

**2022 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS**

PRANS																	
		2022	1.1.10700	-900 LT		0.08509868	0.00880000	-76.59							-7.92		-84.51
		2022	1.1.10700	-80,100 CT		0.03487323	0.00848436	-2,793.35							-679.60		-3,472.95
			-					-2,869.93	0.00						-679.60		-3,557.46

TR# 2022-36



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

Issue Date:  
April 19, 2022

2670568 ONTARIO LIMITED  
203 MAIN ST W  
PO BOX 365  
OTTERVILLE ON N0J 1R0

### THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2022 property taxes.

#### Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2022.

#### PROPERTY OVERVIEW:

**Roll number:** 59 12 010 001 10700 0000

**Location and description:** 427 MOWAT AVE  
TOWN PLOT ALBERTON PT LOTS 1 53 89 TO 94  
112 215 TO 121 J K L PT FRONT ST PT  
MOWAT AVE PT NELSON ST PT PORTAGE AVE  
PLAN M74 BLK 8 PT LOTS 5 AND 6 PLAN  
SM149 PT BLK 2 PT UNDESIGNATED LANDS AND  
RP 48R4138 PARTS 3 TO 8 RP 48R1559 PARTS  
3 4 6 RP 48R3320 PART 1 RP 48R3853 PARTS  
1 TO 10 RP 48R3873 PARTS 1 TO 3 RP  
48R4149 PART 1 RP 48R4169 PARTS 1 AND 2  
RP 48R4583 PARTS 11 12 14 AND 15 PCL  
5754 AND 13146

**Municipality:** FORT FRANCES TOWN

#### AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$3,553,000**

Your property's assessed value as of **January 1, 2012:** **\$3,708,098**

Between **2012** and **2016**, your property's assessed value changed by: **-\$155,098**

#### What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2022 tax year.

## Amended Property Assessment Notice

For the 2022 property  
tax year

This notice contains  
important information  
about an update made  
to your property during  
the year.

Please visit [mpac.ca/notice](http://mpac.ca/notice)  
or scan the QR code below  
with your mobile device to  
learn more about why you  
are receiving this  
notice.



Please review and keep  
for your records.

MPAC assesses  
and classifies all  
properties in Ontario  
in compliance with  
the *Assessment Act*  
and regulations set  
by the Government  
of Ontario.

Property assessments  
for the 2022 tax year  
will continue to be  
based on the fully  
phased-in  
January 1, 2016  
assessed values.



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

**PROPERTY SUMMARY:**

**Property type:** Pulp and Paper mill

**Property information:** Lot area: 58.77 acres

**UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:**

**Why am  
I receiving  
this notice ?**

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value, classification and/or tax liability.



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

## Attachment

Roll number:

59 12 010 001 10700 0000

### CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

#### Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Commercial Taxable	\$556,989	\$1,855,700	\$1,855,700
Large Industrial Taxable	\$3,176,759	\$1,778,300	\$1,778,300
<b>TOTAL</b>	<b>\$3,733,748</b>	<b>\$3,634,000</b>	<b>\$3,634,000</b>

#### Amended for the 2022 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Commercial Taxable	\$532,947	\$1,775,600	\$1,775,600
Large Industrial Taxable	\$3,175,151	\$1,777,400	\$1,777,400
<b>TOTAL</b>	<b>\$3,708,098</b>	<b>\$3,553,000</b>	<b>\$3,553,000</b>

### SCHOOL SUPPORT:

Property class	School support type	2022 assessment
Commercial	Not Applicable	\$1,775,600
Large Industrial	Not Applicable	\$1,777,400



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

## Attachment

CONTINUED

Roll number:

59 12 010 001 10700 0000

### HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit **mpac.ca** and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:

59 12 010 001 10700 0000

Access key:

6334C 6BAEA 9AD37

If you do not agree with the change(s) in the assessed value and/or the classification, you may file an RfR or appeal.

#### Owners of a property with a residential, farm or managed forests classification:

If you want a review of your property assessment change(s), the first step is to ask MPAC for a free-of-charge RfR. You must do this before you can appeal to the Assessment Review Board (ARB).

**Your deadline for requesting an RfR is August 17, 2022.** To file an RfR, visit **mpac.ca**.

#### Owners of other property classifications:

You may (but do not have to) ask for a free-of-charge RfR before considering an appeal to the ARB.

**Your ARB filing deadline is August 17, 2022.** To file an appeal, visit the ARB's website at **tribunalsontario.ca/arb/**.

#### For all properties:

If you submit an RfR, you must wait for MPAC's decision before you may appeal to the ARB.

### WE'RE HERE TO HELP

Visit **mpac.ca** or contact us at **1 866 296-6722** or TTY **1 877 889-6722** and one of our assessment experts will assist you.

Please have your roll number available when you contact us.  
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à AboutMyProperty sur **mpac.ca/fr**.

Batch: HH06292022MILL

#	Name	Assessment Code	Description	Assessment	Levy Amount	General
010001107000000	2670568	ONTARIO LIMITED				
General	CTN	Com Tx:Full - NoSup		-\$80,100	-\$3,472.95	
General	LTN	LargeInd Tx:Full - NoSup		-\$900	-\$84.51	
		Roll Total:		-\$81,000	-\$3,557.46	
				-\$81,000	-\$3,557.46	-\$81,000

\*\*\* END OF REPORT \*\*\*

Date: 6/29/2022 10:41:20 AM  
User: hhatch

Town of Fort Frances  
Distribution Summary  
Property Taxes

Batch: HH06292022MILL

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$3,557.46
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$2,793.35
10-010-0150-0124-50014	Large Industrial Tax Full - T	\$76.59
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$679.60
10-010-0151-0124-50014	Large Industrial Tax Full - T	\$7.92

Report Total: \$0.00

\*\*\* E N D O F R E P O R T \*\*\*