

2017 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
Minutes of Settlement	2017	2.1.065	-87,750	CT	0.03265332	0.01113172	-2,865.33					-976.81		-3,842.14
	2017	1.1.022	-23,000	RTEP	0.01686886	0.00179	-387.98	-41.17						-429.15
	2017	1.1.023	-20,625	RTEP	0.01686886	0.00179	-347.92	-36.92						-384.84
	2017	1.5.023	-12,750	RTEP	0.01686886	0.00179	-215.08	-22.82						-237.90
							-3,816.31	-100.91	0.00	0.00	0.00	-976.81	0.00	-4,894.03

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MARLIS BRUYERE, EXEC DIR
301 VICTORIA AVE
FORT FRANCES ON P9A 2C1

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)	FORT FRANCES COMMUNITY CLINIC INC
Roll number	59-12-020-001-06500-0000
Property location and description	363 CHURCH ST ALBERTON TOWN PLOT PT LOTS 239 AND 240 RR181 PARTS 1 & 2 PCL 18709
Municipality/Local taxing Authority	Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$243,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000
Total	\$243,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

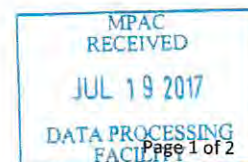
Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Commercial (CT)	\$143,000	\$160,000	\$147,250	\$151,500	\$155,750	\$160,000
Total	\$143,000	\$160,000	\$147,250	\$151,500	\$155,750	\$160,000

Why your property assessment changed

- Updated commercial/industrial building value
- Changed value due to condition of structure(s)
- Adjustment for obsolescence

To complete your Request for Reconsideration, please complete the back of this form.

-87,750



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 2016 to 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 October 02, 2017.

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




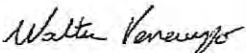
Email: enquiry@mpac.ca



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

We must receive your response no later than August 18, 2017. 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 MARLIS BREWER	Date (yyyy/mm/dd) 2017/07/13
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/07/04
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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: November 16, 2017

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: 2017 Roll Number: 59-12-020-001-06500-0000

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MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

DAVID WADE PETSNIK
ANGELA HELENE PETSNIK
1345 EMO RD SUITE A
FORT FRANCES ON P9A 2V6

Contact Us



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TTY 1 877 889-MPAC (6722)
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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) DAVID WADE PETSNIK
ANGELA HELENE PETSNIK

Roll number 59-12-010-001-02200-0000

Property location and description 333 THIRD ST W
PLAN SM29 E25FT LOT 62 PCL 62-2 SAE & EXCEPT PT 4
48R3794

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$56,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000
Total	\$56,000	\$54,000	\$54,000	\$54,000	\$54,000	\$54,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$56,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000
Total	\$56,000	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000

Why your property assessment changed

- Changed value due to condition of structure(s)

-23,000

To complete your Request for Reconsideration, please complete the back of this form.

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 2016 to 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:

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OR

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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 September 18, 2017.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of both sides of this form 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 August 04, 2017. 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 DAVID PETRUCCI	Date (yyyy/mm/dd) 2017/08/04
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/06/20
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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: November 16, 2017

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Tax Year: 2017 Roll Number: 59-12-010-001-02200-0000

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ANGELA HELENE PETSNIK
DAVID WADE PETSNIK
1345 EMO RD SUITE A
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Owner name(s) ANGELA HELENE PETSNIK
DAVID WADE PETSNIK

Roll number 59-12-010-001-02300-0000

Property location and description 335 THIRD ST W
PLAN SM29 W1/2 LOT 62 PCL 62-1 SAVE & EXCEPT PART 3
48R3794

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$49,500	\$50,000	\$49,625	\$49,750	\$49,875	\$50,000
Total	\$49,500	\$50,000	\$49,625	\$49,750	\$49,875	\$50,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$49,500	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
Total	\$49,500	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000

Why your property assessment changed

- Changed value due to condition of structure(s)

- 20,625

To complete your Request for Reconsideration, please complete the back of this form.

What this change means to you

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Email: enquiry@mpac.ca



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

We must receive your response no later than August 04, 2017. 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 DAVID PETNICK	Date (yyyy/mm/dd) 2017/08/04
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/08/20
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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: November 16, 2017

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MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

TAMARA MICHELLE DEGAGNE
DALE LONNY DEGAGNE
1151 RIVER RD W
FORT FRANCES ON P9A 2V3

Contact Us



Call: 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
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Owner name(s) TAMARA MICHELLE DEGAGNE
DALE LONNY DEGAGNE

Roll number 59-12-010-005-02300-0000

Property location and description 1151 RIVER RD W
PLAN SM59 LOT 2 PT LOT 3 PCL 2-3

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$267,000	\$402,000	\$300,750	\$334,500	\$368,250	\$402,000
Total	\$267,000	\$402,000	\$300,750	\$334,500	\$368,250	\$402,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

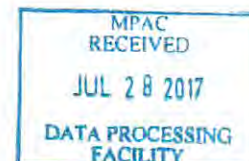
Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$267,000	\$351,000	\$288,000	\$309,000	\$330,000	\$351,000
Total	\$267,000	\$351,000	\$288,000	\$309,000	\$330,000	\$351,000

Why your property assessment changed

- Adjustment based on similar properties

- 12,750

To complete your Request for Reconsideration, please complete the back of this form



What this change means to you

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Email: enquiry@mpac.ca



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

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Signature of property owner/representative 	Print name DALE DEGANDE	Date (yyyy/mm/dd) 2017/07/14
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/07/04
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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: November 16, 2017

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Tax Year: 2017 Roll Number: 59-12-010-005-02300-0000

