

2017 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

[illegible]

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9



Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

December 22, 2016

Andy R. Christian
Trudy J. Christian
2320 Whitehall Drive
Thunder Bay, Ontario
P7K 1G5

Dear Mr. & Mrs. Christian:

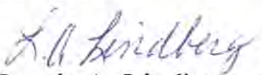
Re: Hearing to Consider Section 357/358 Applications

Please be advised that a public hearing has been scheduled for immediately following the Committee of the Whole Meeting of Council on Monday, January 9, 2017 in the Council Chambers located at the Civic Centre, 320 Portage Avenue, Fort Frances. The Committee of the Whole begins at 5:30 p.m.

The Council of the Town of Fort Frances will be conducting the hearing to consider Section 357/358 Applications, including the application with regard to property located at 1018 First St. E. and 1020 First St. E. in Fort Frances.

The hearing will give you the opportunity to speak to the application (copy of applications enclosed) if you should so desire.

Sincerely,


Laurie A. Lindberg, CMO
Treasurer

Enc.

SECTION 357/358 APPLICATION

Application/Appeal #

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

Municipality:

TOWN OF FORT FRANCE

Roll Number:

59-12-020-005-041-00

Property Address:

1018 FIRST ST E

Applicant Name:

TRUDY & ANDY CHRISTIAN

Owner Name:

TRUDY & ANDY CHRISTIAN

Contact Number:

807-939-1959

Mailing Address:

8320 WHITEHALL DR
THUNDER BAY ON PTK 145

Alternative Num:

Reason for Application: (Check one box only)

☐

Ceases to be liable for tax at rate it was taxed - 357(1)(a)

☐

Sickness or extreme poverty - 357(1)(d.1)

☐

Became exempt - 357(1)(c)

☐

Mobile unit removed - 357(1)(e)

☒

Razed by fire, demolition or otherwise - 357(1)(d)(f)

☐

Gross or manifest clerical/factual error - 357(1)(f)

☐

Damaged and substantially unusable - 357(1)(d)(ii)

☐

Repairs/Reno's preventing normal use (min. 3 months) - 357(1)(g)

Details of Reason: HOUSE DEMOLISHED

Effective from: (MM/DD/YY)

04/29/16 to 12/31/16

Applicant Signature:

Trudy Christian

Date: (MM/DD/YY)

06/27/2016

ASSESSMENT REPORT: MUNICIPALITY

ASSESSOR

Assessment Roll
As ReturnedRevised Since
Roll Return☐

Enter Revisions Below

Assessment Report

School Bd:

☐

Eng

☐

Fr

☐

Other

☐ No Change in Assessment☐ 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
KTP			106,000	KTP			39,500	

Revised:

Reason for Change (Assessor Comments):

Reason Original Assessment Revised:

Assessor Name:

Signature:

Date:

TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy
KTP	-66,500	.01842275	247	826.78	1,952.81

Recommended:

☐

No Adjustment

☒

Adjustment

☐

Cancellation

☐

Refund

Total Amount \$826.78

Comments:

Treasury Position:

Treasurer

Signature:

L.G. Bradley

Date:

12/22/16

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY):

01/09/17

☐

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:

2016-00005

Application made under Sec 357/358/359 of the Municipal Act, 2001
MPAC'S RESPONSE

Taxing Authority:	Town of Fort Frances	Application #:	9211027
Roll #:	5912 030 005 04100	Application Reason:	357 (I)(d)(ii) Demolition
Address:	1018 First St E	Tax Year:	2016
Claimed Relief Period:		From	Apr 29/16 To Dec 31/16

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
Property Class	2012 CVA as returned or most recently revised for taxation year noted in application	2016 Tax Year Assessment as returned or most recently revised	CVA as revised (Sec 40 or Sec 39.1) if applicable OR after the correction of a factual error. (CVA)	Notional Value of Structure damaged, demolished, razed or removed OR undergoing repairs or renovations (CVA)	Notional Value of Property (land and any remaining bldgs.) after damage, demolition, razing or removal OR undergoing repairs or renovations (CVA)	Assessment			
						2008 CVA	2012 CVA	2016 Assessment Attributed to Value in (H)	2015 Phased-In Value Attributed to Value in (H)
FROM:								0	0
RT	106,000	106,000		66,500	39,500	93,000	106,000	106,000	102,750
								0	0
TO:								0	0
RT					39,500	34,656	39,500	39,500	38,289
								0	0
								0	0
								0	0

MPAC's Remarks:

MPAC has confirmed the removal of structures and has updated the property to vacant Residential land with detached garage.

Factor Methodology

Shown below is the CVA and classification that would have been returned for the taxation year of the application in order to reflect the physical circumstances and use set out in the application provided that those circumstances had existed at roll return.

Property Class	2008 CVA	2012 CVA	2016 Assessment (same as 2012 CVA)	2015 Phased-In Value	Factor Methodology Applied
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	

MPAC Representative Name:

Mark Cawston

Date:

Oct 31/16

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

Application/Appeal # _____

Taxation Year: 2016

Municipality: TOWN OF FORT FRANCES Roll Number: 59-12-030-005-042-00
 Property Address: 1080 FIRST ST E Applicant Name: TRUDY & ANDY CHRISTIAN
 Owner Name: TRUDY & ANDY CHRISTIAN Contact Number: 807-934-1959
 Mailing Address: 2320 WHITE HALL DR Alternative Num: _____
THUNDER BAY ON PTK 165

Reason for Application: (Check one box only)

- ☐ Ceases to be liable for tax at rate it was taxed - 357(1)(a) ☐ Sickness or extreme poverty - 357(1)(d.1)
☐ Became exempt - 357(1)(c) ☐ Mobile unit removed - 357(1)(e)
☒ Razed by fire, demolition or otherwise - 357(1)(d)(i) ☐ Gross or manifest clerical/factual error - 357(1)(f)
☐ Damaged and substantially unusable - 357(1)(d)(ii) ☐ Repairs/Reno's preventing normal use (min. 3 months) - 357(1)(g)

Details of Reason: GARAGE DEMOLISHED

Effective from: 04/30/16 to 12/31/16 Applicant Signature: Trudy Christian Date: 27 / 06 / 2016

ASSESSMENT REPORT: MUNICIPALITY				ASSESSOR			
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
<u>RTP</u>			<u>79,000</u>	<u>76,000</u>			
Revised:				Reason for Change (Assessor Comments):			
Reason Original Assessment Revised:							
Assessor Name: _____				Signature: _____ Date: ____/____/____			

TREASURER'S REPORT ON TAX LIABILITY					
RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy
<u>RTP</u>	<u>- 3,000</u>	<u>.01842275</u>	<u>246</u>	<u>37.15</u>	<u>1455.40</u>

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount: \$37.15

Comments: _____

Treasury Position: Treasurer Signature: A. Fridberg Date: 12/22/16

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 01/09/17

☐ 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: _____

506-0004

Application made under Sec 357/358/359 of the Municipal Act, 2001
MPAC'S RESPONSE

Taxing Authority:	Town of Fort Frances	Application #:	9211034
Roll #:	5912 030 005 04200	Application Reason:	357 (I)(d)(ii) Demolition
Address:	1020 First St E	Tax Year:	2016
		Claimed Relief Period:	From Apr 30/16 To Dec 31/16

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
Property Class	2012 CVA as returned or most recently revised for taxation year noted in application	2016 Tax Year Assessment as returned or most recently revised	CVA as revised (Sec 40 or Sec 39.1) if applicable OR after the correction of a factual error. (CVA)	Notional Value of Structure damaged, demolished, razed or removed OR undergoing repairs or renovations (CVA)	Notional Value of Property (land and any remaining bldgs.) after damage, demolition, razing or removal OR undergoing repairs or renovations (CVA)	Assessment			
						2008 CVA	2012 CVA	2016 Assessment Attributed to Value in (H)	2015 Phased-In Value Attributed to Value in (H)
FROM:								0	0
RT	79,000	79,000		3,000	76,000	82,000	79,000	79,000	79,000
								0	0
TO:								0	0
RT					76,000	78,886	76,000	76,000	76,000
								0	0
								0	0
								0	0

MPAC's Remarks:

MPAC has confirmed the removal of garage from the property.

Factor Methodology

Shown below is the CVA and classification that would have been returned for the taxation year of the application in order to reflect the physical circumstances and use set out in the application provided that those circumstances had existed at roll return.

Property Class	2008 CVA	2012 CVA	2016 Assessment (same as 2012 CVA)	2015 Phased-In Value	Factor Methodology Applied
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	

MPAC Representative Name:

Mark Cawston

Date:

Oct 31/16