



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
June 24, 2019

Advisory Notice of Adjustment

For the 2017 property
taxation year

LOBLAW PROPERTIES WEST INC
C/O LOBLAW PROPERTIES LIMITED MUNICIPAL
ASSESSMENTS
1 PRESIDENT'S CHOICE CIR FLR 4 SOUTH
TORONTO ON L6Y 5S5



THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

Why am I receiving this Notice?

You are receiving this Advisory Notice of Adjustment as a result of a 2016 Assessment Review Board Decision.

Due to this decision, MPAC has adjusted the property classification(s) and/or value(s) of your property for the 2017 property tax year. Please see below for information on the change(s).

Account Information:

Roll Number	59 12 010 006 09000 0000
AboutMyProperty™ Access Key	6748D 9601B 91703
Your property's location and description	1112 KINGS HIGHWAY PT RGE LOT 42 PCL 15276A
Municipality	FORT FRANCES TOWN

Adjusted assessed value of your property:

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2017 property taxes.

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2017
Commercial Taxable: Vacant Land	\$161,000	\$204,000	\$171,750

School support:

Property class	2017 Assessment
Commercial	Not Applicable \$171,750

**This Advisory Notice of
Adjustment has important
information for you as
a property owner.**

Please review it and file it
away for your records.

No action is required.

CONTACT US

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

If you have accessibility
needs, please call us
for assistance.

www.aboutmyproperty.ca

AboutMy
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Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2018
Commercial Taxable: Vacant Land	\$161,000	\$204,000	\$182,500

School support:

Property class	2018 Assessment
Commercial	Not Applicable \$182,500

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Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2019
Commercial Taxable: Vacant Land	\$161,000	\$204,000	\$193,250

School support:

Property class	2019 Assessment
Commercial	Not Applicable \$193,250

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Still have questions?

We're here to help. Contact us at 1 866 296-6722 or TTY 1 877 889-6722 and one of our property assessment experts will help guide you through your Notice.

NOBIAUS

# Days ANA	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	BIA	TOTAL
	2017	1.6.09000	-32,250	CX	0.02285733	0.00779220	-737.15					-251.30		-988.45
	2018	1.6.09000	-21,500	CX	0.02208010	0.00738867	-474.72					-158.86		-633.58
	2019	1.6.09000	-10,750	CX	0.02743712	0.00927809	-294.95					-99.74		-394.69
							-1,506.82					-509.90		-2,016.72