Web www.mpac.ca

Write P.O. Box 9808, Toronto, ON M1S 5T9

If you have any accessibility needs, please contact MPAC for assistance.

DG10000500 32 1/1 7/17 PRAN

CHRISTIAN ANDY ROSS
CHRISTIAN TRUDY JANET
2320 WHITEHALL DR
THUNDER BAY ON P7K 1G5

This Amended Property Assessment Notice is not a property tax bill.

Why you are receiving this Amended Property Assessment Notice

You are receiving this Notice because the legal description of this property has changed and it is now assessed under another roll number(s). This change is effective for taxation beginning January 1, 2017.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. Please keep a copy of this Notice for your records.

Property summary

Roll number	59 12 030 005 04100 0000
Property location and description	1018 FIRST ST E PLAN SM48 LOT 69 PT LANE PCL 6591
Municipality/Local taxing authority	FORT FRANCES TOWN

Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEAR 2017
Residential	\$39,500	\$29,000	\$29,000
Total	\$39,500	\$29,000	\$29,000

Amended assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEARS			
			2017	2018	2019	2020
Residential	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the information on this Notice. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). The deadline for filing a RfR with MPAC is December 1, 2017. For any other property types, you can choose to either file a RfR with MPAC or file an Appeal with the ARB. If you choose to file with the ARB, the deadline to file your Appeal is December 1, 2017. For more information about the RfR and Appeal processes, see the enclosed insert. This Notice was issued on August 3, 2017.



Online Property Tax Analysis



MINISTRY OF FINANCE

[Home](#) | [Contact OPTA](#) | [Municipal Contacts](#) | [Feedback & Enquiries](#) | [User Agreement](#) | [Bulletins](#) | [Glossary](#) | [Exit](#)

2017-2020 Phase-in Assessment Summary: 59-12-030-005-041-00

Roll Number:
[2009](#) | [2010](#) | [2011](#) | [2012](#) | [2013](#) | [2014](#) | [2015](#) | [2016](#) | [2017](#) | [Next Roll](#) | [Done](#)
[See Tracking Detail](#)

Fort Frances Town, 59-12-030-005-041-00, 1018 FIRST ST E, CHRISTIAN TRUDY JANET

2017-2020 Phase-in History:

Posted	Reason	Effective Date	Billable Taxes	Tax Adj. Summary	Municipal Flag	Details Show All
Jun 14, 2017	Complete 2017 Billing Details	Jan 1, 2017	RT = 541.11	<input checked="" type="checkbox"/>	<input type="text" value="Processed"/> <input type="button" value="v"/>	Show
Sep 1, 2017	PRAN	Jan 1, 2017	RT = 0.00	<input checked="" type="checkbox"/>	<input type="text" value="Not Processed"/> <input type="button" value="v"/>	Below

Posted: Sep 1, 2017 | Reason: PRAN Effective Date: Jan 1, 2017

	A		B		C = B - A if B - A is +ve otherwise C = 0		B - 75% * C	B - 50% * C	B - 25% * C	B			
RTC/Q	2012 Base Year CVA : Start Point	2012 Base Year CVA Change	2016 Base Year CVA : Destination	2016 Base Year CVA Change	Cumulative CVA Change for Phase-In	Tax Year CVA Change	2017 CVA	2018 CVA	2019 CVA	2020 CVA	CVA Tax	2017 Billable Taxes	Tax Adjustments

STARTING VALUE

Effective Date: Jan 1, 2017 Billable Days: 365

RT	39,500	29,000	0	29,000	29,000	29,000	29,000	29,000
----	--------	--------	---	--------	--------	--------	--------	--------

PRAN

Effective Date: Jan 1, 2017 Billable Days: 365

RT	0 -39,500	0 -29,000	0 -29,000	0	0	0	0	0.00	0.00
----	-----------	-----------	-----------	---	---	---	---	------	------

2016 Rates	RT	2017 Rates	RT
Education	0.00188000	Education	0.00179000
General	0.01654275	General	0.01686886



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Amended Property Assessment Notice for the 2017-2020 property tax years

Questions?

Please include your roll number with your enquiry.

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Write P.O. Box 9808, Toronto, ON M1S 5T9

If you have any accessibility needs, please contact MPAC for assistance.

DG10000501 32 1/2 7/17 PRAN

CHRISTIAN ANDY ROSS
CHRISTIAN TRUDY JANET
2320 WHITEHALL DR
THUNDER BAY ON P7K 1G5

This Amended Property Assessment Notice is not a property tax bill.

Why you are receiving this Amended Property Assessment Notice

You are receiving this Notice because the legal description of this property has changed and it is now assessed as a separate property. This change is effective for taxation beginning January 1, 2017.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. Please keep a copy of this Notice for your records.

Property summary

Roll number	59 12 030 005 04200 0000
Property location and description	1020 FIRST ST E PSM48 LOTS 69 TO 71 PT LANE PCL 6591 PCL 8293
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Single Family Detached
Property information	Frontage: 107.26 feet Depth: 124.00 feet Lot area: 13,300.00 square feet
Building - exterior square footage	770 square feet
Year of construction	1924

Please login to
www.aboutmyproperty.ca
to see a profile of your property and
compare your property with similar
properties in your area free-of-charge.

If you don't have an account, please
register by entering:

Roll number: 59 12 030 005 04200 0000
Access key: AAF34 050EA DFF87

Or call MPAC at
1 866 296-MPAC (6722)

Amended assessment information

Original Returned Roll 72,000

Under the *Assessment Act*, an increase in the assessed value of each separately classified portion of your property between January 1, 2012 and January 1, 2016 is phased in over four years, from 2017 to 2020. If there is no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remains the same and is effective for the remaining property tax years. The assessed values for each separately classified portion of your property are shown in the table below. The information in the table assumes your property characteristics stay the same for the remainder of the property tax years.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEARS			
			2017	2018	2019	2020
Residential	\$95,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Total	\$95,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000

School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Residential	English-Public	\$90,000
Total		\$90,000