

Minutes of Settlement
2019 Tax Year
Results of Request for
Reconsideration
Property Assessment Notice



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

STACY MARIE STROM
DWAYNE WILLIAM STROM
905 FRENETTE AVE
FORT FRANCES ON P9A 2N6

Contact Us



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



Email: enquiry@mpac.ca



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

If you have any accessibility
needs, please contact MPAC
for assistance.

This Minutes of Settlement document contains the results of the Municipal Property Assessment Corporation's (MPAC) review of your Request for Reconsideration for the following property. You have a choice to accept or reject the revised property assessment below.

Owner name(s)	STACY MARIE STROM DWAYNE WILLIAM STROM
Roll number	59-12-030-003-14100-0000
Property location and description	905 FRENETTE AVE PLAN SM33 PT BLK 17 W FRENETTE AV RP RR84 PART 9 PCL 18226
Municipality/Local taxing Authority	Town of Fort Frances

CURRENT Property Assessment

Property Classification	Current Value Assessed	
	2012	2016
Residential (RT)	\$191,000	\$203,000
Total	\$191,000	\$203,000

Property Classification	Effective date: January 01, 2019 Phase-in Assessment for Taxation Years	
	2019	2020
Residential (RT)	\$200,000	\$203,000
Total	\$200,000	\$203,000

RECOMMENDED Property Assessment

Property Classification	Current Value Assessed	
	2012	2016
Residential (RT)	\$191,000	\$164,000
Total	\$191,000	\$164,000

Property Classification	Effective date: January 01, 2019 Phase-in Assessment for Taxation Years	
	2019	2020
Residential (RT)	\$164,000	\$164,000
Total	\$164,000	\$164,000



Why your property assessment changed

- Updated structure data
- Updated structure data
- Updated bathroom data

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2019 - 2020 property taxes. MPAC will introduce **any increase** in the assessed value of your property gradually, over a four-year period. This helps ensure property tax stability and predictability. MPAC will make **any decrease** in the assessed value of your property right away.

Please check (✓) one of the following:

☒ I **accept** my recommended assessment

I understand that if I **accept** the recommended assessment on page one of this form, my municipality or local taxing authority will use it to adjust my property taxes. It also has the option to object to the recommended assessment and appeal it to the Assessment Review Board (ARB).

OR

☐ I **reject** my recommended assessment

I understand that if I **reject** the recommended assessment on page one of this form, the assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by April 29, 2019.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of the entire document to MPAC in one of the following ways:





Email: enquiry@mpac.ca



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

We must receive your response no later than March 15, 2019. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative 	Print name Stacy Stram	Date (yyyy/mm/dd) 2019/01/31
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2019/01/29
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: May 9, 2019

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2019 Roll Number: 59-12-030-003-14100-0000