

PRANS

	2021	1.1.10700	-23,700 CT	0.03366352	0.00848241	-797.83				-201.03	-998.86
	2021	1.1.10700	-11,300 LT	0.12000277	0.00880000	1,356.03				-99.44	-1,455.47
						-2,153.86				-300.47	-2,454.33

Date: 10/26/2021 3:53:22 PM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH10262021PRAN

Account Number	Account Description	Amount
001-0000-0040-10241	Taxes Receivable- Current	-\$2,454.33
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$797.83
10-010-0150-0124-50014	Large Industrial Tax Full - T	\$1,356.03
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$201.03
10-010-0151-0124-50014	Large Industrial Tax Full - T	\$99.44

Report Total: \$0.00

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

Batch: HH10262021PRAN

Code	Description	Exempt Land	Improvements	Other	Total	Levy

General						
CTN	Com Tx:Full - NoSup	\$0	\$0	-\$23,700	-\$23,700	-\$998.86
		\$0	\$0	\$0		
LTN	LargeInd Tx:Full - NoSu	\$0	\$0	-\$11,300	-\$11,300	-\$1,455.47
		\$0	\$0	\$0		

	Total General	\$0	\$0	-\$35,000	-\$35,000	-\$2,454.33
		\$0	\$0	\$0		

Report Total:						-\$2,454.33
						=====



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
October 29, 2021

2670568 ONTARIO LIMITED
203 MAIN ST W
PO BOX 365
OTTERVILLE ON N0J 1R0

Amended Property Assessment Notice

For the 2021 property
tax year

This notice contains
important information
about your property.

Please review and
keep for your records.

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2021 property taxes.

Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2021.

PROPERTY OVERVIEW:

Roll number: 59 12 010 001 10700 0000

Location and description: 427 MOWAT AVE
TOWN PLOT ALBERTON PT LOTS 1 53 89 TO 94
112 215 TO 121 J K L PT FRONT ST PT
MOWAT AVE PT NELSON ST PT PORTAGE AVE
PLAN M74 BLK 8 PT LOTS 5 AND 6 PLAN
SM149 PT BLK 2 PT UNDESIGNATED LANDS AND
RP 48R4138 PARTS 3 TO 8 RP 48R1559 PARTS
3 4 6 RP 48R3320 PART 1 RP 48R3853 PARTS
1 TO 10 RP 48R3873 PARTS 1 TO 3 RP
48R4149 PART 1 RP 48R4169 PARTS 1 AND 2
RP 48R4583 PARTS 11 12 14 AND 15 PCL
5754 AND 13146

Municipality: FORT FRANCES TOWN

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$3,891,000**

Your property's assessed value as of **January 1, 2012:** **\$3,821,439**

Between **2012** and **2016**, your property's assessed value changed by: **\$69,561**

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2021 tax year.

MPAC assesses and classifies all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

IMPORTANT UPDATE:

The Ontario Government has indicated that property assessments for the 2021 property tax year will continue to be based on the fully phased-in January 1, 2016 assessed values.



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

PROPERTY SUMMARY:

Property type: Pulp and Paper mill

Property information: Lot area: 61.06 acres

UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:

**Why am
I receiving ?
this notice ■**

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

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



Roll number:

59 12 010 001 10700 0000

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2021
Commercial Taxable	\$639,110	\$2,129,300	\$2,129,300
Large Industrial Taxable	\$3,209,629	\$1,796,700	\$1,796,700
TOTAL	\$3,848,739	\$3,926,000	\$3,926,000

Amended for the 2021 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2021
Commercial Taxable	\$631,996	\$2,105,600	\$2,105,600
Large Industrial Taxable	\$3,189,443	\$1,785,400	\$1,785,400
TOTAL	\$3,821,439	\$3,891,000	\$3,891,000

SCHOOL SUPPORT:

Property class	School support type	2021 assessment
Commercial	Not Applicable	\$2,105,600
Large Industrial	Not Applicable	\$1,785,400



Roll number:

59 12 010 001 10700 0000

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit **mpac.ca** and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:

59 12 010 001 10700 0000

Access key:

6334C 6BAEA 9AD37

If you do not agree with the change(s) in the assessed value and/or the classification, you may file an RfR or appeal.

Owners of a property with a residential, farm or managed forests classification:

If you want a review of your property assessment change(s), the first step is to ask MPAC for a free-of-charge RfR. You must do this before you can appeal to the Assessment Review Board (ARB).

Your deadline for requesting an RfR is February 28, 2022. To file an RfR, visit **mpac.ca**.

Owners of other property classifications:

You may (but do not have to) ask for a free-of-charge RfR before considering an appeal to the ARB.

Your ARB filing deadline is February 28, 2022. To file an appeal, visit the ARB's website at **tribunalsontario.ca/arb/**.

For all properties:

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

WE'RE HERE TO HELP

Visit **mpac.ca** or contact us at **1 866 296-6722** or TTY **1 877 889-6722** and one of our assessment experts will assist you.

Please have your roll number available when you contact us.
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à AboutMyProperty sur **mpac.ca/fr**.