



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Amended Property Assessment Notice for the 2018-2020 property tax years

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

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

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

DG10000350 32 1/2 7/18 PRAN

WILSON JEANNA MARIE
1120 CHURCH ST
FORT FRANCES ON P9A 1G3

This Amended Property Assessment Notice is not a property tax bill.

Why you are receiving this Amended Property Assessment Notice

You are receiving this Notice because the correction of factual information regarding this property has resulted in a change to the assessment and/or classification. This change is effective for taxation beginning January 1, 2018.

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. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, please visit www.mpac.ca. Please keep a copy of this Notice for your records.

Property summary

Roll number	59 12 030 006 02000 0000
Property location and description	1120 CHURCH ST PLAN SM144 LOT 17 PCL13712
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Single Family Detached
Property information	Frontage: 33.00 feet Depth: 155.00 feet Lot area: 5,115.00 square feet
Building - exterior square footage	1,260 square feet
Year of construction	1965

Please login to

www.aboutmyproperty.ca

to see a profile of your property and compare your property with similar properties in your area free-of-charge.

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

Roll number: 59 12 030 006 02000 0000

Access key: 0058E F37E5 0802B

Or call MPAC at

1 866 296-MPAC (6722)

Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEAR 2018
Residential	\$101,000	\$104,000	\$102,500
Total	\$101,000	\$104,000	\$102,500

Amended assessment information

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 is phased in over four years, from 2017 to 2020. If there is no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remains the same and is effective for the remaining property tax years. The assessed values for each separately classified portion of your property are shown in the table below. The information in the table assumes your property characteristics stay the same for the remainder of the property tax years.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEARS		
			2018	2019	2020
Residential	\$98,087	\$101,000	\$99,544	\$100,272	\$101,000
Total	\$98,087	\$101,000	\$99,544	\$100,272	\$101,000

School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2018 ASSESSMENT
Residential	English-Public	\$99,544
Total		\$99,544



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Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the information on this Notice. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). The deadline for filing a RfR with MPAC is November 29, 2018. For any other property types, you can choose to either file a RfR with MPAC or file an Appeal with the ARB. If you choose to file with the ARB, the deadline to file your Appeal is November 29, 2018. For more information about the RfR and Appeal processes, please visit www.mpac.ca. This Notice was issued on August 1, 2018.

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