

# 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
	2019	1.7.27915	-227700	MTEP	0.04143459	0.00161	-9,434.66	-366.60						-9,801.25
	2019	1.7.27915	227700	NTEP	0.01682625	0.00161	3,831.34	366.60						4,197.93
							-5,603.32	0.00						-5,603.32



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

Issue Date:  
October 29, 2019

WAHKAIHGANUN FUTURES CORPORATION  
PO BOX 393  
FORT FRANCES ON P9A 3M7



**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, 2019.

**Account Information:**

Roll Number	59 12 010 007 27915 0000
AboutMyProperty™ Access Key	92P285BRQ9J6
Your property's location and description	237 EIGHTH ST W PLAN SM138 PT LOTS 1 TO 4 RP 48R4286 PART 3 RP 48R4369 PART 3 RP 48R4456 PARTS 5 AND 6
Municipality	FORT FRANCES TOWN

**Amended assessment information:**

MPAC's assessed value of your property as of January 1, 2016	\$1,004,000
MPAC's assessed value of your property as of January 1, 2012	\$1,269,232
Between 2012 and 2016, your property's assessed value changed by	-\$265,232

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 2019 to 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 2019 to 2020  
property taxation years

**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](http://www.aboutmyproperty.ca)

AboutMy  
Property.ca

## Property summary

Roll Number:	59 12 010 007 27915 0000
Property type	Multi-Residential
Property information	Frontage: 232.30 feet Lot area: 2.77 acres

## 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?

About My  
Property.ca

Register and log in to [www.aboutmyproperty.ca](http://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](http://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.



## Attachment (1)

Roll Number: 59 12 010 007 27915 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	Phase-in value 2019
Multi-Residential Taxable	\$1,269,232	\$1,004,000	\$1,004,000

#### Amended for the 2019-2020 tax years

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	2019	Phase-in value for tax years 2020
Multi-Residential Taxable	\$981,379	\$776,300	\$776,300	\$776,300
New Multi-Residential Taxable	\$287,853	\$227,700	\$227,700	\$227,700
Total	\$1,269,232	\$1,004,000	\$1,004,000	\$1,004,000

#### School support:

Property class		2019 Assessment
Multi-Residential	English-Public	\$776,300
New Multi-Residential	English-Public	\$227,700

### 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 February 26, 2020.** To file an RfR, visit [www.aboutmyproperty.ca](http://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 February 26, 2020.** To file an appeal, visit the ARB's website at [www.elto.gov.on.ca](http://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.



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**Still have questions?**

We're here to help. Contact us at 1 866 296-6722 or TTY 1 877 889-6722 and one of our property assessment experts will help guide you through your Notice.

Date: 2019-10-29 5:36:12 PM  
User: hhatch

Town of Fort Frances  
Distribution Summary  
Property Taxes

Page: 1

Batch: HH10292019PRAN

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$5,603.32
10-010-0150-0125-50018	Multi-Residential Tax - EP	\$9,434.66
10-010-0151-0125-50018	Multi-Residential Tax - EP	\$366.60
10-010-0150-0128-50018	New Multi-Residential Tax - EP	-\$3,831.34
10-010-0151-0128-50018	New Multi-Residential Tax - EP	-\$366.60

Report Total: \$0.00

\*\*\* END OF REPORT \*\*\*