

PRANS

357



Attachment (1)

Roll Number: 59 12 020 007 05700 0000

Change(s) to your property assessment

Previous assessment information

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2020
Commercial Taxable	\$115,000	\$110,200	\$110,200
Residential Taxable	\$53,000	\$34,800	\$34,800
Total	\$168,000	\$145,000	\$145,000

Amended for the 2020 tax year

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value for tax year 2020
Commercial Taxable	\$29,220	\$28,000	\$28,000
Residential Taxable	\$182,759	\$120,000	\$120,000
Total	\$211,979	\$148,000	\$148,000

School support:

Property class	2020 Assessment
Commercial	Not Applicable
Residential	English-Public

Deadlines for a Request for Reconsideration (RfR) and/or appeal of the assessment change(s)

If you do not agree with the change(s) in the 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 June 30, 2020. To file an RfR, visit www.aboutmyproperty.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 June 30, 2020. To file an appeal, visit the ARB's website at www.elto.gov.on.ca.

For all properties:

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



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Attachment (1) continued

Roll Number: 59 12 020 007 05700 0000

Occupants directing school taxes

The following information outlines the units on your property directing school taxes. This is not necessarily associated with the classification of your property.

Please see the "**Change(s) to your property assessment**" section of this Notice for information regarding the property classification for taxation purposes.

Sub. No.	Unit Class	Name & Location of Occupant	School Board Supported	School Board Taxes
0020	RU	VACANT 279 SCOTT ST	Per Owner	Per Owner
0030	RU	VACANT 279 SCOTT ST	Per Owner	Per Owner

Legend for occupants directing school taxes

RU: Residential unit
RDU: Recreational dwelling unit
FRU: Farm residential unit
MF: Managed forests
CL: Conservation land
FL: Farm land



MUNICIPAL
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ASSESSMENT
CORPORATION

Issue Date:
March 2, 2020

COMMUNITY LIVING FORT FRANCES AND
DISTRICT
340 SCOTT ST
FORT FRANCES ON P9A 1G9



THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

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 assessment and/or classification. This change is effective for taxation beginning January 1, 2020.

Account Information:

Roll Number	59 12 020 007 05700 0000
AboutMyProperty™ Access Key	F0898 D21D3 91393
Your property's location and description	279 SCOTT ST PLAN SM86 PT LOT 1
Municipality	FORT FRANCES TOWN

Amended assessment information:

MPAC's assessed value of your property as of January 1, 2016	\$148,000
MPAC's assessed value of your property as of January 1, 2012	\$211,979
Between 2012 and 2016, your property's assessed value changed by	-\$63,979

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2020 property taxes.

Please see Attachment (1) for an itemized list of the assessment changes and the assessment for each property classification related to your property.

Amended Property Assessment Notice

For the 2020 property
taxation year

**This Amended
Property Assessment
Notice has important
information for you as
a property owner.**

Please review it and file it
away for your records.

No action is required

unless you disagree
with your assessment.

CONTACT US

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

If you have accessibility
needs, please call us
for assistance.

www.aboutmyproperty.ca

About My
Property.ca

Property summary

Roll Number: 59 12 020 007 05700 0000

Property type Small retail or office with res. unit(s)

Property information Frontage: 25.00 feet
Depth: 117.00 feet
Lot area: 2,925.00 square feet

Understanding your Amended Property Assessment Notice

Why am I receiving this notice?

MPAC previously sent a Notice on the assessed value and/or classification of your property. Since then, we have made corrections in the factual information about your property.

This may include the property's:

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

Have questions about your property assessment?

Register and log in to www.aboutmyproperty.ca to learn more about how your property was assessed, see the information we have on file, as well as to compare it to others in your area. You can register using the **Roll Number** and **Access Key** in the Account Information section on page 1 of this Notice.

Have questions?

We're here to help. Contact us at 1 866 296-6722 and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

Still not sure about your property's assessed value?

You can file a Request for Reconsideration at www.aboutmyproperty.ca and MPAC will review your assessment, free of charge. You also have the option to file an appeal with the ARB. Your Request for Reconsideration and appeal deadlines are on page 3 of this Notice.

About My Property.ca

Extract Date: February 24, 2020

Appeal Date: June 30, 2020

provided by MPAC; Production Service

Destination	Event Types	Activity Trigger	Roll Number	Sub ID	Tax Year	Reason	RTC	RTQ	Starting Point	Destination Point	Valuation Stream				Attributed School	
											Year 1	Year 2	Year 3	Year 4	P - English Public	Not Applicable
Post Roll Amended Notice (2020-01-01)		Mun Tax Application	591202000705700	0000	2020	C	C	T	29220	28000				28000	28000	COMMUNITY LIVING FORT FRANCES AND DISTRICT
				0000	2020	R	R	T	182759	120000				120000	120000	
			591202000705700	0000	2020	C	C	T	115000	110200				110200	110200	
ROL (2020-01-01)				0000	2020	R	R	T	59000	34800				34800	34800	

Batch: HH0724202705700
Journal: PTLVY00000190

Account Number	Account Description	Amount
01-0000-0040-10241	Taxes Receivable- Current	-\$2,239.30
80-1823-0140-40014	Commercial Taxable Full - T	\$374.18
0-010-0150-0121-50018	Residential - EP	-\$1,491.31
0-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$2,708.20
0-010-0151-0121-50018	Residential - EP	-\$130.36
0-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$778.59
Report Total:		\$0.00
*** E N D O F R E P O R T ***		

Application made under Sec 357/358/359 of the Municipal Act, 2001

MPAC's RESPONSE

Owner name(s) COMMUNITY LIVING FORT FRANCES AND DISTRICT
Roll number 5912-020-007-05700-0000
Property location 279 SCOTT ST
Property description PLAN SM86 PT LOT 1
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Became Exempt
Received date April 23, 2020
Claim relief period From: April 01, 2020 - To: December 31, 2020
Taxation year 2020

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR COM C T	29,220	28,000	28,000	28,000	28,000	28,000
OWNR OT R T	82,698	54,300	54,300	54,300	54,300	54,300
OWNR RU R T	100,061	65,700	65,700	65,700	65,700	65,700
Total	211,979	148,000	148,000	148,000	148,000	148,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR COM C T	29,220	28,000	28,000	28,000	28,000	28,000
OWNR OT R T	130,825	85,900	85,900	85,900	85,900	85,900
OWNR RU E -	33,968	34,100	34,001	34,034	34,067	34,100
Total	194,013	148,000	147,901	147,934	147,967	148,000

MPAC Remarks

MPAC has created an exempt portion for the residential units as per legal review from Jan 2020.

MPAC Representative: Mark Cawston
Date: May 01, 2020

SECTION ☒ 357 / ☐ 358 / ☐ 359 APPLICATION
TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Appeal #:
Taxation Year: 2020

Municipality: TOWN OF FORT FRANCES Roll Number: 59-12-020-007-051-00
Property Address: 279 SCOTT ST Applicant Name: COMMUNITY LIVING FE & DIS
Owner Name: COMMUNITY LIVING FE & DIS Contact Number: ALANA BARR
Mailing Address: PO Box 147 Alternative Number: 874-555642
FE ON P99 BMS Email Address: _____

Reason for s357 application: (Check one box – applicable to s357 only)

<input type="checkbox"/> Ceases to be liable for tax at rate it was taxed – 357(1)(a)	<input type="checkbox"/> Became vacant or excess land – 357(1)(b)
<input checked="" type="checkbox"/> Became exempt – 357(1)(c)	<input type="checkbox"/> Sickness or extreme poverty – 357(1)(d.1)
<input type="checkbox"/> Razed by fire, demolition or otherwise – 357(1)(d)(i)	<input type="checkbox"/> Mobile unit removed – 357(1)(e)
<input type="checkbox"/> Damaged and substantially unusable – 357(1)(d)(ii)	<input type="checkbox"/> Gross or manifest clerical/factual error – 357(1)(f)
<input type="checkbox"/> Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g)	

Details of Reason for s357, s358 or s359 application: ALL RESIDENTIAL APTS ARE NOW USED FOR THE PURPOSES OF COMMUNITY LIVING.
Effective from: 04/01/20 to 12/31/20 As ALANA BARR Date: 04/12/20
(MM/DD/YY) (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY				TREASURER'S RECOMMENDATION TO COUNCIL				
Assessment Roll As Returned		Revised Since Roll Return <input type="checkbox"/> Enter Revisions Below		Assessment Report School Bd: <input type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other <input type="checkbox"/> No Change in Assessment <input type="checkbox"/> S357 Required for Next Year				
RTC/RTQ	2005 Base-year CVA	2008 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2005 Base-year CVA	Revised 2008 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
Revised:				Reason for Change:				
Reason Original Assessment Revised:								

TREASURER'S REPORT OF TAX LIABILITY					
RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy

Recommended: ☐ No Adjustment ☐ Adjustment ☐ Cancellation ☐ Refund Total Amount _____
Comments: _____
Treasury Position: _____ Signature: _____ Date: ____/____/____

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION: Hearing Date (MM/DD/YY): ____/____/____
☐ Approved ☐ Amended & Approved ☐ Not Approved ☐ Applicant Did Not Appear ☐ Application Abandoned
Reason: _____
Appeared for Applicant: _____ Appeared for Municipality: _____
Signature of Council/ARB Member: _____ Name/Title: _____

Heather Hatch

From: Heather Hatch
Sent: April 22, 2020 12:01 PM
To: Alanna Barr
Subject: RE: [External] RE: 279 Scott St
Attachments: Community Living 357 App.pdf

Please see attached 357 Application. Please review, sign and return; thank-you.

If there are any questions, please let me know.

From: Alanna Barr <ajbarrclffd@vianet.ca>
Sent: April 22, 2020 11:49 AM
To: Heather Hatch <hhatch@fortfrances.ca>
Subject: RE: [External] RE: 279 Scott St

Yes they are for our services only.
Alanna

From: Heather Hatch <hhatch@fortfrances.ca>
Sent: Wednesday, April 22, 2020 11:48 AM
To: Alanna Barr <ajbarrclffd@vianet.ca>
Subject: RE: [External] RE: 279 Scott St

Are all of the residential units taken over by Community Living or are there any units which are not currently part of your services? Thanks for the clarification.

From: Alanna Barr <ajbarrclffd@vianet.ca>
Sent: April 22, 2020 11:41 AM
To: Heather Hatch <hhatch@fortfrances.ca>
Subject: [External] RE: 279 Scott St

[EXTERNAL] Don't click links or attachments unless you recognize the sender and know the content is safe.
You can forward suspicious messages to support@fortfrances.ca.

Hello Heather.

Yes this is the case. We do not have anyone in the units.
permanently at the moment as we are holding them for isolation due to COVID-19.

Alanna J. Barr
CEO

From: Heather Hatch <hhatch@fortfrances.ca>
Sent: Wednesday, April 22, 2020 11:24 AM

To: Alana Barr (ajbarrclffd@vianet.ca) <ajbarrclffd@vianet.ca>

Subject: 279 Scott St

Last year you had said two apartments were going to be taken over by Community Living effective April 1, 2020; has that happened? If so, I will send on a 357 Application for this change to the property.

Take care,

Heather E. Hatch

Tax Administrator

Town of Fort Frances

320 Portage Ave

Fort Frances ON P9A 3P9

PH: (807) 274-5323 ext. 1228

FX: (807) 274-8479

Heather Hatch

27.05700

From: ajbarrclffd@vianet.ca
Sent: October 8, 2019 4:52 PM
To: Heather Hatch
Subject: RE: 279 Scott St

Heather three areas of the building will not be tax exempt as there are currently 3 tenants not part of our services.. Two will leave March 31 2020 and we will take over that space and the other Dec. 21, 2022 and we will take that space over making the entire building at that time tax exempt. Apt 1 640 Sq ft, Apt 2 640 sq feet and third area 768 sq fee, total 2048 sq ft. taxable space of a total area of 3851 sq ft.

Alanna J. Barr

CEO
Community Living Fort Frances and District
P.O. Box 147
Fort Frances, ON
P9A 3M5

Phone: 807-274-5556 X 211
Fax: 807-274-5009



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From: Heather Hatch <hhatch@fortfrances.ca>
Sent: Tuesday, October 8, 2019 4:43 PM
To: ajbarrclffd@vianet.ca
Subject: 279 Scott St

Please sign the attached 357 and return. This will sent on to MPAC and once returned to us, it will go before Council for review.. If there are any questions, please let me know.

Heather E. Hatch

Tax Administrator
Town of Fort Frances
320 Portage Ave

Date: 2020-07-24 11:52:40 AM
User: hhatch
Batch: HH0724202705700

Town of Fort Frances
Distribution Summary
Property Taxes

Account Number	Account Description	Amount
101-01-0000-0040-10241	Taxes Receivable- Current	-\$487.67
101-01-0150-0121-50018	Residential - EP	\$448.47
101-01-0151-0121-50018	Residential - EP	\$39.20
Report Total:		\$0.00

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