



TOWN OF FORT FRANCES
ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2013/66

To: Mayor Avis & Members of Council

FROM: Laurie Witherspoon, Treasurer

DATE: July 4, 2013

SUBJECT: MOS – Requests for Reconsideration

Re: 518 Fourth Street W.	(2013) Roll #5912-010-003-09700-0000
801 Cornwall Ave	(2013) Roll #5912-010-001-09800-0000
639 Second Street E.	(2013) Roll #5912-030-002-07300-0000
1250 Cornwall Ave. N.	(2013) Roll #5912-010-007-26500-0000
1227 Idylwild Drive	(2013) Roll #5912-030-007-17300-0000
127 First Street E.	(2013) Roll #5912-020-007-08800-0000
314 – 316 Scott Street	(2013) Roll #5912-020-002-06400-0000
Parcel 17378 Fourth St. W.	(2013) Roll #5912-010-004-10900-0000
146 Third Street W.	(2013) Roll #5912-010-001-03400-0000
216 Fifth Street W.	(2013) Roll #5912-010-007-02402-0000
220 Fifth Street W.	(2013) Roll #5912-010-007-02404-0000
353 Scott Street	(2013) Roll #5912-020-002-04600-0000
1059 Williams Ave.	(2013) Roll #5912-030-007-21711-0000
474 Scott Street	(2013) Roll #5912-020-002-08800-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2013 taxation years under Section 39.1 of the *Assessment Act* from MPAC with regard to the following properties:

1. 518 Fourth Street W. – Residential CVA reduction from 45,125 to 35,500 resulting from changed value due to condition of structure
2. 801 Cornwall Ave – Residential CVA reduction from 227,750 to 213,250 resulting from adjustment based on similar properties
3. 639 Second Street E. – Residential CVA reduction from 84,000 to 82,069 resulting from updated structure data
4. 1250 Cornwall Ave. N. – Commercial CVA reduction from 75,800 to 22,100 and increase of Residential CVA from 73,950 to 75,250 resulting from changed value due to condition of structure
5. 1227 Idylwild Drive – Residential CVA reduction from 175,000 to 165,500 resulting from updated structure data
6. 127 First Street E. – Commercial CVA reduction from 55,375 to 51,375 resulting from updated commercial building value

7. 314 – 316 Scott Street - Commercial CVA reduction from 92,000 to 79,000 and increase of Residential CVA from 8,500 to 9,525 resulting from updated commercial building value
8. Parcel 17378 Fourth St. W. - Residential CVA reduction from 10,700 to 2,600 resulting from restricted or limited access to lot
9. 146 Third Street W. - Residential CVA reduction from 107,000 to 103,750 resulting from adjustment based on similar properties
10. 216 Fifth Street W. - Residential CVA reduction from 16,850 to 13,025 resulting from adjustment based on similar properties
11. 220 Fifth Street W. - Residential CVA reduction from 16,850 to 13,025 resulting from adjustment based on similar properties
12. 353 Scott Street - Commercial CVA reduction from 199,500 to 147,000 resulting from updated commercial building value
13. 1059 Williams Ave. - Residential CVA reduction from 189,750 to 185,000 resulting from nuisance adjustment (property abuts railway crossing)
14. 474 Scott Street - Commercial CVA reduction from 35,500 to 27,625 resulting from updated commercial building value

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced properties filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. applications.

That total financial impact of the Minutes of Settlement is \$7,059.80 consisting of a reduction of municipal revenue of \$5,349.26 and education revenue of \$1,710.54 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

RECOMMENDATION

The Administration & Finance Executive Committee recommends that Council receive the Minutes of Settlement for properties located at **518 Fourth Street W., 801 Cornwall Ave, 639 Second Street E., 1250 Cornwall Ave. N., 1227 Idylwild Drive, 127 First Street E., 314 – 316 Scott Street, Parcel 17378 Fourth St. W., 146 Third Street W., 216 Fifth Street W., 220 Fifth Street W., 353 Scott Street, 1059 Williams Ave., and 474 Scott Street** for the 2013 taxation year.

Council Approval of This Report Will Agree to the recommendation of the Administration and Finance Executive Committee to receive the Minutes of Settlement for properties located at **518 Fourth Street W., 801 Cornwall Ave, 639 Second Street E., 1250 Cornwall Ave. N., 1227 Idylwild Drive, 127 First Street E., 314 – 316 Scott Street, Parcel 17378 Fourth St. W., 146 Third Street W., 216 Fifth Street W., 220 Fifth Street W., 353 Scott Street, 1059 Williams Ave., and Scott Street in Fort Frances** for the 2013 taxation year.

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	Capping Adjust	Penalty/ Interest	BIA	TOTAL	
Minutes of Settlement	2013	1.3.097	-9,625	RTES	0.01670548	0.00212	-160.79		-20.41							-181.20	
	2013	1.1.098	-5,800	RTEP	0.01670548	0.00212	-96.89	-12.30								-109.19	
			-8,700	RTES	0.01670548	0.00212	-145.34	-18.44						-163.78			
			-14,500					-242.23	-12.30	-18.44	0.00	0.00	0.00	0.00		-272.97	
	2013	3.2.073	-1,931	RTEP	0.01670548	0.00212	-32.26	-4.09								-36.35	
	2013	1.7.265	-53,700	CT	0.03307687	0.01260	-1,776.23					-676.62				-2,452.85	
			1,300	RTEP	0.01670548	0.00212	21.72	2.76								24.48	
								-1,754.51	2.76	0.00	0.00	0.00	-676.62	0.00	0.00		-2,428.37
	2013	3.7.172	-9,500	RTES	0.01670548	0.00212	-158.70			-20.14							-178.84
	2013	2.7.088	-4,000	CT	0.03307687	0.01260		-132.31					-50.40				-182.71
	2013	2.2.064	-13,000	CT	0.03307687	0.01260	-430.00						-163.80				-593.80
			1,025	RTEP	0.01670548	0.00212	17.12	2.17									19.29
								-412.88	2.17	0.00	0.00	0.00	-163.80	0.00	0.00	0.00	-574.51
	2013	1.4.109	-8,100	RTEP	0.01670548	0.00212	-135.31		-17.17								-152.48
	2013	1.1.034	-3,250	RTEP	0.01670548	0.00212	-54.29	-6.89									-61.18
	2013	1.7.02402	-3,825	RTEP	0.01670548	0.00212	-63.90	-8.11	-8.11								-72.01
2013	1.7.02404	-3,825	RTEP	0.01670548	0.00212	-63.90	-8.11	-8.11								-72.01	
2013	2.2.046	-52,500	CT	0.03307687	0.01260	-1,736.54						-661.50				-2,398.04	
2013	3.7.21711	-4,750	RTEP	0.01670548	0.00212	-79.35		-10.07								-89.42	
2013	2.2.088	-7,875	CT	0.03307687	0.01260	-260.48						-99.23				-359.71	
							-5,287.45	-61.81	-58.99	0.00	0.00	-1,651.55	0.00	0.00	0.00	7,059.80	



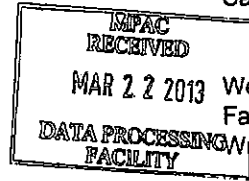
MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONDIÈRE DES MUNICIPALITÉS

Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

ADDISON MARK RODERICK
518 FOURTH ST W
FORT FRANCES ON P9A 3C3



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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RIR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-010-003-09700-0000	
Property location and description	518 FOURTH ST W PLAN SM16 LOT 9 PCL 9-1	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$53,000	\$35,500
2008 Current Value	\$42,500	\$42,500
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$45,125	\$35,500
2014	\$47,750	\$35,500
2015	\$50,375	\$35,500
2016	\$53,000	\$35,500

Reason(s) why your property assessment changed

- Changed value due to condition of structure(s)

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

or

☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessment will be used by my municipality to adjust my property taxes; and
 - if I have already filed an appeal to the Assessment Review Board (ARB), my appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by June 12, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X <i>Mark Addison</i>	Print Name X MARK ADDISON	Date (yyyy/mm/dd) MARCH 11/2013
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/03/04
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 5, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-003-09700-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MOS: 2013 - 00002

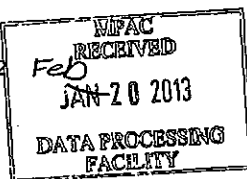
Request for Reconsideration Minutes of Settlement 2013 Tax Year

Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

FONTANA TINA MARIE
FONTANA MARK ANDREW
715 COLONIZATION RD E
FORT FRANCES ON P9A 2S2



The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-010-001-09800-0000	
Property location and description	801 CORNWALL AVE PLAN M74 BLK 10 PT LOTS 26 TO 30 RP RR35 PARTS 3 AND 4	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$290,000	\$232,000
2008 Current Value	\$207,000	\$207,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-In Assessment	Phased-In Assessment
2013	\$227,750	\$213,250
2014	\$248,500	\$219,500
2015	\$269,250	\$225,750
2016	\$290,000	\$232,000

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

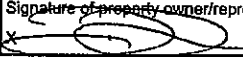
or

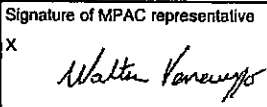
I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessment will be used by my municipality to adjust my property taxes; and
 - if I have already filed an appeal to the Assessment Review Board (ARB), my appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by May 01, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X 	Print Name X Tina Fontana	Date (yyyy/mm/dd) 2013/02/11
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations, Residential and Farm Properties, North	Date (yyyy/mm/dd) 2013/01/21
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: June 12, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-001-09800-0000

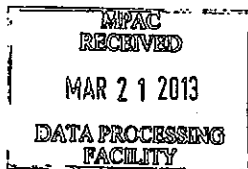


MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MoS: 2013-00003
Request for Reconsideration

Minutes of Settlement 2013 Tax Year

CONNOR GEORGINA JANE
639 SECOND ST E
FORT FRANCES ON P9A 1N6



Questions?

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

Web www.mpac.ca

Fax 1 866 297-6703

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

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RIR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-030-002-07300-0000	
Property location and description	639 SECOND ST E PLAN M94 LOT 53 E PT LOT 52 PCL 52-2	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$87,000	\$85,000
2008 Current Value	\$83,000	\$81,092
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$84,000	\$82,069
2014	\$85,000	\$83,046
2015	\$86,000	\$84,023
2016	\$87,000	\$85,000

Reason(s) why your property assessment changed

- Updated structure data

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessment will be used by my municipality to adjust my property taxes; and
 - if I have already filed an appeal to the Assessment Review Board (ARB), my appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by May 29, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative x <i>Georgina Connor</i>	Print Name x GEORGINA CONNOR	Date (yyyy/mm/dd) <i>March 12/2013</i>
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/02/18
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 5, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-030-002-07300-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MOS: 2013-00004
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

MUNN KENNETH ROBERT
HOFFMAN DIANNE FERN
1246 CORNWALL AVE N
FORT FRANCES ON P9A 3H2

MPAC
RECEIVED
MAR 18 2013
DATA PROCESSING
FACILITY

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number 59-12-010-007-26500-0000
Property location and description 1250 CORNWALL AVE N
PT SW 1/4 SEC 28 PCL 12499
Municipality FORT FRANCES TOWN

Current Property Assessment

Property Classification	2008	2012	2013	Phased-in Assessment for Tax Years		
	Current Value	Current Value		2014	2015	2016
Commercial (CT)	\$66,300	\$104,300	\$75,800	\$85,300	\$94,800	\$104,300
Residential (RT)	\$64,700	\$101,700	\$73,950	\$83,200	\$92,450	\$101,700
Total:	\$131,000	\$206,000	\$149,750	\$168,500	\$187,250	\$206,000

Revised Property Assessment

Property Classification	2008	2012	2013	Phased-in Assessment for Tax Years		
	Current Value	Current Value		2014	2015	2016
Commercial (CT)	\$66,300	\$22,100	\$22,100	\$22,100	\$22,100	\$22,100
Residential (RT)	\$64,700	\$106,900	\$75,250	\$85,800	\$96,350	\$106,900
Total:	\$131,000	\$129,000	\$97,350	\$107,900	\$118,450	\$129,000

Reason(s) why your property assessment changed

- Changed value due to condition of structure(s)

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessment will be used by my municipality to adjust my property taxes; and
 - If I have already filed an appeal to the Assessment Review Board (ARB), my appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by May 29, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative x <i>Donna Law</i>	Print Name x <i>DONNA LAW</i>	Date (yyyy/mm/dd) <i>Mar 11/2013</i>
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/02/18
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 5, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-007-26500-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Mos: 2013-00005

Request for Reconsideration

Minutes of Settlement 2013 Tax Year

NOONAN SARAH DIANE
SITE 204-33
RR 2
FORT FRANCES ON P9A 3M3



Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-030-007-17200-0000	
Property location and description	1227 IDYLWILD DR PLAN SM88 LOT 5	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$232,000	\$194,000
2008 Current Value	\$156,000	\$156,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-In Assessment
2013	\$175,000	\$165,500
2014	\$194,000	\$175,000
2015	\$213,000	\$184,500
2016	\$232,000	\$194,000

Reason(s) why your property assessment changed

- Updated structure data

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by July 10, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative x <i>Sarah Noonan</i>	Print Name x Sarah Noonan	Date (yyyy/mm/dd) 2013/04/17
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Signature of MPAC representative x <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/01
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Objection by Municipality

Municipal Signature x	Print Name x	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 6, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-030-007-17200-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Mos: 2013-00006
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

DELBO JOSEPH
221 FIRST ST E
FORT FRANCES ON P9A 1K4

Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
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Write P.O. Box 9808 Toronto, ON M1S 5T9

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The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RIR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number 59-12-020-007-08800-0000
Property location and description 127 FIRST ST E
PLAN M68 BLK 6 LOT 12 PCL 5020
Municipality FORT FRANCES TOWN

Property Assessment	Current	Revised
2012 Current Value	\$73,000	\$57,000
2008 Current Value	\$49,500	\$49,500
Property Classification	Commercial (CT)	Commercial (CT)
Tax Year	Phased-In Assessment	Phased-In Assessment
2013	\$55,375	\$51,375
2014	\$61,260	\$53,260
2015	\$67,125	\$55,125
2016	\$73,000	\$57,000

Reason(s) why your property assessment changed

- Updated commercial/industrial building value

Please see reverse

Please check the appropriate box and sign below

☒ I accept my revised assessment

or

☐ I reject my revised assessment

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - If I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by May 15, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X <i>Joe DelB...</i>	Print Name X Joe DelB...	Date (yyyy/mm/dd) 2013/04/23
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Signature of MPAC representative X <i>Walter Veneruzza</i>	Walter Veneruzza, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/01
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 6, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-020-007-08830-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

**Request for Reconsideration
Minutes of Settlement 2013 Tax Year**

Questions?

Call 1 866 296-MPAC (6722)

1 877 889-MPAC (6722) TTY

Monday to Friday - 8 a.m. to 5 p.m.

Web www.mpac.ca

Fax 1 866 297-6703

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

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

PETER C. JENSEN LTD
PO BOX 25 STN MAIN
FORT FRANCES ON P9A 3M5

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RIR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number 59-12-020-002-06400-0000
Property location and description 314-316 SCOTT ST
PLAN SM107 PT BLK A PCL BLK A-4
Municipality FORT FRANCES TOWN

Current Property Assessment

Property Classification	2008	2012	2013	Phased-in Assessment for Tax Years		
	Current Value	Current Value		2014	2015	2016
Commercial (CT)	\$83,300	\$118,100	\$92,000	\$100,700	\$109,400	\$118,100
Residential (RT)	\$7,700	\$10,900	\$8,500	\$9,300	\$10,100	\$10,900
Total:	\$91,000	\$129,000	\$100,500	\$110,000	\$119,500	\$129,000

Revised Property Assessment

Property Classification	2008	2012	2013	Phased-in Assessment for Tax Years		
	Current Value	Current Value		2014	2015	2016
Commercial (CT)	\$83,300	\$79,000	\$79,000	\$79,000	\$79,000	\$79,000
Residential (RT)	\$7,700	\$15,000	\$9,525	\$11,350	\$13,175	\$15,000
Total:	\$91,000	\$94,000	\$88,525	\$90,350	\$92,175	\$94,000

Reason(s) why your property assessment changed

- Updated commercial/industrial building value

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

or

☐ reject my revised assessment

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation:
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation:
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by July 24, 2013.

- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative <i>Peter Jensen</i>	Print Name X <i>Peter JENSEN</i>	Date (yyyy/mm/dd) <i>MARCH 28 / 2013</i>
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Signature of MPAC representative X <i>Walter Venerizzo</i>	Walter Venerizzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/16
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 6, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-020-002-06400-0000



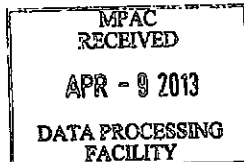
MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Mos: 2013-00008

Request for Reconsideration

Minutes of Settlement 2013 Tax Year

ARMSTRONG JAMES EDWARD
415 COLONIZATION RD E
FORT FRANCES ON P9A 2R9



Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-010-004-10900-0000	
Property location and description	FOURTH ST W PSM167 PT BLK A PCL 17378	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$10,700	\$2,600
2008 Current Value	\$11,600	\$11,600
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$10,700	\$2,600
2014	\$10,700	\$2,600
2015	\$10,700	\$2,600
2016	\$10,700	\$2,600

Reason(s) why your property assessment changed

- Restricted or limited access to lot

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

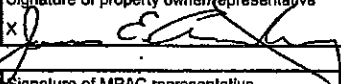
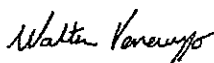
or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by June 12, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X 	Print Name X JAMES F. ARMSTRONG	Date (yyyy/mm/dd) MARCH 25 / 2013
Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/03/04
Objection by Municipality		
Municipal Signature X	Print Name X	Date (yyyy/mm/dd)

To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 6, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-004-10900-0000



MUNICIPAL PROPERTY
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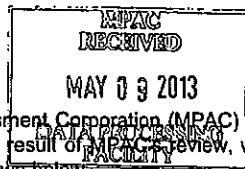
MOS: 2013-00009
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

HOARD DALE NELSON
HOARD DARLENE FRANCES
RMB 55
RR 1 STN MAIN
FORT FRANCES ON P9A 3M2

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



The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-010-001-03400-0000	
Property location and description	146 THIRD ST W PLAN M74 BLK 9 LOT 58 TO 60 PCL 2635	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$128,000	\$115,000
2008 Current Value	\$100,000	\$100,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$107,000	\$103,750
2014	\$114,000	\$107,500
2015	\$121,000	\$111,250
2016	\$128,000	\$115,000

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by July 24, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X <i>Dale Hoard</i>	Print Name X DALEHOARD	Date (yyyy/mm/dd) MAY 1 2013
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/15
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Objection by Municipality

Municipal Signature X <i>[Signature]</i>	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 23, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

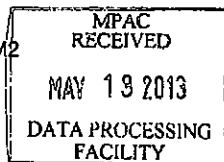
Tax Year: 2013 Roll Number: 59-12-010-001-03400-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

W05: 2013-00010
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

ROBINSON DENNIS ARTHUR
RMB 135
RR 1 STN MAIN
FORT FRANCES ON P9A 3M2

**Questions?**

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-010-007-02402-0000	
Property location and description	216 FIFTH ST W PLAN M74 BLK 11 LOT 21 PCL BLK 11-21-1 SEC SM 74	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$30,500	\$15,200
2008 Current Value	\$12,300	\$12,300
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-In Assessment
2013	\$16,850	\$13,025
2014	\$21,400	\$13,750
2015	\$25,950	\$14,475
2016	\$30,500	\$15,200

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

or

☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
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You must sign and return this form for the change to take effect this year.

Signature of property owner/representative <i>Dennis Robinson</i>	Print Name <i>DENNIS ROBINSON</i>	Date (yyyy/mm/dd) <i>2013, 04, 30.</i>
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/15
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 27, 2013

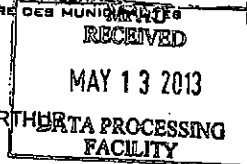
PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-007-02402-0000

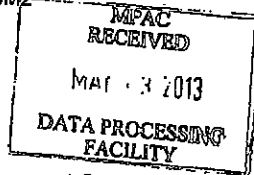


MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Request for Reconsideration
Minutes of Settlement 2013 Tax Year



ROBINSON DENNIS ARTHUR
RMB 135
RR 1 STN MAIN
FORT FRANCES ON P9A 3M2



Questions?

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1 877 889-MPAC (6722) TTY
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Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-010-007-02404-0000	
Property location and description	220 FIFTH ST W PLAN M74 BLK 11 LOT 23 PCL 25075	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$30,500	\$15,200
2008 Current Value	\$12,300	\$12,300
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$16,850	\$13,025
2014	\$21,400	\$13,750
2015	\$25,950	\$14,475
2016	\$30,500	\$15,200

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

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- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by July 24, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative x <i>Dennis Robinson</i>	Print Name x DENNIS ROBINSON	Date (yyyy/mm/dd) 2013, 04, 30
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/15
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 27, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-007-02404-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

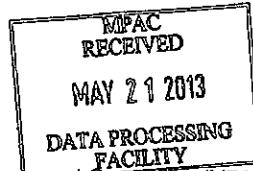
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

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1 877 889-MPAC (6722) TTY
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Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

ARMSTRONG JAMES EDWARD
415 COLONIZATION RD E
FORT FRANCES ON P9A 2R9



The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-020-002-04600-0000	
Property location and description	353 SCOTT ST PLAN SM163 LOT 4 TO 5 PCLS 4-1 & 5-1	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$237,000	\$147,000
2008 Current Value	\$187,000	\$187,000
Property Classification	Commercial (CT)	Commercial (CT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$199,500	\$147,000
2014	\$212,000	\$147,000
2015	\$224,500	\$147,000
2016	\$237,000	\$147,000

Reason(s) why your property assessment changed

- Updated commercial/industrial building value

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

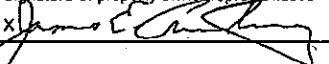
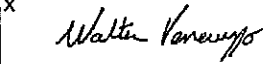
or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

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 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by August 07, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X 	Print Name X JAMES ARMSTRONG	Date (yyyy/mm/dd) MAY 10 / 2013
Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/29
Objection by Municipality		
Municipal Signature X	Print Name X	Date (yyyy/mm/dd)

To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 27, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-020-002-04600-0000



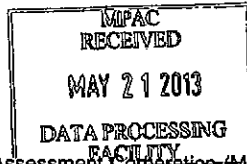
MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Mos: 2013-00013
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

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Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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please contact MPAC for assistance.



The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-030-007-21711-0000	
Property location and description	1059 WILLIAMS AVE PLAN SM300 PT LOT 12 PCL 12-1	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$243,000	\$224,000
2008 Current Value	\$172,000	\$172,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$189,750	\$185,000
2014	\$207,500	\$198,000
2015	\$225,250	\$211,000
2016	\$243,000	\$224,000

Reason(s) why your property assessment changed

- Nuisance adjustment

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment


or

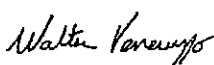
I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by August 07, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X 	Print Name X Richard Pierson	Date (yyyy/mm/dd) 2013/05/08
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/04/29
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: August 27, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-030-007-21711-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

Call 1 866 296-MPAC (6722)

1 877 889-MPAC (6722) TTY

Monday to Friday - 8 a.m. to 5 p.m.

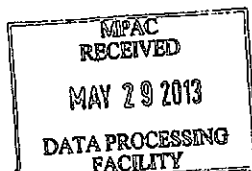
Web www.mpac.ca

Fax 1 866 297-6703

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

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

ARMSTRONG JAMES EDWARD
415 COLONIZATION RD E
FORT FRANCES ON P9A 2R9



The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-020-002-08800-0000	
Property location and description	474 SCOTT ST PLAN SM98 W50FT LOT 5 PCL 5-2	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$64,000	\$32,500
2008 Current Value	\$26,000	\$26,000
Property Classification	Commercial (CT)	Commercial (CT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$35,500	\$27,625
2014	\$45,000	\$29,250
2015	\$54,500	\$30,875
2016	\$64,000	\$32,500

Reason(s) why your property assessment changed

- Updated commercial/industrial building value

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by August 21, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative <i>James E. Armstrong</i>	Print Name JAMES E. ARMSTRONG	Date (yyyy/mm/dd) MAY 21, 2013
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/05/13
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: Sept 12, 2013

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-020-002-08800-0000