

# 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
MOS														
	2020	3.1.00450	-336,000	RTEP	0.01750367	0.00153000	-5,881.23	-514.08						
318	2020	3.1.00450	-66,000	RTEP	0.01750367	0.00153000	-1,003.74	-87.74						-6,395.31
175	2019	3.1.00450	-65,720	RTEP	0.01682625	0.00161000	-530.19	-50.73						-1,091.48
82	2019	3.1.00450	-268,856	RTEP	0.01682625	0.00161000	-1,016.31	-97.24						-580.92
														-1,113.55
													Total	-9,181.26

Date: 2021-01-29 2:11:22 PM
User: hhatch
Batch: HH01292021MOS

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Account Number	Account Description	Amount
01-0000-0040-10241	Taxes Receivable- Current	-\$1,694.47
10-0150-0121-50018	Residential - EP	\$1,546.50
0-010-0151-0121-50018	Residential - EP	\$147.97
	Report Total:	\$0.00

*** END OF REPORT ***

(2019) 2 mas- 3.1.00/50

**Minutes of Settlement
2019 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

JANICE BEAZLEY
201 MINNIE AVE UNIT 1
FORT FRANCES ON P9A 2P6
CAN

Contact Us



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



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway
Suite 101, Pickering ON L1V0C4

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

This Minutes of Settlement document contains the results of the Municipal Property Assessment Corporation's (MPAC) review of your Request for Reconsideration for the following property. You have a choice to accept or reject the recommended property assessment below.

Owner name(s)	1995031 ONTARIO LTD
Roll number	59-12-030-001-00450-0000
Property location and description	201 MINNIE AVE MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority	Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$296,881	\$302,000
Total		\$296,881	\$302,000

Adjustment Type*	Property Class / Qualifier**	Effective date: July 10, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
R	RT	\$300,720	\$302,000
Total		\$300,720	\$302,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$232,000	\$236,000
Total		\$232,000	\$236,000

Adjustment Type*	Property Class / Qualifier**	Effective date: July 10, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
IM	RT	\$235,000	\$236,000
Total		\$235,000	\$236,000

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2019 - 2020 property taxes. MPAC will introduce **any increase** in the assessed value of your property gradually, over a four-year period. This helps ensure property tax stability and predictability. MPAC will make **any decrease** in the assessed value of your property right away.



Please check (✓) one of the following:

- ☒ I accept my recommended assessment
I understand that if I accept the recommended assessment on page one of this form, my municipality or local taxing authority will use it to adjust my property taxes. It also has the option to object to the recommended assessment and appeal it to the Assessment Review Board (ARB).

OR

- ☐ I reject my recommended assessment
I understand that if I reject the recommended assessment on page one of this form, the supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by February 15, 2021.

To complete your Request for Reconsideration, please check one of the above boxes, sign and send a copy of the entire document to MPAC in one of the following ways:



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway,
Suite 101, Pickering ON L1V 0C4

We must receive your response no later than January 01, 2021. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative 	Print name JANICE BEAZLEY	Date (yyyy/mm/dd) 2020/12/06
--	------------------------------	---------------------------------

Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17
--------------------------------------	---	---------------------------------

Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: March 11, 2021

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2019

Roll Number: 59-12-030-001-00450-0000

Roll No. 030-001-00450-0000					Bill No. 224779			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6					FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$300,720.00	Res/Farm Tx: Full - EPubSup	0.01682625	\$2,426.02			0.00161000	\$232.13
Sub Totals >>>			Municipal Levy	\$2,426.02	County Levy	\$0.00	Education Levy	\$232.13
Supplemental Charges				Installments		Summary		
Effective Date	# of Days		Due Date	Amount				
2019-07-10	174		2020-08-31	\$2,658.15		Sub-Total - Tax Levy		
						2019 Tax Cap Adjustment		
						Total Amount Due		
						\$2,658.15		

Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

(807) 274-5323

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An NSF charge of \$33.80 will apply to all returned cheques.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	Total Due
August 31, 2020	\$2,658.15

**Minutes of Settlement
2019 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
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Roll number 59-12-030-001-00450-0000
Property location and description 201 MINNIE AVE
MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$1,203,251	\$1,224,000
Total		\$1,203,251	\$1,224,000

Adjustment Type*	Property Class / Qualifier**	Effective date: October 11, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
R	RT	\$1,218,813	\$1,224,000
Total		\$1,218,813	\$1,224,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$937,828	\$954,000
Total		\$937,828	\$954,000

Adjustment Type*	Property Class / Qualifier**	Effective date: October 11, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
IM	RT	\$949,957	\$954,000
Total		\$949,957	\$954,000

Explanation of recommended change and other important information

- **Adjustment based on similar properties**

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

What this change means to you

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To complete your Request for Reconsideration, please check one of the above boxes, sign and send a copy of the entire document to MPAC in one of the following ways:



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Write: MPAC, 1340 Pickering Parkway,
Suite 101, Pickering ON L1V 0C4

We must receive your response no later than January 01, 2021. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative 	Print name JANICE BEASLEY	Date (yyyy/mm/dd) 2020/10/06
--	------------------------------	---------------------------------

Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17
--------------------------------------	---	---------------------------------

Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: March 11, 2021

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2019

Roll Number: 59-12-030-001-00450-0000

Supplemental	2019
Mailing Date	August 7, 2020

Roll No. 030-001-00450-0000				Bill No. 224780				
Mortgage Company				Mortgage No.				
Name and Address				Municipal Address/Legal Description				
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6				FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE				
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$1,218,813.00	Res/Farm Tx:Full - EPubSup	0.01682625	\$4,607.29			0.00161000	\$440.84
Sub Totals >>>			Municipal Levy	\$4,607.29	County Levy	\$0.00	Education Levy	\$440.84
Supplemental Charges			Installments			Summary		
Effective Date	# of Days		Due Date	Amount				
2019-10-11	81		2020-08-31	\$5,048.13		Sub-Total - Tax Levy		\$5,048.13
						2019 Tax Cap Adjustment		\$0.00
						Total Amount Due		\$5,048.13

Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

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An NSF charge of \$33.80 will apply to all returned cheques.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	August 31, 2020
Total Due	\$5,048.13

Date: 2021-01-29 2:26:40 PM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH01292021MOS1

Account Number	Account Description	Amount
1 01-0000-0040-10241	Taxes Receivable- Current	-\$7,486.79
1 10-0150-0121-50018	Residential - EP	\$6,884.97
10-010-0151-0121-50018	Residential - EP	\$601.82
	Report Total:	\$0.00

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

(2020) 2 mos - 2.1.00450

**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



**MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS**

JANICE BEAZLEY
201 MINNIE AVE UNIT 1
FORT FRANCES ON P9 A 2P6
CAN

Contact Us



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Owner name(s) 1995031 ONTARIO LTD
Roll number 59-12-030-001-00450-0000
Property location and description 201 MINNIE AVE
MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
NR	RT	\$295,898	\$301,000
Total		\$295,898	\$301,000

Effective date: February 18, 2020
Phase-in Assessment for Taxation Years
2020
\$301,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$231,016	\$235,000
Total		\$231,016	\$235,000

Effective date: February 18, 2020
Phase-in Assessment for Taxation Years
2020
\$235,000

Explanation of recommended change and other important information

- **Adjustment based on similar properties**

***Adjustment type**

IM Improvement to property
NR New Residential Building

****Property class / qualifier**

RT Residential

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2020 property taxes.



Please check (✓) one of the following:

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Suite 101, Pickering ON L1V 0C4

We must receive your response no later than January 01, 2021. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative 	Print name JANICE BEAZLEY	Date (yyyy/mm/dd) 2020/12/06
--	------------------------------	---------------------------------

Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17
--------------------------------------	---	---------------------------------

Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: **March 11, 2021**

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2020

Roll Number: 59-12-030-001-00450-0000

Supplemental	2020
Mailing Date	August 7, 2020

Roll No. 030-001-00450-0000					Bill No. 224784			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6					FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$301,000.00	Res/Farm Tx:Full - EPubSup	0.01750367	\$4,577.64			0.00153000	\$400.13
Sub Totals >>>			Municipal Levy	\$4,577.64	County Levy	\$0.00	Education Levy	\$400.13
Supplemental Charges				Installments		Summary		
Effective Date	# of Days	Due Date	Amount					
2020-02-18	317	2020-08-31	\$4,977.77	Sub-Total - Tax Levy \$4,977.77 2020 Tax Cap Adjustment \$0.00				
				Total Amount Due \$4,977.77				

Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

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PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	Total Due
August 31, 2020	\$4,977.77

**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
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Roll number 59-12-030-001-00450-0000
Property location and description 201 MINNIE AVE
MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$1,500,132	\$1,526,000
Total		\$1,500,132	\$1,526,000

Adjustment Type*	Property Class / Qualifier**	Effective date: January 01, 2020	Phase-in Assessment for Taxation Years
			2020
R	RT		\$1,526,000
Total			\$1,526,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$1,169,828	\$1,190,000
Total		\$1,169,828	\$1,190,000

Adjustment Type*	Property Class / Qualifier**	Effective date: January 01, 2020	Phase-in Assessment for Taxation Years
			2020
IM	RT		\$1,190,000
Total			\$1,190,000

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

What this change means to you

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Signature of property owner/representative 	Print name JANICE BEASLEY	Date (yyyy/mm/dd) 2020/12/06
Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/11/17

Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: **March 11, 2021**

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Tax Year: 2020

Roll Number: 59-12-030-001-00450-0000

Supplemental	2020
Mailing Date	August 7, 2020

Roll No. 030-001-00450-0000					Bill No. 224783			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
1995031 ONTARIO LTD COMP 8 201 MINNIE AVE FORT FRANCES ON P9A 2P6					FRONT ST MCIRVINE PLAN SM129 LOTS 12 TO 14 PT LOT 11 PT LANE			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$1,526,000.00	Res/Farm Tx:Full - EPubSup	0.01750367	\$26,710.60			0.00153000	\$2,334.78
Sub Totals >>>			Municipal Levy	\$26,710.60	County Levy	\$0.00	Education Levy	\$2,334.78
Supplemental Charges			Installments		Summary			
Effective Date		# of Days	Due Date	Amount				
2020-01-01		365	2020-08-31	\$29,045.38	Sub-Total - Tax Levy			\$29,045.38
					2020 Tax Cap Adjustment			\$0.00
					Total Amount Due			\$29,045.38

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THANK YOU

Received from:	
Roll #	030-001-00450-0000
Name	1995031 ONTARIO LTD
Address	COMP 8 201 MINNIE AVE FORT FRANCES, ON P9A 2P6
Due Date	August 31, 2020
Total Due	\$29,045.38