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



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

JOELLE DENISE GABRIELLE BLANC-PAULL
GAVIN JOSEPH PAULL
821 HUFFMAN CRT
FORT FRANCES ON P9A 0A4
CANADA

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, 1340 Pickering Parkway
Suite 101, Pickering ON L1V 0C4

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 recommended property assessment below.

Owner name(s) JOELLE DENISE GABRIELLE BLANC-PAULL
GAVIN JOSEPH PAULL
Roll number 59-12-030-007-22423-0000
Property location and description 821 HUFFMAN CRT
PLAN 48M382 LOT 11
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$400,923	\$394,000
Total		\$400,923	\$394,000

Adjustment Type*	Property Class / Qualifier**	Effective date: August 01, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
IM	RT	\$395,731	\$394,000
Total		\$395,731	\$394,000

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$365,533	\$358,000
Total		\$365,533	\$358,000

Adjustment Type*	Property Class / Qualifier**	Effective date: August 01, 2019 Phase-in Assessment for Taxation Years	
		2019	2020
IM	RT	\$359,883	\$358,000
Total		\$359,883	\$358,000

Explanation of recommended change and other important information

- Updated structure data
- Updated bathroom data

*Adjustment type
IM Improvement to property

**Property class / qualifier
RT Residential

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 supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by September 14, 2020.

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




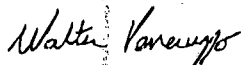
Email: enquiry@mpacca



Write: MPAC, 1340 Pickering Parkway,
Suite 101, Pickering ON L1V 0C4

We must receive your response no later than July 31, 2020. 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 GAVIN PAULL	Date (yyyy/mm/dd) 2020/09/22
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2020/06/16
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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: January 4, 2021

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: 59-12-030-007-22423-0000

Date: 2020-10-06 9:25:55 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH10062020MOSPA

Account Number	Account Description	Amount
10-01-0000-0040-10241	Taxes Receivable- Current	-\$277.03
10-01-0150-0121-50018	Residential - EP	\$252.84
10-01-0151-0121-50018	Residential - EP	\$24.19

Report Total: \$0.00

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

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GAVIN JOSEPH PAULL
Roll number 59-12-030-007-22423-0000
Property location and description 821 HUFFMAN CRT
PLAN 48M382 LOT 11
Municipality/Local taxing Authority Town of Fort Frances

**CURRENT Property Assessment
Property
Classification**

Residential (RT)
Total

Current Value Assessed	
2012	2016
\$439,423	\$447,000
\$439,423	\$447,000

**Property
Classification**

Residential (RT)
Total

Effective date: January 01, 2020
Phase-in Assessment for Taxation Years
2020
\$447,000
\$447,000

**RECOMMENDED Property Assessment
Property
Classification**

Residential (RT)
Total

Current Value Assessed	
2012	2016
\$404,033	\$411,000
\$404,033	\$411,000

**Property
Classification**

Residential (RT)
Total

Effective date: January 01, 2020
Phase-in Assessment for Taxation Years
2020
\$411,000
\$411,000

Why your property assessment changed

- Updated structure data
- Updated bathroom data

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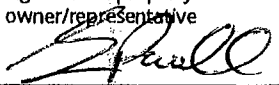


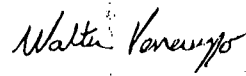
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Tax Year: 2020

Roll Number: 59-12-030-007-22423-0000

Date: 2020-10-06 9:43:05 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH10062020MOSPL

Account Number	Account Description	Amount
1001-0000-0040-10241	Taxes Receivable- Current	-\$685.21
1010-0150-0121-50019	Residential - ES	\$630.13
1010-0151-0121-50019	Residential - ES	\$55.08
Report Total:		\$0.00
*** E N D O F R E P O R T ***		