



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

## Advisory Notice of Adjustment for the 2017 property tax year

### Questions?

**Please include your roll number with your enquiry.**

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

Web [www.mpac.ca](http://www.mpac.ca)

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

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

DG10000089 32 1/2 4/18 ANA

EVANS NANCY LOUISE  
KIRCHER MARGARET JEAN  
BRUNETTA BEVERLY ANN  
MAURO LAUREEN LYNN  
SPENCE GERALDINE KAREN  
C/O TRIDENT HOLDINGS  
110 OAKWOOD RD  
FORT FRANCES ON P9A 3V3

### This Advisory Notice of Adjustment is not a property tax bill.

### Why you are receiving this Advisory Notice of Adjustment

You are receiving this *Advisory Notice of Adjustment* as a result of a 2016 Assessment Review Board Decision.

Due to this recent decision, an adjustment was made to the property classification(s) and/or value(s) of your property that affects the assessed value for the 2017 property tax year. Your new assessed value is stated below.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. For questions about your property taxes, contact your municipality/local taxing authority.

A copy of this *Advisory Notice of Adjustment* has been provided to your municipality/local taxing authority. Please keep a copy of this Notice for your records.

### Property summary

Roll number	59 12 020 002 04700 0000
Property location and description	375 SCOTT ST PLAN SM163 LOT 6 TO 12 & W 1/2 LOT 13 PCL 6-2
Municipality /Local taxing authority	FORT FRANCES TOWN

Please login to  
**[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)**  
to see a profile of your property and  
compare your property with similar  
properties in your area free-of-charge.

### Adjusted assessed value of your property

Under the *Assessment Act*, an increase in the assessed value of each separately classified portion of your property between January 1, 2012 and January 1, 2016 was phased in over four years, from 2017 to 2020.

If there was no change or a decrease in the assessed value of any portion of the property, this assessed value will be effective for the remaining property tax years. The assessed value(s) for each separately classified portion of your property are shown in the table below.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEAR 2017
Commercial	\$562,000	\$709,000	\$598,750
<b>Total</b>	<b>\$562,000</b>	<b>\$709,000</b>	<b>\$598,750</b>

If you don't have an account, please register by entering:

**Roll number:** 59 12 020 002 04700 0000  
**Access key:** 99414 241BF 60948

Or call MPAC at  
1 866 296-MPAC (6722)

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Commercial	Not Applicable	\$598,750
<b>Total</b>		<b>\$598,750</b>

**2018 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS**

Batch #	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
	2017	2.2.04700	-18,000	CT	0.0326533	0.0111317	-587.76					-200.37	-81.66	-869.79
							<b>-587.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-200.37</b>	<b>-81.66</b>	<b>-869.79</b>
<b>Advisory Notice of Adjustment</b>														