



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
May 29, 2019

POIRIER DAVID WILFRID
RMB 96
908 CHRISITIE AVE N
FORT FRANCES ON P9A 2G5



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?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessment and/or classification. This change is effective for taxation beginning January 1, 2019.

Account Information:

Roll Number	59 12 020 007 02800 0000
AboutMyProperty™ Access Key	F7697 AFC1E 8FEEC
Your property's location and description	237 CHURCH ST PLAN ALB LOT 225 PCL 883
Municipality	FORT FRANCES TOWN

Amended assessment information:

MPAC's assessed value of your property as of January 1, 2016	\$97,000
MPAC's assessed value of your property as of January 1, 2012	\$90,880
Between 2012 and 2016 , your property's assessed value changed by	\$6,120

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 2019 to 2020 property taxes.

Please see Attachment (1) for an itemized list of the assessment changes and the assessment for each property classification related to your property.

Amended Property Assessment Notice

For the 2019 to 2020
property taxation years

**This Amended
Property Assessment
Notice has Important
information for you as
a property owner.**

Please review it and file it
away for your records.

No action is required

unless you disagree
with your assessment.

CONTACT US

1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
Monday to Friday
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needs, please call us
for assistance.

www.aboutmyproperty.ca

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Property summary

Roll Number:	59 12 020 007 02800 0000
Property type	Six-plex
Property information	Frontage: 66.00 feet Depth: 165.00 feet Lot area: 10,890.00 square feet
Building - exterior square footage	1,500 square feet
Year of construction	1910

Understanding your Amended Property Assessment Notice

MPAC previously sent a Notice on the assessed value and/or classification of your property. Since then, we have made corrections in the factual information about your property.

This may include the property's:

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

Why am
I receiving ?
this notice ■

Have questions about your property assessment?

Register and log in to www.aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, as well as to compare it to others in your area. You can register using the **Roll Number** and **Access Key** in the Account Information section on page 1 of this Notice.

Have questions?

We're here to help. Contact us at 1 866 296-6722 and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

Still not sure about your property's assessed value?

You can file a Request for Reconsideration at www.aboutmyproperty.ca and MPAC will review your assessment, free of charge. You also have the option to file an appeal with the ARB. Your Request for Reconsideration and appeal deadlines are on page 3 of this Notice.

About My
Property.ca



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Attachment (1)

Roll Number: 59 12 020 007 02800 0000

Change(s) to your property assessment

Previous assessment information

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2019
Commercial Taxable	\$41,000	\$43,700	\$43,025
Residential Taxable	\$49,000	\$52,300	\$51,475
Total	\$90,000	\$96,000	\$94,500

Amended for the 2019-2020 tax years

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	2019	Phase-in value for tax years 2020
Residential Taxable	\$90,880	\$97,000	\$95,470	\$97,000

School support:

Property class	2019 Assessment
Residential English-Public	\$95,470

Deadlines for a Request for Reconsideration (RfR) and/or appeal of the assessment change(s)

If you do not agree with the change(s) in the 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 September 26, 2019. To file an RfR, visit www.aboutmyproperty.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 September 26, 2019. To file an appeal, visit the ARB's website at www.elto.gov.on.ca.

For all properties:

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

Occupants directing school taxes

The following information outlines the units on your property directing school taxes. This is not necessarily associated with the classification of your property.

Please see the "Change(s) to your property assessment" section of this Notice for information regarding the property classification for taxation purposes.

Sub. No.	Unit Class	Name & Location of Occupant	School Board Supported	School Board Taxes
0005	RU	VACANT 241 CHURCH ST A	Per Owner	Per Owner



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Attachment (1) continued

Roll Number: 59 12 020 007 02800 0000

Sub. No.	Unit Class	Name & Location of Occupant	School Board Supported	School Board Taxes
0006	RU	VACANT 241 CHURCH ST B	Per Owner	Per Owner
0007	RU	VACANT 241C CHURCH ST	Per Owner	Per Owner

Legend for occupants directing school taxes

RU: Residential unit
RDU: Recreational dwelling unit
FRU: Farm residential unit
MF: Managed forests
CL: Conservation land
FL: Farm land



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consolidated c 2.7.02800

Issue Date:
May 29, 2019

SMITH AUDRA DAWN
MASON ALAN ROY RYAN
RMB 96
RR 1
FORT FRANCES ON P9A 3M2



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Why am I receiving this Notice?

A change in the legal description of your property has resulted in a change to the roll number. This change is effective for taxation beginning January 1, 2019.

Account Information:

Roll Number 59 12 020 007 02900 0000
Your property's location and description 241 CHURCH ST
PLAN ALB PT LOT 225 PT PCL 883
Municipality FORT FRANCES TOWN

Previous assessment information:

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2019
Residential Taxable	\$145,000	\$146,000	\$145,750

Amended assessment information:

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Phase-in value 2019 to 2020
Residential Taxable	\$0	\$0	\$0

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# Days	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
PRAN														
	2019	2.7.02800	-43,025	CTN	0.03227896	0.01003036	-1,388.80					-431.56		-1,820.36
	2019	2.7.02800	43,995	RTEP	0.01682625	0.00161	740.27	70.83						811.10
							-648.53	70.83				-431.56		-1,009.26
	2019	2.7.02900	-145750	RTEP	0.01682625	0.00161	-2,452.43	-234.66						-2,687.09

041 Church - now consolidated i 037 Church 2.7.02800