



TOWN OF FORT FRANCES
ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2013/107

To: Mayor Avis & Members of Council

FROM: Laurie Witherspoon, Treasurer

DATE: November 5, 2013

SUBJECT: MOS – Requests for Reconsideration
Re: Pit No 2 Road (2013) Roll #5912-010-006-14000-0000
209 Armit Ave (2013) Roll #5912-020-001-10300-0000
1004 Crowe Ave. (2013) Roll #5912-030-003-07900-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2013 taxation years under Section 39.1 of the *Assessment Act* from MPAC with regard to the following properties:

1. Pit No 2 Road (Pt River Range Lot 45 to 48) – Industrial Excess Land CVA reduction from 54,250 to 21,500, Industrial CVA reduced from 250,500 to 229,625 and Commercial CVA increase from 0 to 29,705 resulting from updated commercial/industrial building value.
2. 209 Armit Ave. – Residential CVA reduction from 208,750 to 205,500 resulting from adjustment based on similar properties.
3. 1004 Crowe Ave. – Residential CVA reduction from 174,750 to 108,000 changed value due to condition of structure(s).

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced properties filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. applications.

That total financial impact of the Minutes of Settlement is \$2,425.30 consisting of a reduction of municipal revenue of \$2,119.93 and education revenue of \$305.37 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

RECOMMENDATION

The Administration & Finance Executive Committee recommends that Council receive and process the Minutes of Settlement for properties located at Pit No 2 Road (Pt River Range Lot 45 to 48), 209 Armit Ave. and 1004 Crowe Ave. for the 2013 taxation year.

Council Approval of This Report Will Agree to the recommendation of the Administration and Finance Executive Committee to receive and process the Minutes of Settlement for properties located at Pit No 2 Road Pt River Range Lot 45 to 48, 209 Armit Ave. and 1004 Crowe Ave. for the 2013 taxation year.

2013 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

[illegible]



MUNICIPAL PROPERTY
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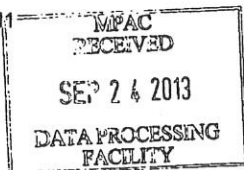
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

Questions?

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
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

GEORGE ARMSTRONG CO LIMITED
PO BOX 818 STN MAIN
FORT FRANCES ON P9A 3N1



The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number

59-12-010-006-14000-0000

Property location and description

PIT NO 2 RD
PT RIV R LOT 45 TO 48 PCL 9970 6913 13635 12591 16957 17826
11227 & PT 7715

Municipality

FORT FRANCES TOWN

Current Property Assessment

Property Classification	2008	2012	2013	Phased-in Assessment for Tax Years		
	Current Value	Current Value		2014	2015	2016
Industrial: Excess Land (IU)	\$49,000	\$70,000	\$54,250	\$59,500	\$64,750	\$70,000
Industrial (IT)	\$226,000	\$324,000	\$250,500	\$275,000	\$299,500	\$324,000
	\$0	\$0	\$0	\$0	\$0	\$0
Total:	\$275,000	\$394,000	\$304,750	\$334,500	\$364,250	\$394,000

Revised Property Assessment

Property Classification	2008	2012	2013	Phased-in Assessment for Tax Years		
	Current Value	Current Value		2014	2015	2016
Industrial: Excess Land (IU)	\$49,000	\$21,500	\$21,500	\$21,500	\$21,500	\$21,500
Industrial (IT)	\$226,000	\$240,500	\$229,625	\$233,250	\$236,875	\$240,500
Commercial (CT)	\$29,607	\$30,000	\$29,705	\$29,804	\$29,902	\$30,000
Total:	\$304,607	\$292,000	\$280,830	\$284,554	\$288,277	\$292,000

Reason(s) why your property assessment changed

- Updated commercial/industrial building value

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

[Signature]

or

☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by December 10, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

~~You must sign and return this form for the change to take effect this year.~~

Signature of property owner/representative X <i>[Signature]</i>	Print Name X LARRY ARMSTRONG	Date (yyyy/mm/dd) 2013-09-13
Signature of MPAC representative X <i>[Signature]</i> Walter Veneruzzo, Director, Valuation and Customer Relations		Date (yyyy/mm/dd) 2013/09/02
Objection by Municipality		
Municipal Signature X	Print Name X	Date (yyyy/mm/dd)

To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: January 23, 2014

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2013 Roll Number: 59-12-010-006-14000-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MOS: 2013-00026
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

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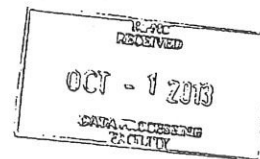
The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Roll number	59-12-020-001-10300-0000	
Property location and description	209 ARMIT AVE PLAN ALB LOT 136 PCL 11102	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$232,000	\$219,000
2008 Current Value	\$201,000	\$201,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$208,750	\$205,500
2014	\$216,500	\$210,000
2015	\$224,250	\$214,500
2016	\$232,000	\$219,000

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse



Please check the appropriate box and sign below

☒ accept my revised assessment

or

☐ reject my revised assessment.

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 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by December 24, 2013.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X <i>M.B. McFayden</i>	Print Name X Melvyn B. McFayden	Date (yyyy/mm/dd) 2013/09/23
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/09/16
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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Last date for a Municipal Appeal: January 23, 2014

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Tax Year: 2013 Roll Number: 59-12-020-001-10300-0000



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Roll number	59-12-030-003-07900-0000	
Property location and description	1004 CROWE AVE PLAN SM 161 SPT LOT 3, LOT 4, NPT LOT 5 PLAN 48R2596 PTS 2,3 & 4 PCLS 3-2,4-1,5-2	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$198,000	\$108,000
2008 Current Value	\$167,000	\$167,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$174,750	\$108,000
2014	\$182,500	\$108,000
2015	\$190,250	\$108,000
2016	\$198,000	\$108,000

Reason(s) why your property assessment changed

- Changed value due to condition of structure(s)

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

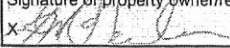
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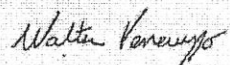
I ☐ reject my revised assessment.

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Signature of property owner/representative X 	Print Name X: <i>Laurie McTear</i>	Date (yyyy/mm/dd) <i>2013/09/23</i>
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/09/16
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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Last date for a Municipal Appeal: January 15, 2014

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Tax Year: 2013 Roll Number: 59-12-030-003-07900-0000