

2021 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

PRANS

# Days	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
	2021	1.4.02100	-135,000	RTEP	0.01788408	0.00153000	-2,414.35	-206.55						-2,620.90
	2021	1.4.02100	33,500 CT		0.03366352	0.00848241	1,127.73					284.16		1,411.89
							-1,286.62	-206.55				284.16		-1,209.01

PRANS

Code	Description	Exempt Land	Improvements	Other	Total	Levy
General						
CTN	Com Tx:Full - NoSup	\$0	\$0	\$33,500	\$33,500	\$1,411.89
		\$0	\$0	\$0		
RTEP	Res/Farm Tx:Full - EPub	\$0	\$0	-\$135,000	-\$135,000	-\$2,620.90
		\$0	\$0	\$0		
Total General		\$0	\$0	-\$101,500	-\$101,500	-\$1,209.01
		\$0	\$0	\$0		
Report Total:						-\$1,209.01

Date: 2021-07-09 8:35:41 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH07092021PRAN

Account Number	Account Description	Amount
001-0000-0040-10241	Taxes Receivable- Current	-\$1,209.01
10-010-0150-0121-50018	Residential - EP	\$2,414.35
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	-\$1,127.73
10-010-0151-0121-50018	Residential - EP	\$206.55
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	-\$284.16

Report Total: \$0.00

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



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
January 29, 2021

1058876 ONTARIO INCORPORATED
600 KING'S HWY
FORT FRANCES ON P9A 2W9

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 12 010 004 02100 0000
Location and description: 615 FIRST ST W
PSM160 LOT 3 PCL 14016
Municipality: FORT FRANCES TOWN

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$33,500**

Your property's assessed value as of **January 1, 2012:** **\$33,031**

Between **2012** and **2016**, your property's assessed value changed by: **\$469**

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: Commercial Vacant Land
Property information: Frontage: 46.60 feet
Depth: 143.40 feet
Lot area: 6,682.44 square feet

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 12 010 004 02100 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
Residential Taxable	\$133,000	\$135,000	\$135,000

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	\$33,031	\$33,500	\$33,500

SCHOOL SUPPORT:

Property class	School support type	2021 assessment
Commercial	Not Applicable	\$33,500

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 12 010 004 02100 0000

Access key:

E37C2 9E511 76499

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 May 31, 2021. 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 May 31, 2021. 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.



Roll number:

59 12 010 004 02100 0000

OCCUPANTS DIRECTING SCHOOL TAXES:

The following information outlines the occupants, by unit class, directing school taxes.
To learn more about directing your school taxes, please visit mpac.ca.

Subordinate number	Unit class	Name and location of occupant	School board supported	School board taxes
0001	RU	KEDDIE JUNE PATRICIA KEDDIE JAMES ROBERT 615 FIRST ST W	English-Public English-Public	English-Public

Legend for unit class:

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

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.