

2017 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	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
31 Days	2017	1.4.001	-2,000	CT	0.03265332	0.011132	-65.31					-22.26		-87.57
	2017	1.4.003	-13,000	CT	0.03265332	0.011132	-424.49					-144.71		-569.21
	2014	2.1.065	-99,345	CT	0.03341874	0.012200	-281.97					-102.94		-384.91
	2015	2.1.065	-99,672	CT	0.03316535	0.011900	-3,305.66					-1,186.10		-4,491.76
							-3,587.63	0.00	0.00	0.00	0.00	-1,289.03	0.00	-4,876.67
	2017	3.3.076	-1,000	RTEP	0.01686886	0.00179	-16.87	-1.79						
Minutes of Settlement	2017	2.2.158	-1,500	CT	0.03265332	0.011132	-48.98					-16.70		-65.68
	2017	3.7.220	-11,325	RTEP	0.01686886	0.00179	-191.04	-20.27						-211.31
							-4,334.32	-22.06	0.00	0.00	0.00	-1,472.71	0.00	-5,829.09

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

WEST END MOTORS (FORT FRANCES)
LIMITED
600 KINGS HWY
FORT FRANCES ON P9A 2W9

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

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 revised property assessment below.

Owner name(s)	WEST END MOTORS (FORT FRANCES) LIMITED
Roll number	59-12-010-004-00100-0000
Property location and description	600 KINGS HIGHWAY PLAN SM160 LOT 1 PT STEWART ST RP 48R2885 PARTS 1 AND 8
Municipality/Local taxing Authority	Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$112,000	\$129,000	\$116,250	\$120,500	\$124,750	\$129,000
Total	\$112,000	\$129,000	\$116,250	\$120,500	\$124,750	\$129,000

RECOMMENDED Property Assessment

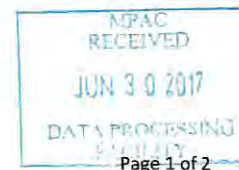
Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$112,000	\$121,000	\$114,250	\$116,500	\$118,750	\$121,000
Total	\$112,000	\$121,000	\$114,250	\$116,500	\$118,750	\$121,000

Why your property assessment changed

- Updated commercial/industrial building value

To complete your Request for Reconsideration, please complete the back of this form.



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 2016 to 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 assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by September 04, 2017.

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





Email: enquiry@mpac.ca



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

We must receive your response no later than July 21, 2017. 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 Ray Davis	Date (yyyy/mm/dd) 2017/06/26
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/06/06
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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: October 17, 2017

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: 2017 Roll Number: 59-12-010-004-00100-0000

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

65176 ONTARIO INC
600 KINGS HWY
FORT FRANCES ON P9A 2W9

Contact Us



Call: 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
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Toronto, ON M1S 5T9

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Owner name(s) 65176 ONTARIO INC

Roll number 59-12-010-004-00300-0000

Property location and description 620 KINGS HIGHWAY
PLAN SM160 LOTS 2 AND 5 PT PART 6 PT LANE PT STEWART
ST RP 48R2885 PARTS 2 3 5 6 PT PART 7 RP 48R3119 PART 1

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$697,000	\$737,000	\$707,000	\$717,000	\$727,000	\$737,000
Total	\$697,000	\$737,000	\$707,000	\$717,000	\$727,000	\$737,000

RECOMMENDED Property Assessment

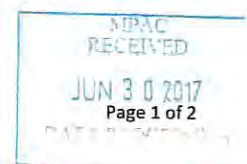
Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$697,000	\$694,000	\$694,000	\$694,000	\$694,000	\$694,000
Total	\$697,000	\$694,000	\$694,000	\$694,000	\$694,000	\$694,000

Why your property assessment changed

- Updated commercial/industrial building value
- Updated structure data

To complete your Request for Reconsideration, please complete the back of this form



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 2016 to 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.

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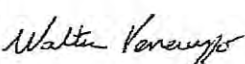
Email: enquiry@mpac.ca



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

We must receive your response no later than July 21, 2017. 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 Roy Davis	Date (yyyy/mm/dd) 2017 06 26
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/06/06
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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: October 17, 2017

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: 2017 Roll Number: 59-12-010-004-00300-0000

**Minutes of Settlement
2014 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MARLIS BRUYERE, EXEC. DIR.
301 VICTORIA AVE
FORT FRANCES ON P9A 2C1

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

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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) FORT FRANCES COMMUNITY CLINIC INC

Roll number 59-12-020-001-06500-0000

Property location and description 363 CHURCH ST
ALBERTON TOWN PLOT PT LOTS 239 AND 240 RR181 PARTS 1
& 2 PCL 18709

Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Effective date: December 01, 2014

Adjustment Type*	Property Class / Qualifier**	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years		
				2014	2015	2016
CC	E- to CT	\$239,817	\$243,000	\$241,409	\$242,204	\$243,000
Total		\$239,817	\$243,000	\$241,409	\$242,204	\$243,000

RECOMMENDED change to your Property Assessment Change Notice

Effective date: December 01, 2014

Adjustment Type*	Property Class / Qualifier**	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years		
				2014	2015	2016
CC	E- to CT	\$141,127	\$143,000	\$142,064	\$142,532	\$143,000
Total		\$141,127	\$143,000	\$142,064	\$142,532	\$143,000

Explanation of recommended change and other important information

- Changed value due to condition of structure(s)
- Updated commercial/industrial building value

*Adjustment type

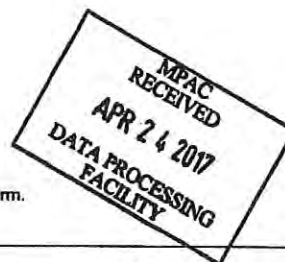
CC Coding Change

**Property class / qualifier

E- Exempt

CT Commercial

To complete your Request for Reconsideration, please complete the back of this form.



What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2012 assessed value and classification of your property will be used to calculate your 2012 to 2016 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 2012 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by July 05, 2017.

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



Email: enquiry@mpac.ca



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

We must receive your response no later than May 21, 2017. If you do not provide a response by checking one of the above boxes, the 2012 assessment of your property will not change.

Signature of property owner/representative <i>Marlis Bruyere</i>	Print name MARLIS BRUYERE	Date (yyyy/mm/dd) 2017/04/13
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/04/06
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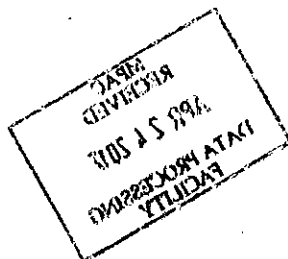
Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: October 20, 2017

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 2012 Current Value Assessment (CVA).

Tax Year: 2014 Roll Number: 59-12-020-001-06500-0000



**Minutes of Settlement
2015 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MARLIS BRUYERE, EXEC. DIR.
301 VICTORIA AVE
FORT FRANCES ON P9A 2C1

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

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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)	FORT FRANCES COMMUNITY CLINIC INC
Roll number	59-12-020-001-06500-0000
Property location and description	363 CHURCH ST ALBERTON TOWN PLOT PT LOTS 239 AND 240 RR181 PARTS 1 & 2 PCL 18709
Municipality/Local taxing Authority	Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Effective date: January 01, 2015

Adjustment Type*	Property Class / Qualifier**	2008		2012		Phase-In Assessment for Taxation Years	
		Assessed value		Assessed value		2015	2016
CC	E- to CT	\$239,817		\$243,000		\$242,204	\$243,000
Total		\$239,817		\$243,000		\$242,204	\$243,000

RECOMMENDED change to your Property Assessment Change Notice

Effective date: **January 01, 2015**

Adjustment Type*	Property Class / Qualifier**	2008		2012		Phase-In Assessment for Taxation Years	
		Assessed value		Assessed value		2015	2016
CC	E- to CT	\$141,127		\$143,000		\$142,532	\$143,000
Total		\$141,127		\$143,000		\$142,532	\$143,000

Explanation of recommended change and other important information

- Changed value due to condition of structure(s)
- Updated commercial/industrial building value

*Adjustment type

CC Coding Change

**Property class / qualifier

E- Exempt

CT Commercial

To complete your Request for Reconsideration, please complete the back of this form.



What this change means to you

Under Ontario's Assessment Act, the January 1, 2012 assessed value and classification of your property will be used to calculate your 2012 to 2016 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:

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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 2012 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by July 05, 2017.

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



Email: enquiry@mpac.ca



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

We must receive your response no later than May 21, 2017. If you do not provide a response by checking one of the above boxes, the 2012 assessment of your property will not change.

Signature of property owner/representative <i>Marius Bruyere</i>	Print name MARIUS BRUYERE	Date (yyyy/mm/dd) 2017/04/13
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/04/06
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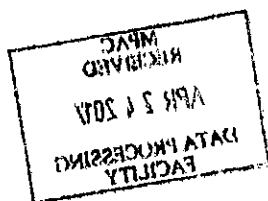
Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: October 20, 2017

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 2012 Current Value Assessment (CVA).

Tax Year: 2015 Roll Number: 59-12-020-001-06500-0000



**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

NICHOLAS KAWULIA
942 CROWE AVE
FORT FRANCES ON P9A 2L9

Contact Us



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

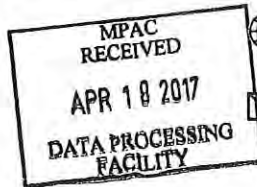


Email: enquiry@mpac.ca



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

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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 revised property assessment below.

Owner name(s) NICHOLAS KAWULIA

Roll number 59-12-030-003-07600-0000

Property location and description 942 CROWE AVE
PLAN SM69 LOT 3 SPT LOT 2 PCL 12054

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$176,000	\$194,000	\$180,500	\$185,000	\$189,500	\$194,000
Total	\$176,000	\$194,000	\$180,500	\$185,000	\$189,500	\$194,000

RECOMMENDED change to your Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$176,000	\$190,000	\$179,500	\$183,000	\$186,500	\$190,000
Total	\$176,000	\$190,000	\$179,500	\$183,000	\$186,500	\$190,000

Why your property assessment changed

• Updated structure data

No NEW Structures!

To complete your Request for Reconsideration, please complete the back of this form.

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 2017 to 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:

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OR

☐ I reject my recommended assessment

I understand that if I reject the recommended assessment on page one of this form, the assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by April 03, 2017.

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



Email: enquiry@mpac.ca



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

We must receive your response no later than February 17, 2017. 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 <i>Nicholas Kaniulia</i>	Print name NICHOLAS KANULIA	Date (yyyy/mm/dd) 2017/4/7
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/01/03
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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: October 20, 2017

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: 2017 Roll Number: 59-12-030-003-07600-0000

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

DONALD ANDREW TAYLOR
504 ARMIT AVE
FORT FRANCES ON P9A 2H7

Contact Us



Call: 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
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Email: enquiry@mpac.ca



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Toronto, ON M1S 5T9

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Owner name(s) DONALD ANDREW TAYLOR

Roll number 59-12-020-002-15800-0000

Property location and description 504 ARMIT AVE
PLAN SM105 LOT 2 PCL 2-2 SEC SM 105

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$71,000	\$83,000	\$74,000	\$77,000	\$80,000	\$83,000
Total	\$71,000	\$83,000	\$74,000	\$77,000	\$80,000	\$83,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$71,000	\$77,000	\$72,500	\$74,000	\$75,500	\$77,000
Total	\$71,000	\$77,000	\$72,500	\$74,000	\$75,500	\$77,000

Why your property assessment changed

- Updated commercial/industrial building value

To complete your Request for Reconsideration, please complete the back of this form



What this change means to you

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☐ **I reject** my recommended assessment

I understand that if I **reject** the recommended assessment on page one of this form, the assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by October 02, 2017.

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




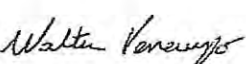
Email: enquiry@mpac.ca



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

We must receive your response no later than August 18, 2017. 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 <i>Douglas Taylor</i>	Date (yyyy/mm/dd) <i>2017/07/13</i>
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/07/04
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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: October 21, 2017

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: 2017 Roll Number: 59-12-020-002-15800-0000

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

TRACY ROTTER
RR 3
DRYDEN ON P8N 3G2

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

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 revised property assessment below.

Owner name(s) AGNES DAIGNAULT
Roll number 59-12-030-007-22000-0000
Property location and description WILLIAMS AVE
RP RR140 PART LOT 1 TO 2 PCL19891
Municipality/Local taxing Authority Town of Fort Frances



CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$18,300	\$28,000	\$20,725	\$23,150	\$25,575	\$28,000
Total	\$18,300	\$28,000	\$20,725	\$23,150	\$25,575	\$28,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$18,300	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400
Total	\$18,300	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400

Why your property assessment changed

- Not able to build on lot

To complete your Request for Reconsideration, please complete the back of this form.

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 2016 to 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 assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by June 26, 2017.

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



Email: enquiry@mpac.ca



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

We must receive your response no later than May 12, 2017. 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 <i>Tracy Bottler</i>	Print name <i>Tracy Bottler</i>	Date (yyyy/mm/dd) <i>2017/05/05</i>
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/03/28
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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:

October 20, 2017

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: 2017 Roll Number: 59-12-030-007-22000-0000