

2015 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
	2015	1.5.08002	-41,250	RTEP	0.01675018	0.00195000	-690.94	-80.44								-771.38
	2015	1.7.096	-27,725	CT	0.03316535	0.01190000	-919.51					-329.93				-1,249.44
	2015	1.7.096	27,722	RTEP	0.01675018	0.00195000	464.35	54.06								518.41
							-455.16	54.06	0.00	0.00	0.00	-329.93	0.00	0.00	0.00	-731.03
	2015	1.6.130	28,775	FTEP	0.00418754	0.00048750	120.50	14.03								134.53
	2015	1.6.130	-29,398	RTEP	0.01675018	0.00195000	-492.42	-57.33								-549.75
							-371.92	-43.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-415.22
Post Roll Amendment Notice						TOTAL	-1,518.03	-69.68	0.00	0.00	0.00	-329.93	0.00	0.00	0.00	-1,917.63



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

## Amended Property Assessment Notice for the 2015-2016 property tax years



DG10004373 32 1/2 1/15 PRAN

HAGEN LARRY KENNETH  
HAGEN SHERIN COLLEEN  
1453 COLONIZATION RD W  
FORT FRANCES ON P9A 2T6

### Questions?

**Please include your roll number with your enquiry.**

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](http://www.mpac.ca)  
Fax 1 866 297-6703  
Write P.O. Box 9808, Toronto, ON M1S 5T9  
Visit Senic River Mall, 130 Second St E, Fort  
Frances  
Monday to Friday - 8 a.m. to 4:30 p.m.  
If you have any accessibility needs, please  
contact MPAC for assistance.

### This Amended Property Assessment Notice is not a property tax bill.

### Why you are receiving this Amended Property Assessment Notice

You are receiving this Notice because the correction of factual information regarding this property has resulted in a change to the assessment and/or classification. This change is effective for taxation beginning January 1, 2015.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. Please keep a copy of this Notice for your records.

### Property summary

Roll number	59 12 010 005 08002 0000
Property location and description	1453 COLONIZATION RD W RP RR701 LOT 1 PT LOT 2 48R1312 PART 2 PCL 20316 PT PCL 18079
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Single Family Detached
Property information	Frontage: 100.00 feet Lot area: 1.23 acres
Building - exterior square footage	1,344 square feet
Year of construction	1973

Please login to  
[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)  
to see a profile of your property and  
compare your property with similar  
properties in your area free-of-charge.

If you don't have an account, please  
register by entering:

**Roll number:** 59 12 010 005 08002  
**Access key:** QQ2Q G785 868G

Or call MPAC at  
1 866 296-MPAC (6722)

### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	PHASED-IN ASSESSMENT FOR TAX YEAR 2015
Residential	\$211,000	\$222,000	\$219,250
<b>Total</b>	<b>\$211,000</b>	<b>\$222,000</b>	<b>\$219,250</b>

### Amended assessment information

Under the *Assessment Act*, an increase in the assessed value of each separately classified portion of your property between January 1, 2008 and January 1, 2012 is phased in over four years, from 2013 to 2016. If there is no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remains the same and is effective for the remaining property tax years. The assessed values for each separately classified portion of your property are shown in the table below. The information in the table assumes your property characteristics stay the same for the remainder of the property tax years.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	PHASED-IN ASSESSMENT FOR TAX YEARS	
			2015	2016
Residential	\$211,000	\$178,000	\$178,000	\$178,000
<b>Total</b>	<b>\$211,000</b>	<b>\$178,000</b>	<b>\$178,000</b>	<b>\$178,000</b>

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2015 ASSESSMENT
Residential	English-Public	\$178,000
<b>Total</b>		<b>\$178,000</b>



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## Amended Property Assessment Notice for the 2015-2016 property tax years

Roll number: 59 12 010 005 08002 0000

DG10004373 32 2/2 1/15 PRAN

### Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the information on this Notice. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). The deadline for filing a RfR with MPAC is May 12, 2015. For any other property types, you can choose to either file a RfR with MPAC or file an Appeal with the ARB. If you choose to file with the ARB, the deadline to file your Appeal is May 12, 2015. For more information about the RfR and Appeal processes, see the enclosed insert. This Notice was mailed on or before February 11, 2015.

COPY



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## Amended Property Assessment Notice for the 2015-2016 property tax years



DG10004374 32 1/2 1/15 PRAN

JOHNSON JEREMY GEORGE  
213 SIXTH ST W  
FORT FRANCES ON P9A 3E5

### Questions?

**Please include your roll number with your enquiry.**

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](http://www.mpac.ca)

Fax 1 866 297-6703

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

Visit Senic River Mall, 130 Second St E, Fort  
Frances

Monday to Friday - 8 a.m. to 4:30 p.m.

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### Why you are receiving this Amended Property Assessment Notice

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### Property summary

Roll number	59 12 010 007 09600 0000
Property location and description	213 SIXTH ST W PLAN SM138 PT LOT 13 PLAN SM140 PT LOT 1 RP 48R2489 PARTS 2 AND 3
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Single Family Detached
Property information	Frontage: 82.50 feet Depth: 139.00 feet Lot area: 11,467.50 square feet
Building - exterior square footage	1,092 square feet
Year of construction	1987

Please login to  
[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)  
to see a profile of your property and  
compare your property with similar  
properties in your area free-of-charge.

If you don't have an account, please  
register by entering:

**Roll number:** 59 12 010 007 09600  
**Access key:** 5BH2 8BQB HVCM

Or call MPAC at  
1 866 296-MPAC (6722)

### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	PHASED-IN ASSESSMENT FOR TAX YEAR 2015
Commercial	\$24,500	\$28,800	\$27,725
Residential	\$100,500	\$118,200	\$113,775
<b>Total</b>	<b>\$125,000</b>	<b>\$147,000</b>	<b>\$141,500</b>

### Amended assessment information

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PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	PHASED-IN ASSESSMENT FOR TAX YEARS	
			2015	2016
Residential	\$124,987	\$147,000	\$141,497	\$147,000
<b>Total</b>	<b>\$124,987</b>	<b>\$147,000</b>	<b>\$141,497</b>	<b>\$147,000</b>

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2015 ASSESSMENT
Residential	English-Public	\$141,497
<b>Total</b>		<b>\$141,497</b>



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## Amended Property Assessment Notice for the 2015-2016 property tax years

Roll number: 59 12 010 007 09600 0000

DG10004374 32 2/2 1/15 PRAN

### Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the information on this Notice. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). The deadline for filing a RfR with MPAC is May 12, 2015. For any other property types, you can choose to either file a RfR with MPAC or file an Appeal with the ARB. If you choose to file with the ARB, the deadline to file your Appeal is May 12, 2015. For more information about the RfR and Appeal processes, see the enclosed insert. This Notice was mailed on or before February 11, 2015.

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February 12, 2015



DG10000789 32 1/1 2/15 TIA

CALDWELL ELIZABETH ANNE  
RMB 231  
1551 FROG CREEK RD  
RR 1  
FORT FRANCES ON P9A 3M2

**Re: Farm Property Class Tax Rate Program**  
**Roll # 59 12 010 006 13000 0000**  
**1551 FROG CREEK RD**  
**PT E1/2 NW1/4 SEC 31 PCL 6902**

Dear Property Owner:

The Ministry of Agriculture, Food and Rural Affairs (OMAFRA) recently provided you with the results of their reconsideration respecting the eligibility of your property to be classified as farm and taxed at the farm property tax rate.

As a result, the Municipal Property Assessment Corporation (MPAC) has updated the classification of your property and apportioned the appropriate portion of the assessed value to the farm property class for the 2015 tax year. This letter provides the results of our apportionment of the January 1, 2012 and January 1, 2008 valuations of your property. Your municipality/local taxing authority will also be advised so that your property tax can be adjusted to reflect the change(s). Please keep a copy of this letter for your records.

#### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	PHASED-IN ASSESSMENT FOR TAX YEAR 2015
Residential	\$61,491	\$65,000	\$64,123
Total	\$61,491	\$65,000	\$64,123

#### Amended assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	PHASED-IN ASSESSMENT FOR TAX YEAR 2015
Farm	\$25,700	\$29,800	\$28,775
Residential	\$33,300	\$35,200	\$34,725
Total	\$59,000	\$65,000	\$63,500

#### Questions?

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your enquiry.**

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register by entering:

**Roll number:** 59 12 010 006 13000  
**Access key:** B727 W5L7 7LQR

Or call MPAC at  
1 866 296-MPAC (6722)

If you have any questions respecting the above apportionment of your property's assessment, please contact MPAC. If after discussions with MPAC you disagree, you have the option of appealing to the Assessment Review Board (ARB). You have 90 days from the mailing date of this letter to appeal for the 2015 tax year. Your appeal deadline is May 13, 2015. For information about appealing, please visit the ARB's website at [www.arb.gov.on.ca](http://www.arb.gov.on.ca) or call 1 866 448-2248 or 416 212-6349.

Sincerely,

Colleen Vercouteren  
Director, Valuation and Customer Relations



Online Property Tax Analysis



MINISTRY OF FINANCE

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## 2013-2016 Phase-in Assessment Summary: 59-12-010-006-130-00

Roll Number:  
[2009](#) | [2010](#) | [2011](#) | [2012](#) | [2013](#) | [2014](#) | [2015](#) | [Next Roll](#) | [Done](#)
[See Tracking Detail](#)

**Fort Frances Town, 59-12-010-006-130-00, 1551 FROG CREEK RD, CALDWELL  
ELIZABETH ANNE**

### 2013-2016 Phase-in History:

Posted	Reason	Effective Date	Billable Taxes	Tax Adj. Summary	Municipal Flag	Details <a href="#">Show All</a>
May 15, 2015	Complete 2015 Billing Details		RT = 1,199.11	<input checked="" type="checkbox"/>	<input type="text" value="Processed"/> <input type="button" value="v"/>	<a href="#">Show</a>
May 22, 2015	TIA	Jan 1, 2015	FT = 134.53 RT = 649.36	<input checked="" type="checkbox"/>	<input type="text" value="Not Processed"/> <input type="button" value="v"/>	<a href="#">Below</a>





Posted: May 22, 2015 | Reason: TIA Effective Date: Jan 1, 2015

	A		B		C = B - A if B - A is +ve otherwise C = 0		B - 25% * C	B			
RTC/Q	2008 Base Year CVA : Start Point	2008 Base Year CVA Change	2012 Base Year CVA : Destination	2012 Base Year CVA Change	Cumulative CVA Change for Phase-In	Tax Year CVA Change	2015 CVA	2016 CVA	CVA Tax	2015 Billable Taxes	Tax Adjustments

#### STARTING VALUE 2015

Effective Date: Jan 1, 2015 Billable Days: 365

RT	61,491	65,000	+3,509	64,123	65,000	1,199.11
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#### TIA

Effective Date: Jan 1, 2015 Billable Days: 365

RT	33,300	-28,191	35,200	-29,800	+1,900	-29,398	34,725	35,200	649.36	649.36	-549.75
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FT	25,700	+25,700	29,800	+29,800	+4,100	+28,775	28,775	29,800	134.53	134.53	+134.53
<b>Total</b>	<b>59,000</b>		<b>65,000</b>		<b>+6,000</b>	<b>-623</b>	<b>63,500</b>	<b>65,000</b>	<b>783.89</b>	<b>783.89</b>	<b>-415.22</b>

2014 Rates	FT	RT	2015 Rates	FT	RT
Education	0.00050750	0.00203000	Education	0.00048750	0.00195000
General	0.00421954	0.01687815	General	0.00418754	0.01675018
Total	0.00472704	0.01890815	Total	0.00467504	0.01870018

[See Tracking Detail](#)

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